



Village of Arlington Heights
Plan Commission
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
May 13, 2015
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Johler Demolition - 2/11/15

IV. PUBLIC HEARINGS

- A. Christina Court Subdivision - 1306/1310 E. Olive St. - PC#15-001
Preliminary Plat of Subdivision
- B. T-Mobile - 1000 S. Arlington Heights Rd. - PC#15-003
Special Use Permit for Wireless Antenna Tower

V. OTHER BUSINESS

VI. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: Johler Demolition - 2/11/15

Department: Planning & Community Development

ATTACHMENTS:

Description

PC Minutes 2/11/15 - DRAFT

Type

Minutes

PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
PLAN COMMISSION

COMMISSION

RE: JOHLER DEMOLITION - 125 WEST BOEGER DRIVE - PC# 14-025

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 3rd Floor Board Room, Arlington Heights, Illinois on the
11th day of February, 2015, at the hour of 7:30 o'clock p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
LYNN JENSEN
MARY JO WARSKOW
TERRY ENNES
BRUCE GREEN
GEORGE DROST
JOHN SIGALOS

ALSO PRESENT:

LATIKA BHIDE, Development Planner

CHAIRMAN LORENZINI: Let's call the meeting to order of the Plan Commission for February 11th, 2015. Would you please rise and state the pledge of allegiance with us?

(Pledge of allegiance.)

CHAIRMAN LORENZINI: Okay. Roll call please.

MS. Bhide: Commissioner Cherwin.

(No response.)

MS. Bhide: Commissioner Dawson.

(No response.)

MS. Bhide: Commissioner Drost.

(No response.)

MS. Bhide: Commissioner Ennes.

COMMISSIONER ENNES: Present.

MS. Bhide: Commissioner Green.

COMMISSIONER GREEN: Yes, here.

MS. Bhide: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MS. Bhide: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MS. Bhide: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MS. Bhide: Chairman Lorenzini.

CHAIRMAN LORENZINI: Here. Okay. The next item is the approval of minutes on the Parkview Apartments hearing on January 28th, 2015. Any comments to the meeting minutes?

MS. Bhide: On your dais are the revised copies, Commissioner Ennes had provided some corrections, so the approval should be on the minutes that are on the dais.

CHAIRMAN LORENZINI: Okay.

COMMISSIONER GREEN: I'd like to make a motion to accept the revised minutes.

CHAIRMAN LORENZINI: Second?

COMMISSIONER JENSEN: Second.

COMMISSIONER SIGALOS: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Okay. Commissioner Drost is now here. Okay, next item on the agenda is a public hearing for Johler Demolition, PC# 14-025. Is the Petitioner here? Okay. Have all the public notices been given?

MS. Bhide: They have.

CHAIRMAN LORENZINI: Okay. If you, Petitioner, would you like to come forward and give us a brief presentation of the project?

MR. JOHLER: Sure.

CHAIRMAN LORENZINI: Let me swear you in first. Would you raise your right hand?

(Witness sworn.)

CHAIRMAN LORENZINI: Would you please spell your name, spell it for the court reporter? Say your name, spell it for the court reporter and then give us your address?

MR. JOHLER: Home address or --

CHAIRMAN LORENZINI: Either.

MR. JOHLER: Okay. Robert Johler, R-o-b-e-r-t, last name Johler, J-o-h-l-e-r, 395 North 8th Avenue, Des Plaines, Illinois 60016.

CHAIRMAN LORENZINI: Okay. Just give us a presentation on what you want --

MR. JOHLER: Okay. So, I've been, I'm the owner of Johler Demolition, I'm Robby. I've been working with Bill Lussow who is my broker from Bespoke Real Estate. And we looked at this property probably back in June or July of last year amongst a bunch of other properties throughout the last year, year and a half. And this property fits the bill well for us. And we're currently located in Lincolnshire, Illinois as a tenant in a leased building. We've been there five years and we're finally ready to buy our own piece of property and move forward with that in our company and this location works out well for us. It suits us well being as though it was built for a contractor originally in the 80's, it suits us very well.

So, we're trying to get the variation to the zoning to get this property suited for us.

CHAIRMAN LORENZINI: Okay, thank you. Anything else you might want to add?

MR. JOHLER: Not right now. I'll wait for the questions.

CHAIRMAN LORENZINI: Okay, Latika -- you can sit down if you want.

MR. JOHLER: Okay.

CHAIRMAN LORENZINI: Latika, would you give us the Staff report please?

MS. BHIDE: Good evening. The Petitioner, Johler Demolition, is seeking a land use variation to allow a construction yard in the M-1 District at 125 West Boeger Drive. Along with the land use variation, the Applicant is also requesting variations from the requirement to waive the traffic study and parking analysis, and from the required number of parking spaces.

As you can see, the property is located on the south side of Boeger Drive, east of Arlington Heights Road. The property is the middle of two acres in the area with an existing building. Johler Demolition intends to purchase this property. The use was classified as a "construction yard" which is defined as "an establishment with an enclosed or unenclosed space for bulk storage of landscape and building material, heavy construction equipment and machinery, and may include the provision of services, the fabrication of building related products, the operation of machinery, and the construction yard's business office." Because the use is permitted only in the M-2 District, a land use variation is necessary for this use at this location.

On the screen is the site plan. The Applicant has indicated that 4 to 7 employees would be working at this location, whereas the other employees, they employ 25 to 40 employees, but they would work in the field. They have also indicated that heavy equipment is typically maintained in the field. It remains on the job site and is only transported to the site if major repairs are required. Minor repairs happen in the field and the equipment is moved from job site to job site. In addition to the heavy equipment, they have indicated they also have 2 dump trucks, 2 service trucks, and 4 company pickup vehicles.

The Petitioner has indicated that once they complete the purchase of the property, all other tenants except Diamond & Huels which is a certified public accounting firm would vacate the premises. The other tenants at this location right now are Rooney Landscaping and Emerald Lawn Care, so they will vacate the premises. Diamond & Huels occupies an approximately 4,300 square-foot space on the first floor, and Johler will have similar sized offices on the existing second floor. There is an existing truck dock on the west side of the building.

The plans indicate an approximately 10,000 square-foot indoor shop area along the rear of the building, and then approximately 4,500 square-foot tools area. They have indicated that all repairs and maintenance will take place indoors. There is an approximately 12,000 square-foot area of the rear yard which is the near 50 feet of the yard that will be used for storing the equipment and for trailers. Again, the Petitioner has indicated that anywhere from zero to 3 of the heavy equipment may be present along with 10 trailers.

On this site, there is also an existing concrete canopy and brick structure along the east property line in the rear. This is an existing structure, it does not meet the 25-foot setback requirement, but it will just be considered nonconforming.

I have the parking detail up, and as you can see,

the code required parking for the site is 39 spaces. We have a parking plan here that shows the 37 parking spaces in the middle. You see there's 12 spaces on the west side and 25 spaces on the east side. The Applicant has indicated that Diamond & Huels employs 5 people at this location and they have 7 people, so they will have adequate parking here but they would need a variation from the code required parking.

Before I go to the pictures, a couple of the non-conformities are the ends of all parking rows are required to have a landscaped island. And there is one missing along the west parking area, the southernmost island. They have indicated there is no room to add that island so that will remain as a non-conformity. And there is an existing chainlink fence, it's an 8-foot tall slatted chainlink fence around the entire yard. Slatted chainlink fences are permitted in the M-1 District. There are some locations where the slats are missing, they have a black piece of cloth put on the fence there. So, that would have to be corrected and they have to make the fence up to code.

They've provided a few pictures of any equipment they may have. There are a couple of fuel tanks, the bottom right-hand picture, a couple of, two 2,000 gallon fuel tanks that are existing on the property right now, and then a few pictures of the site. So, the first one is along Boeger Drive to the east parking area, and then the rear of the building I think.

That being said, the Staff Development Committee recommends approval of the land use variation subject to the conditions, that it apply only to Johler Demolition, the portion of the fence that does not meet the Village Code would be brought up to code, and that they comply with all federal, state, and Village codes, regulations and policies.

CHAIRMAN LORENZINI: Thank you, Latika.

MS. BHIDE: Thank you.

CHAIRMAN LORENZINI: Do we have a motion to submit her report?

COMMISSIONER DROST: I'll make that motion.

CHAIRMAN LORENZINI: Second?

COMMISSIONER ENNES: I'll second it.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Okay. Let's start with questions from the Commissioners. Why don't we start with Commissioner Sigalos?

COMMISSIONER SIGALOS: Thank you, Joe. I saw, I read here where you're going to have 2 dump trucks, 2 service trucks that will be stored there at night. I imagine the pickup trucks, your

foremen and whatever drive those home? Are they going to be stored there at night?

MR. JOHLER: Do you want me to step up here?

COMMISSIONER SIGALOS: Please.

MR. JOHLER: Yes, we have several pickup trucks that go to the field with foremen or operators and then return to their houses at night. We do have a couple of pickup trucks that sometimes come in and out from the shop and they'll be used as, called fetch carts or what have you.

COMMISSIONER SIGALOS: Will they typically parked then indoors in the building?

MR. JOHLER: I would say yes, typically.

COMMISSIONER SIGALOS: And what about the flatbed trucks that you use to haul your M loaders or what have you?

MR. JOHLER: The --

COMMISSIONER SIGALOS: Yes, the --

MR. JOHLER: We don't own them.

COMMISSIONER SIGALOS: Oh, so you just lease those?

MR. JOHLER: I sub it out. I sub that work out.

COMMISSIONER SIGALOS: Probably onsite then.

MR. JOHLER: Yes.

COMMISSIONER SIGALOS: Another question I had is there's two fuel storage tanks onsite. I notice that they were right adjacent to the building. Is that, Latika, is that an issue that they're up against the building?

MS. BHIDE: We were actually just informed today that those specific fuel tanks will be sold to somebody else and will be moved offsite. So, if they are looking to install new fuel tanks, then they would have to, you know, go through the permitting process and meet whatever requirements are with the Building Division.

COMMISSIONER SIGALOS: I also noticed that you're going to be having some oxygen and propane tanks inside the building?

MR. JOHLER: No, those will be stored in a secure container outside.

COMMISSIONER SIGALOS: They will be outside.

MR. JOHLER: We have a specific container that we purchased that holds those kinds of chemicals, gases. And it's like an approved OSHA container.

COMMISSIONER SIGALOS: Okay, yes. So, again my concern was I thought I read that it was going to be stored within the building.

MR. JOHLER: Oxygen and acetylene gas, they will be in a cart for torches. So, that will be stored in the building on a cart for use, for the mechanics.

COMMISSIONER SIGALOS: Only when they're using it or it

will always be with --

MR. JOHLER: Always be inside.

COMMISSIONER SIGALOS: And again, I guess, I don't know if that's a code issue or, but I mean I'll leave that up to the Building Department.

MS. BHIDE: The Fire Safety reviewer did review those, review the Petitioner's responses and did not indicate that there were any concerns with that.

COMMISSIONER SIGALOS: One of the last questions I have is demolition materials that may have some value or whatever, whether it be of historic value or monetary value, will you be bringing those back and storing them onsite?

MR. JOHLER: On occasion we bring items back for resale purposes. But they don't typically sit around very long, meaning a couple of months max until we can move them on to a new home. So, there are small items that do come back here and there.

COMMISSIONER SIGALOS: Would there be a restriction whether they have to be stored within the building or can they be stored outside?

MS. BHIDE: They wouldn't have them outside, my understanding was that those would be stored indoors. So, if the Plan Commission wants to make that a recommended condition, you can certainly add that they be stored indoors.

COMMISSIONER SIGALOS: From my perspective, I don't like to see them out. I hate to see this start to look like a junkyard.

MS. BHIDE: We can certainly add that condition that reclaimed material will be stored indoors.

COMMISSIONER SIGALOS: And let's see, I have one other question. The landscape island, why won't that be provided to comply with code? You have plenty of parking spaces there. I fully support that your crew doesn't park there, they go directly to the job site. So, why won't that landscape island be constructed to comply with the code?

MR. JOHLER: To get the heavy equipment in when we do bring them in, I'll have to leave that area open because the equipment is so wide, I really won't have room to put an island in there to get past the building. That would be the reason.

COMMISSIONER SIGALOS: That's all I have at this time.

CHAIRMAN LORENZINI: Thank you. Commissioner Drost?

COMMISSIONER DROST: Yes, along Commissioner Sigalos' questions, what's going on in the enclosed space? You've got acetylene and you've got some work in progress. Is there, there'll be cutting, noise, you know, what's the level of noise? And I know there's code protection here but I just want, what's going on in there?

MR. JOHLER: Well, we're repairing equipment, modifying equipment for our demolition.

COMMISSIONER DROST: For use and maintenance of your equipment basically?

MR. JOHLER: Correct.

COMMISSIONER DROST: It's not bringing in some of the demolished materials --

MR. JOHLER: Absolutely not. No demolished material, nothing beyond the --

COMMISSIONER DROST: -- like Commissioner Sigalos said.

MR. JOHLER: Right, salvageable items can come back. But as far as junk, it's not going to come back. And the acetylene and the oxygen would be for use for cutting rusted steel bolts, exhaust pipes, whatever, off of vehicles, equipment, what have you. That's what we typically use that for.

COMMISSIONER DROST: How long have you been in business?

MR. JOHLER: Almost 11 years.

COMMISSIONER DROST: 11 years. And what kind of contracts do you perform? What types of sites do you work on?

MR. JOHLER: Well, for instance --

COMMISSIONER DROST: And sort of you can add this to the answer, too, is do you do joint efforts with other demolition companies or, you know, are you going to be sharing where jobs might be big or there's time constraints on it if it has to be done more quickly?

MR. JOHLER: In the demolition industry in Chicagoland, no one teams up on anything. We're very not that personable, I don't know, you know, we just don't. No one teams up, I've never seen it.

And as far as projects, we did the Sheridan that's, you know, in town here. We did the demo along the front up there for the new build-out and whatnot. Right now we're doing the demolition of a 230-acre campus in Waukegan, Cardinal House. Andrews Corporation, we did a large project for them in Orland Park. But typically, our contracts range from \$300,000 to \$4,000,000, in that range.

COMMISSIONER DROST: So, you have a basic market that you go after, is that correct?

MR. JOHLER: Yes. Yes.

COMMISSIONER DROST: How do you get the word out? How do you market yourself?

MR. JOHLER: We don't. It's simply --

COMMISSIONER DROST: Word of mouth?

MR. JOHLER: We get solicited from general contractors.

COMMISSIONER DROST: Okay, through contractors. I mean

there's a source of business, so you're not just waiting on the corner whistling.

MR. JOHLER: No.

COMMISSIONER DROST: And waiting.

MR. JOHLER: No, they call us. Or we've been around long enough, I have established myself that I do, I've got a nice client base with developers and general contractors, local guys.

COMMISSIONER DROST: Yes. Well, I just wanted to get a sense of, you know, we're the Village of good neighbors. I want to know what the neighborhood, you know, what you're bringing to the neighborhood.

MR. JOHLER: Sure.

COMMISSIONER DROST: And then around the perimeter, the chainlink, is there enough screen for --

MS. BHITE: Correct. So, it's a chainlink with slats in it, so it's like screening. There are some pieces where there are some slats and they would be required to bring that up to code.

COMMISSIONER DROST: Yes. Well, are there any aesthetics that needed to be addressed or looked at?

MS. BHITE: I mean the fence needs to be in good repair.

COMMISSIONER DROST: What does that mean?

MS. BHITE: We can't have a falling down fence.

COMMISSIONER DROST: Yes, but I mean who is going to be responsible and what kind of time frame?

MS. BHITE: I mean they would be responsible when they come in for the building permit.

COMMISSIONER DROST: Are you aware that you have to do some of this fix-upper?

MR. JOHLER: I am.

COMMISSIONER DROST: All right. Well, you never partnered up with Albert or anybody like that?

MR. JOHLER: I worked for him.

COMMISSIONER DROST: Did you?

MR. JOHLER: Yes. I did all the Metropolitan or Metropolis or Village Green, all that. I was a driver back then in the late 90's. Al never teamed up.

COMMISSIONER DROST: Never teamed up?

MR. JOHLER: No. We shake hands but that's about it. But as soon as I turn around he goes.

COMMISSIONER DROST: It's just interesting learning a little bit about the business because I don't think we have too many demolition companies in Arlington Heights. Do we, Latika?

MS. BHITE: Not at all, correct.

MR. JOHLER: Most of the guys are out west and south.

Not too many guys up here.

COMMISSIONER DROST: So, that's pretty good for you then. The location is great.

MR. JOHLER: Yes, location is great.

COMMISSIONER DROST: I don't have any further questions.

CHAIRMAN LORENZINI: Commissioner Green?

COMMISSIONER GREEN: George has always been the hard act to follow, he took every question I could ever think of. So, I'm good with this and I'm in support.

MR. JOHLER: Thank you.

COMMISSIONER ENNES: I have a couple of questions. I wasn't at Plat & Sub. And to follow up on Mr. Sigalos' comments, my biggest concern is what limitations, and Latika, you might be able to comment on this, if we're going to allow this variance under either code, what type of building materials or debris would be allowed or is specifically prohibited from storage inside or outside the building?

MS. BHIDE: Either within the M-1 or the M-2 District, there isn't anything that is specifically prohibited. They are more than 150 feet away from any residential zoning. And so, they're allowed to store material outside.

COMMISSIONER ENNES: Material, new material?

MS. BHIDE: The ordinance does not differentiate. So, if the Plan Commission feels, they could definitely as the recommendation of this land use variation that certain things not be, you could.

COMMISSIONER ENNES: It sounds like from the description of your business you don't do any of that type of, you know, that we don't have to worry about the dump trucks coming back with construction rubble.

MR. JOHLER: Correct. Not at all.

COMMISSIONER ENNES: And I wouldn't want to see any of that kind of stuff stored temporarily or anything. You wouldn't have a problem with a limitation on that?

MR. JOHLER: No, not at all. I don't want to see it either.

COMMISSIONER ENNES: Okay. And I sure would have no problem with, you know, I understand given the notes from Plat & Sub, you know, electrical cables or something like that that would have a resale value, I would have no problem with that. And I know we've made some limitations on other contractor yards; however, they're closer to residential property.

How is the fencing on the property? And if you can give me a description from up here on the, I believe we're talking the west side of the building. Would that be from your direction, your

right-hand side? Is that the west on this?

MR. JOHLER: The left.

COMMISSIONER ENNES: It would be on the left-hand side?

MR. JOHLER: Yes.

COMMISSIONER ENNES: Okay. The other tenant that is in the building, so you're going to buy the building and you're going to allow this other tenant to stay in there?

MR. JOHLER: The accountant.

COMMISSIONER ENNES: And you're going to utilize the rest of the facility. How much of, about how much of the space would you occupy?

MR. JOHLER: Approximately 4,300 square feet.

COMMISSIONER ENNES: And the total is how much?

MR. JOHLER: 27,000.

COMMISSIONER ENNES: So, they're about 20 percent. And do they park on that opposite side on the right side of the building?

MR. JOHLER: They do, yes.

COMMISSIONER ENNES: Okay. And your trucks and your heavy equipment, they would come in on the left side?

MR. JOHLER: More likely than not, yes.

COMMISSIONER ENNES: Okay. But they could go through either way?

MR. JOHLER: Correct.

COMMISSIONER ENNES: A different route.

MR. JOHLER: Correct.

COMMISSIONER ENNES: Okay. The medians, normally when there's a change in ownership is when we ask these properties to be brought up to code. And the medians, you said that they would be in the way. The medians that I'm aware of would just stub out like a parking spot. So, cars would park there. I don't see that that would be in the way of the vehicles coming in or out.

MR. JOHLER: I'm basing it solely on the width of the equipment being 15 feet wide just clipping that curb.

COMMISSIONER ENNES: Okay. But if we're looking on this right side of the building, we have two rows, basically two rows of cars, one row that could be parked up against the building and the other that would be parked along the perimeter.

MR. JOHLER: Yes.

COMMISSIONER ENNES: Is that where medians would go?

MS. BHIDE: No. There is one island missing and that is actually on the west side of the building where there is the single row of parking. This is landscaped --

COMMISSIONER ENNES: Is that parallel along the lot line or are those cars --

MS. BHIDE: They're along a diagonal. And what's

missing is, you know, there's a fence, the fence comes around here, it's this island here that's missing. The southernmost island on the west parking row.

COMMISSIONER ENNES: Okay. So, the right side, there isn't an issue with medians there?

MS. Bhide: No.

COMMISSIONER ENNES: Are we just talking about one missing median?

MS. Bhide: The one missing landscaped island, yes.

COMMISSIONER ENNES: Okay, thank you. See, it would be a benefit for me to be at the Plat & Sub meetings. Okay, so I'll drop my issue about the medians. I thought it was more extensive on the property. And I'll appreciate hearing other comments from the other Commissioners in regard to any kind of a limitation on the storage of building materials which it sounds like the Petitioner wouldn't have a problem with.

COMMISSIONER GREEN: If I could just jump in, and again to add to what you're saying, Terry, I've done a construction yard. And by code, they can store sand, gravel and that type of material onsite. That's what a contractor's yard is. So, when they say material, it can be pile of sand, pile of gravel, pile of whatever they do. This happened to be a concrete contractor that did this building. So, just to let you know what is part of a construction yard. It could be that kind of --

COMMISSIONER ENNES: I understand. What I wouldn't want to see is rubble.

COMMISSIONER GREEN: Oh, no, no.

COMMISSIONER ENNES: Old bricks coming in.

COMMISSIONER GREEN: Right, but I'm just saying --

COMMISSIONER ENNES: Old concrete from a building or a parking lot, I wouldn't want to see anything like that.

COMMISSIONER GREEN: No, and that is not allowable to store that type of material.

COMMISSIONER ENNES: Latika said there is no restriction.

MS. Bhide: The ordinance doesn't distinguish between new material or reclaimed material.

COMMISSIONER GREEN: Okay, all right. Then we should talk about it some more then because --

COMMISSIONER ENNES: Well, and one of the concerns that I had was, I think in your notes or the comments from Plat & Sub, there was mention of asbestos, okay. I would hate to see anything like that come outside. And I'm sure you've had enough experience doing stuff, you don't want any of it near your property.

MR. JOHLER: No, we don't deal with it.

COMMISSIONER ENNES: And that's where I would just like to see a limitation so there's no question about it in the future.

MR. LUSSOW: My name is Bill Lussow, B-i-l-l L-u-s-s-o-w, with Bespoke Commercial Real Estate.

CHAIRMAN LORENZINI: Address please?

MR. LUSSOW: Pardon?

CHAIRMAN LORENZINI: Address.

MR. LUSSOW: Oh, I'm sorry, 883 Sterling Road, Inverness, Illinois. So, to address your concern, you know, there are some functions here that deal more with economic. And to double handle materials, in other words take it from the job site, bring it back to the yard, take it out of the dump, put it back in the dump and take it to the refuse, the proper refuse, you know, it kind of prohibits, they're working on relatively thin margins. So, I think, and not that they're 100 percent refuse, your concern, I appreciate that. But --

COMMISSIONER ENNES: And it doesn't because what my concern would be if times were tough and the contractor doesn't have the money to take this to a dump or has a problem, I don't want it going to the site.

MR. LUSSOW: And I appreciate that. But conceptually, there's a motivation at work on the company.

COMMISSIONER ENNES: I understand. So, I would just, because you're a demolition contractor, you are dealing with that kind of material. And to me, I think it's open for discussion with the other Commissioners. Do we want to put a limitation on that? And if the Petitioner doesn't have a problem with that, that might be able to address my concern.

CHAIRMAN LORENZINI: Thank you, Terry. Commissioner Warskow?

COMMISSIONER WARSKOW: I'm supportive of the petition and I do not have any questions.

CHAIRMAN LORENZINI: Commissioner Jensen?

COMMISSIONER JENSEN: Yes, I'm also supportive of that. You've addressed all the issues that we had in the Plat & Sub meeting. I don't have a problem with Commissioner Ennes' proposal if you don't, to put a restriction in here although it seems like it's not really needed given the nature of your business and how your economic model sounds. But I wouldn't have a problem with that. I'm supportive and I'd like to see this project go.

MR. JOHLER: Thank you.

CHAIRMAN LORENZINI: Thank you. Could you, Latika, could you kind of scroll along the property line, where the fence starts and ends?

MS. BHITE: Sure.

CHAIRMAN LORENZINI: No, go back to there --

MS. BHIDE: Oh, I'm sorry. So, it goes here all the way back and goes to the parking spaces and probably to the north of that.

CHAIRMAN LORENZINI: Okay. And where will there be landscaped islands?

MS. BHIDE: So, there are landscaped islands here and here, here and here. This is considered an island. The only one missing is this space here.

CHAIRMAN LORENZINI: Okay. Are we going to require any additional landscaping in the front of the building or is it okay now?

MS. BHIDE: No, the landscape planner and staff have reviewed the building and didn't think that there's an issue.

CHAIRMAN LORENZINI: Okay. I appreciate the comment about double handling material. Yes, scrap material is not worth handling twice. But there are some materials such as copper and whatnot. That normally remains on site, on the demolition site?

MR. JOHLER: Typically, right to the dump.

CHAIRMAN LORENZINI: Yes, I mean everything they said was true. Hazardous material, you probably have a subcontractor that does that.

MR. JOHLER: Correct.

CHAIRMAN LORENZINI: So, you wouldn't be handling that.

MR. JOHLER: Yes, we don't do any of that.

CHAIRMAN LORENZINI: And handling scrap material to be brought back here, practically I don't ever see that happening.

MR. JOHLER: Right.

CHAIRMAN LORENZINI: But you know, I do have the same concern everybody else does. If for whatever reason, you know, people starts you or your predecessor or whoever would start storing stuff here, I would hate to see it become, you know, kind of an eyesore. So, what protection if any do we have in the current code as to disallowing it?

MS. BHIDE: I think the Plan Commission can recommend the addition of the condition that says reclaimed material cannot be stored outside of the yard at this location.

CHAIRMAN LORENZINI: Well, everything I read said anything you would store here would be inside. Would you, are you willing to accept that as a restriction?

MR. JOHLER: Yes. Yes, I would. I mean the only time I would say, if some monument, some stone monument I brought back to, you know, sell to someone, if it had to come back, it may not be able to enter the building.

CHAIRMAN LORENZINI: Like the ones from the Board of Trade years ago?

MR. JOHLER: Yes, something like that. I mean that

would be the circumstance. Does it happen? I've never seen it happen.

CHAIRMAN LORENZINI: Okay.

COMMISSIONER DROST: They're not building anything good anymore.

MR. JOHLER: No, it's all junk.

COMMISSIONER JENSEN: Well, I'm looking for a clarification. Everything that we're doing here in terms of a variation applies only to this company and does not persist after another use, another owner.

MS. BHIDE: That's correct. If Johler were to vacate, then the land use variation goes out.

COMMISSIONER JENSEN: So, we don't need to worry about what happens subsequently.

MS. BHIDE: Yes, just for this petition.

CHAIRMAN LORENZINI: Okay. Any other questions? Anybody from the audience have any questions, comments? Okay, if not, we're back to the Commissioners. Any further deliberations or motion, discussion?

COMMISSIONER SIGALOS: I just have another question. I saw where you're intending to start up your vehicles and get them off on the road by sunrise or a half hour before sunrise. Is that an issue with our code on noise limitations here in the Village that it's 7:00 o'clock?

MS. BHIDE: Correct. So, the construction hours are 7:00 in the morning, Monday to Friday, and then 8:00 o'clock on the weekends. They meet the noise ordinance now. You know, that applies to construction so they couldn't have equipment running on the site, you know, they could not be doing any work on the site; the site that they would have to abide with whatever the noise ordinance is of the Village and it's at that location.

COMMISSIONER SIGALOS: I don't have any other questions.

CHAIRMAN LORENZINI: All right. Anything else? Motion?

COMMISSIONER DROST: I'll make the motion.

A motion to recommend to the Village Board of Trustees approval of PC# 14-025, a Land Use Variation to allow a construction yard in the M-1 District; a Variation from Chapter 28, Section 6.12-1(3), *Traffic Engineering Approval*, to waive the requirement for a traffic study and parking analysis from a certified traffic engineer; and a Variation from Chapter 28, Section 11.4, *Schedule of Parking Requirements*, to allow 37 parking spaces instead of the required 39 parking spaces.

This approval is contingent upon compliance with the recommendation of

the Plan Commission and the following recommendations detailed in the Staff report dated February 4, 2015:

1. The land use variation shall apply only to Johler Demolition.
2. As part of the request, the portion of the fence that does not meet the requirements of the Village code will be brought up to code.
3. Any material stored onsite shall generally be stored inside the building.
4. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.

COMMISSIONER DROST: You've seen the Staff Committee report? Do you agree to them?

MR. JOHLER: Yes.

COMMISSIONER DROST: And a fourth condition, actually a third and then move it down to fourth that there's no material that's left onsite that is a result of your demolition activities.

CHAIRMAN LORENZINI: I think it's any stored material onsite will be inside.

MR. JOHLER: Correct.

CHAIRMAN LORENZINI: Do we have a second?

COMMISSIONER SIGALOS: I'll second.

COMMISSIONER JENSEN: I just have a question. Do we want to, I mean do we want to make it that rigid? As he said, he might have a case where something is so large it cannot be really moved anywhere, so do we want to say never in there or do we want to --

COMMISSIONER ENNES: Something like construction debris as opposed to --

COMMISSIONER JENSEN: Yes. And insofar as possible or something like that so that we don't basically totally tie their hands if they have to do something that --

COMMISSIONER DROST: No, I think that makes sense. What we want to do, I think what the sense is of the Board is to let you operate in accordance to your ordinary course of business, but there are some exceptions and we don't want to be mean about it as long as you understand that it's based on business need, that it is temporary.

CHAIRMAN LORENZINI: So, from the legal standpoint, George, would it be acceptable to say any material stored onsite shall generally be stored inside the building? Does that cover it, generally speaking?

COMMISSIONER DROST: It is, it's interpretive, but it gives you a certain intent. So, if you're really inclined, they can enforce it.

CHAIRMAN LORENZINI: Okay. So, do we have a second on that?

COMMISSIONER SIGALOS: I'll second.

COMMISSIONER DROST: I would like to make a comment afterwards, too, but it doesn't really pertain here to the petition.

CHAIRMAN LORENZINI: Roll call vote please.

MS. Bhide: Commissioner Drost.

COMMISSIONER DROST: Aye.

MS. Bhide: Commissioner Ennes.

COMMISSIONER ENNES: Aye.

MS. Bhide: Commissioner Green.

COMMISSIONER GREEN: Yes.

MS. Bhide: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MS. Bhide: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. Bhide: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MS. Bhide: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. George, do you have further?

COMMISSIONER DROST: Yes, the comment was, it's come up before our Commission before an ordinance that was just particular to the business that's making the petition, and I don't know if we've resolved this and this is a whole research project for you, is what really constitutes a change of owner. If the owner could have a succession plan, would it still be Johler Demolition? But as we know it, we know Robby and we love Robby, but if Robby sells it to Albert who he doesn't like, is that really the same entity? And we've had that issue come up before where it's particular to the ordinance, what really constitutes a change in that kind of ownership.

CHAIRMAN LORENZINI: Okay, thank you, George. Okay, congratulations, you received a unanimous approval. Next step, it goes to the Board of Trustees for final approval. Is there a date for that yet?

MS. Bhide: Not until we get the minutes, but I'll follow up with Robby.

CHAIRMAN LORENZINI: Well, good luck and welcome to Arlington Heights.

MR. JOHLER: Thank you.

CHAIRMAN LORENZINI: Okay. Next item, no other business? Anything else, Latika, that we need to talk about?

MS. Bhide: No.

CHAIRMAN LORENZINI: Nothing else? Okay. Anybody have anything else they want to raise? Maybe we can get a motion to adjourn?

COMMISSIONER DROST: I'll make that motion.

CHAIRMAN LORENZINI: Second?

COMMISSIONER WARSKOW: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

(Whereupon, the public hearing was adjourned
at 8:07 p.m.)

I, ROBERT LUTZOW, depose and say that I am a direct record court reporter doing business in the State of Illinois; that I reported verbatim the foregoing proceedings and that the foregoing is a true and correct transcript to the best of my knowledge and ability.

SUBSCRIBED AND SWORN TO

BEFORE ME THIS _____ DAY OF _____, A.D. 2015.

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Item: Christina Court Subdivision - 1306 & 1310 E. Olive St. - PC15-001

Department: Planning & Community Development

Requested Action

Preliminary Plat of Subdivision to re-subdivide two parcels, into thirteen single family lots and one lot for detention.

Variations Identified

Chapter 29, Section 29-307f, which prohibits double frontage lots to allow Lots 9 – 14 (both inclusive) and the detention outlot to be double frontage lots.

Recommendation

The Staff Development Committee has reviewed the Petitioner's request and recommends approval of a Preliminary Plat of Subdivision to subdivide the existing zoning lots into thirteen single-family residential lots and one outlot for detention. This approval shall be subject to the following conditions:

1. Approval of the Final Plat of Subdivision.
2. Lot 1 shall not have access to East Olive Street.
3. Lots 9-13 (both inclusive) shall not have access to Williams Way.
4. Prior to Final Plat of Subdivision approval and pursuant to Contribution Ordinance #91-031, (Parcel 03-20-401-015, 1306 E. Olive) the Petitioner shall pay a contribution of \$9,500.00 for the connection to the storm sewer on Olive Street.
5. Prior to Final Plat of Subdivision approval and pursuant to Contribution Ordinance #91-031 (Parcel 03-20-401-016, 1310 E. Olive) the Petitioner shall pay a contribution of \$9,500.00 for the connection to the storm sewer on Olive Street.
6. Prior to Final Plat of Subdivision, the petitioner shall be required to pay for the improvements in cash escrow for their share of improvements to Olive Street based on their engineer's estimate to be provided.

7. Additional landscaping must be incorporated along the retention wall - on the north side of Lots 8 and 9 and the west side of Lot 8.

8. Any fences along Williams Way will be installed on the inside (west side) of the landscaping.

9. School, Park, and Library contributions will be required prior to the issuance of a building permit for each new lot.

10. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:

Description	Type
Staff Report	Report
Legal Notification	Correspondence
Location Map	Exhibits
Plat & Sub Minutes	Minutes
DC Minutes	Minutes
Plat of Survey	Exhibits
Tree Preservation Plan	Exhibits
Exhibits	Exhibits
Plans	Exhibits
Elevations	Exhibits
Justification Variation	Correspondence
Petitioner Response to Sidewalk	Correspondence
Department Comments-Round 1	Correspondence
Petitioner Response to Department Comments-Round 1	Correspondence
Department Comments-Round 2	Correspondence
Petitioner Response to Department Comments-Round 2	Correspondence
Resident Comment	Correspondence

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Latika Bhide, Development Planner
Meeting Date: May 13, 2015
Date Prepared: May 7, 2015
Project Title: Christina Court Subdivision
Address: 1306 and 1310 E. Olive Street

BACKGROUND INFORMATION

Petitioner: Jon Isherwood
 K. Hovnanian Homes
Address: 1804 N. Naper Boulevard, Suite 200
 Naperville, IL 60563

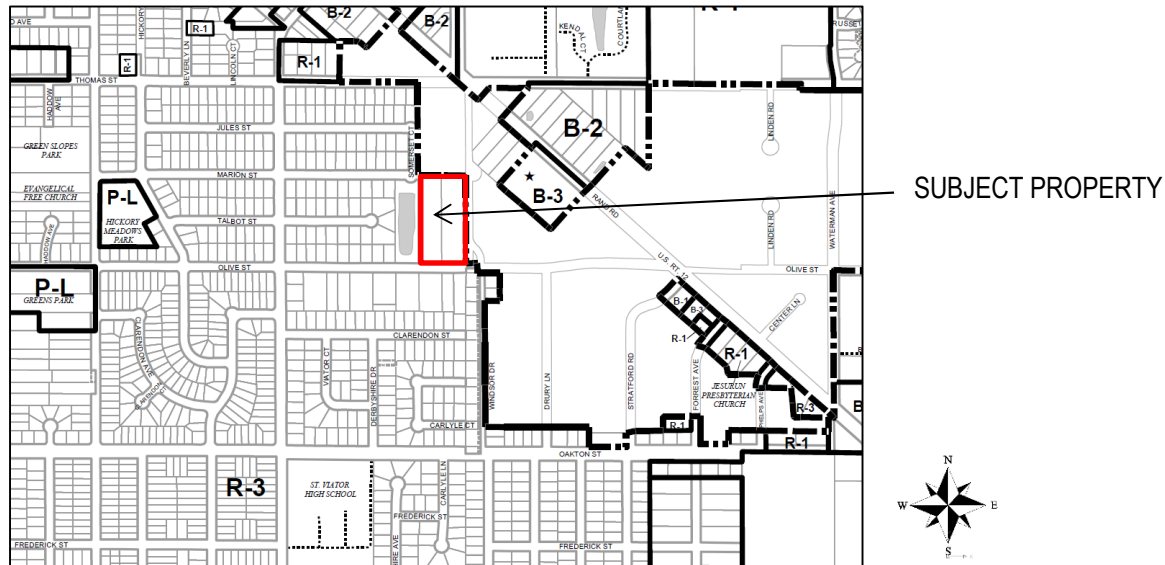
Existing Zoning: R-3, One Family Dwelling District

Requested Action:

- Preliminary Plat of Subdivision to re-subdivide two parcels, into thirteen single family lots and one lot for detention.

Variations Identified:

- Chapter 29, Section 29-307f, which prohibits double frontage lots to allow Lots 9 – 14 (both inclusive) and the detention outlot to be double frontage lots.

**Surrounding Properties**

Direction	Zoning	Existing Use	Comprehensive Plan
North	B-2A General Commercial District (Direct access to major arterial streets) - Prospect Heights	Commercial (Aldi)	<i>Prospect Heights</i>
South	R-3, One Family Residential	Single Family Homes	Single Family Detached
East	R-1, Single Family Residential - Prospect Heights	Single Family Homes & Vacant	<i>Prospect Heights</i>
West	R-3, One Family Residential	Vacant	Single Family Detached

Project Summary

The properties are commonly known as 1306 and 1310 E. Olive Street and consist of two parcels zoned R-3, One Family Dwelling District. The properties are improved with residences on each lot. The site is approximately 207,755 square feet (4.77 acres) in area and located on the north side of Olive Street. To the east is Williams Way in the City of Prospect Heights (which is Windsor Way in Arlington Heights south of Olive St). The property is approximately 330.14 feet wide (along Olive Street) by 629.58 feet deep adjacent to Williams Way.

The proposed action, if approved, would allow the Petitioner to subdivide the property into thirteen single family lots and an outlot for detention. Details for the thirteen lots are provided below.

As required by the Village's Subdivision Ordinance, a Plat of Subdivision must be reviewed by the Plan Commission and approved by the Village Board. Staff evaluated the relationship between the proposed lots and the applicable Zoning and Subdivision regulations.

Table 1: Subdivision Analysis

Zoning Requirements	Minimum Lot Size (SF)		Minimum Lot Width (FT)		Front Yard setback (FT)	Side yard setback (FT)	Rear yard setback	Corner side yard setback
Required:								
Typical R-3 Lot	Corner	Interior	Corner	Interior	25 FT or block average	10% of lot width (7 FT minimum)	30 FT	10 % of lot width or block average
	9,900	8,750	90	70				
Lot 1	12,590		94.37		25.9 (Block Average)	9.4	30	NA
Lot 2		10,050		75	25	7.5	30	NA
Lot 3		10,050		75	25	7.5	30	NA
Lot 4		10,050		75	25	7.5	30	NA
Lot 5		10,050		75	25	7.5	30	NA
Lot 6		10,050		75	25	7.5	30	NA
Lot 7		9,582.35		75	25	7.5	30	NA
Lot 8		12,345.41		85.84	25	8.6	30	NA
Lot 9		11,963.61		85	25	8.5	30	NA
Lot 10		10,858.25		87	25	8.7	30	NA
Lot 11		11,051.06		85	25	8.5	30	NA
Lot 12		11,053.17		85	25	8.5	30	NA
Lot 13		11,055.28		85	25	8.5	30	NA
Outlot (corner)	26,303.85		130.14		NA	NA	NA	NA

Additionally, Section 29-307, Residential Lot Standards, within the Subdivision Control Regulations spells out the required minimum lot area and lot widths for residential lots. Lots which contain an area of 10,000 square feet but less than 15,000 square feet must have a lot width of 75 feet. Lots which contain an area of 20,000 square feet but less than 30,000 square feet must have a lot width of 100 feet. All lots meet the minimum required lot widths and areas as required by the Zoning and Subdivision codes.

Zoning and Comprehensive Plan

The Comprehensive Plan designates this property as Single-Family Detached. The proposed subdivision is consistent with the Comprehensive Plan. As shown in Table 1, the proposed subdivision, including the detention outlot exceeds the minimum lot size standards outlined in the R-3 district.

The average lot width for lots on the south side of Marion Street (6 lots, within Sebastian's Resub) is 82 feet and the average lot area is 10,905 square feet. The average lot width for lots on the Talbot Street (11 lots, cul-de-sac, within Sebastian's

Resub) is 86.18 feet and the average lot area is 12,569 square feet. The average lot width for lots on the north side of Olive Street (10 lots, Between Williams Way and Dryden Avenue exclusive of the property in question and the vacant lot immediately to the east) is 78.5 feet and the average lot size is 10,393.24 square feet. The lots on the south side of Olive St. (11 lots) are larger lots averaging 121 feet in width and 31,360 square feet in area.

When compared to the surrounding properties, the proposed lots are comparable both in width and area to lots on the north side of Olive Street (see Table 2) and the lots on the south side of Marion Street.

Table 2: Lot Comparison with Surrounding Properties

Ave. Lot Size on south side of Olive St. (Between Windsor Dr. and Dryden Ave.)		Ave. Lot Size on north side of Olive St. (Between Williams Way & Dryden Ave. exclusive of the PIQ and the vacant lot immediately to the east)	
Width	Area	Width	Area
121 FT	31,360 SF	78.5 FT	10,393.24 SF
Ave. Lot Size on south side of Marion Street. (Sebastian's Resub)		Ave. Lot Size for lots on Talbot Street (Sebastian's Resub)	
Width	Area	Width	Area
82 feet	10,905 SF	86.18 FT	12,569 SF

The Staff Development Committee supports the Petitioner's request for the following reason: i) the proposed lots comply with the Village's Zoning Ordinance and Subdivision Regulations, ii) the proposed lots are comparable in size to the surrounding properties; of the 38 lots in the immediate area that were analyzed, 11 lots on the south side of Olive Street are larger than the proposed lots. The larger neighborhood is zoned R-3 and iii) the proposed request is consistent with the Village's Comprehensive Plan, which designates the subject site as Single Family Detached.

Lots 9 – 13 (both inclusive) and the detention outlot are double frontage lots. Per the Zoning Ordinance, double frontage lots are defined as lots which have frontage on two non-intersecting streets as distinguished from a corner lot. Per Chapter 29, Subdivision Control Ordinance, double frontage lots are not permitted except where lots abut upon an arterial street.

Therefore, the following variation has been identified:

- Chapter 29, Section 29-307f, which prohibits double frontage lots to allow Lots 9 – 14 (both inclusive) and the detention outlot to be double frontage lots.

The petitioner has submitted a response to the variation listed above based upon the following criteria:

- **1. 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.**
- **2. The plight of the owner is due to unique circumstances.**
- **3. The variation, if granted, will not alter the essential character of the locality.**

According to the applicant, the adjacent development was developed with the right-of-way (Williams Way) located along the common property line without taking account for the manner in which the Subject Property might be most efficiently developed. The applicant also states that Williams Way, which is under Prospect Heights jurisdiction utilizes a substandard design with no sidewalk or curb-and-gutter type improvements which are expected in a new high-end residential subdivision. According to the petitioner utilizing the Prospect Heights right-of-way would devalue the lots located in Arlington Heights. The petitioner has stated that there are a number of double frontage lots that currently exist in the Village of Arlington Heights. Staff does not object to this variation request.

Plat and Subdivision Committee

On August 27, 2014, the Plat and Sub Committee met to discuss the project. Some of the Committee members expressed a concern with the double frontage lots. The Committee asked that the developer look at a concept to front lots on Williams

Way. The developer explored this concept; however, due to jurisdictional issues, utility connections, curb cuts, this concept was not viable. The Committee also felt that the size of the homes may be too large for the lots proposed. The developer addressed this concern by reducing the proposed home sizes from 3,500-4,700 square feet to 3,500-4,000 square feet. The subcommittee felt that the petitioner should move forward through the process, but look at different lot configurations and address the issues raised.

It should be noted that no variations for maximum floor area ratio, building coverage, impervious surface coverage are being requested as part of this subdivision. Restrictions on the maximum allowable size of the home are not recommended as it is difficult to enforce unique conditions on projects. It should be noted that in 2003, the Village amended Chapter 28, Zoning Regulations to reduce the maximum allowable Floor Area Ratio (FAR) in the R-3 district.

Site Related Issues

Christina Court

Per Chapter 29, Subdivision Control Regulations, Section 29-304, cul-de-sacs must be provided with a turn-around having an outside roadway diameter density of at least 80 feet and a right-of-way diameter of at least 100 feet. The developer had originally proposed a cul-de-sac with a 80 foot back of curb to back of curb diameter and a 100 foot right-of-way width. However, this requirement conflicts with the 2009 International Fire Code which requires the cul-de-sac pavement shall be a minimum of 96 feet. Because of the discrepancy between the two requirements, staff discussed with the developer the following two alternatives:

1. Requiring a 88 foot back of curb to back of curb diameter for the cul-de-sac with additional right-of-way to accommodate a 5 foot parkway and sidewalk; or
2. Requiring a 80 foot back of curb to back of curb diameter for the cul-de-sac with sprinkler systems for specified homes (Lots 7, 8, 9, and 10 - homes serviced by the cul-de-sac head)

The petitioner has provided a plan that delineates a 88 foot back of curb to back of curb diameter for Christina Court with the right-of-way width at 100 feet. This includes a 5 foot parkway and a 5 foot sidewalk. Within the cul-de-sac bulb (Lots 7-10, both inclusive), the sidewalk is placed within a 5 foot sidewalk easement. This configuration is acceptable to staff.

Improvements to Olive Street

The petitioner is responsible for improvements to that half of the Olive Street right-of-way that fronts along the property in question. The existing cross section for Olive Street is a rural cross section without curb and gutter or sidewalks. The petitioner would be required to contribute the cost of the required improvements; however the improvements are not required to be constructed at this time. The developer would be required to pay for their fair share of the improvements in cash escrow based on their engineer's estimate to be provided at Final Plat.

Site Engineering

The developer had previously proposed a concept plan with 3 detention basins. Because the ownership of detention basins is transferred to the Village, it was indicated to the developer that a single detention basin was preferred. The site is relatively flat, and the detention basin as proposed is at a relatively low area on the site. There is an existing detention basin immediately to the west of this property. However, based on the High Water Level (HWL) for that basin, it is not feasible to expand that basin onto the property in question.

The developer had originally proposed 14 single-family lots with one outlot for detention. However, staff had concerns with the slope of the detention basin, which required a retaining wall with a fence on top. Since the ownership of the detention basin would transfer to the Village, the retaining wall and fence would add to the Village's maintenance expenses and is not as natural and aesthetically pleasing. To address staff concerns, the developer eliminated one single-family lot and expanded the basin north. Because of the lesser slope proposed for the detention basin, the design no longer includes a retaining wall and fence, providing a more natural slope and lowering the maintenance costs for the Village, also improving the aesthetics as the basin will be more natural.

There is a 10 foot Public Utility and Drainage Easement (PUDE) along the north side of lots 8 and 9 and a 20 foot PUDE along the west side property line. Because of the change in grade, a retention wall is required across the north side of Lots 8 and 9

and the west side of Lot 8 and a portion of Lot 7. The wall along the west side of Lot 8 and a portion of Lot 7 remains within the public easement, however the petitioner has indicated that the wall is to be privately maintained by the homeowner;

Fence along Williams Way

As stated earlier, Lots 9-13 (both inclusive) and the detention outlot are double frontage lots with frontage on Christina Court and Williams Way. At this time, the petitioner is proposing to install landscaping along the east property line along Williams Way. However if a property owner chooses to install a fence at a later date, it is recommended that the fence be installed on the inside of the landscaping. This will enhance the streetscape along Williams Way.

Sidewalk Connection

The Village was contacted by a resident about the possibility of considering a public sidewalk between the Christina Court subdivision and the Somerset Courts subdivision along the path of the water main between Lots 7 & 8. The petitioners were asked to evaluate the feasibility of including the sidewalk. They have indicated that 1) due to the grade transition between the subdivisions; the sidewalk have to bisect the retaining wall and will require the steps which would limit its functionality; 2) a public sidewalk within a rear and side yard of a lot was not desirable; and 3) the addition of the sidewalk would introduce a substantial impervious area and likely trigger a variation for the lot from the maximum allowable impervious surface coverage in the R-3 district.

It should be noted that constructing a new sidewalk with stairs, but no alternate accessible route in the immediate proximity to the stairs would be an American with Disabilities Act (ADA) violation. Since it appears that an accessible route cannot be included, installing the sidewalk connection will be a violation of the ADA and is not recommended.

Traffic & Parking Related Issues

According to the Village's Subdivision Control Regulations and Zoning Ordinance, a traffic study is required for residential developments that have at least 100 dwelling units or more. Since the petitioner is only proposing a 13-lot development, a formal traffic study by a certified Traffic Engineer is not required.

Landscape and Tree Preservation related issues

With respect to tree preservation, the Petitioner has provided a tree survey for the site. The survey identifies a total of 1,370 trees on the site. According to the aforementioned survey, the subject site has a total of 22 different species of trees in various conditions and sizes. Of the 1,370 trees on site, the tree survey identifies 84 trees (6.1%) as being in fair, good or excellent condition. The remaining 1,286 trees are identified as being in poor, very poor or dead condition. The petitioner has indicated that they will be removing all trees on site.

During the review process, staff had directed the petitioner to explore opportunities for preserving trees especially along the perimeter of the site (east, west and north property line of the subdivision). The petitioner indicated that the majority of the site has not been maintained for an extensive period of time and the trees are low quality volunteer species that have grown up in an unmaintained area. The applicant had stated that due to the engineering constraints of the site, the trees cannot be protected using standard practices and do not warrant any extraordinary means of protection. Staff agrees that due to the grading required for the site, it will not be possible to save the existing trees on site. The petitioner had originally proposed to install 62 trees on the site. Staff asked that a further 34 trees be incorporated into the landscape plan to mitigate the loss of the trees on-site. 42 additional trees have been incorporated into the landscape plan for a total of 104 trees proposed to be installed on the site. These are a mix of deciduous shade trees, evergreen trees, deciduous trees and ornamental trees. The trees range from 2.5 inches -4 inches in diameter (deciduous trees) and 10 feet in height (evergreen and ornamental trees).

Staff also asked that the petitioner provide additional landscaping along the perimeter of the detention basin, incorporating a mix of shade trees, shrubs and perennials. The petitioner has added additional planting on all sides of the detention basin. Landscaping is proposed on the north side of Lots 8 and 9 and the west side of Lots 8 and (a portion of Lot 7) along the retention wall. Additional landscaping must be incorporated on the north side of Lots 8 and 9 and the west side of Lot 8, so that there is continuous landscape screen along the retention wall.

Staff has received comments from residents who have expressed concerns with tree removal on site.

Building Related Issues

On March 31, 2015, the Design Commission met to review the general architectural designs and exterior material packages for the Christina Court Subdivision. The Design Commission approved the general architectural designs and material packages with the requirement that the petitioner seek final design review approval for each individual home through the administrative approval process. The Design Commission approval included several recommendations regarding the individual designs including a strong recommendation that more trees be added on each property. However, it should be noted that the Design Commission did not review the revised landscape plan. A copy of the minutes is attached.

Recommendation

The Staff Development Committee has reviewed the Petitioner's request and recommends **approval** of a Preliminary Plat of Subdivision to subdivide the existing zoning lots into thirteen single-family residential lots and one outlot for detention. This approval shall be subject to the following conditions:

1. Approval of the Final Plat of Subdivision.
2. Lot 1 shall not have access to East Olive Street.
3. Lots 9-13 (both inclusive) shall not have access to Williams Way.
4. Prior to Final Plat of Subdivision approval and pursuant to Contribution Ordinance #91-031, (Parcel 03-20-401-015, 1306 E. Olive) the Petitioner shall pay a contribution of \$9,500.00 for the connection to the storm sewer on Olive Street.
5. Prior to Final Plat of Subdivision approval and pursuant to Contribution Ordinance #91-031 (Parcel 03-20-401-016, 1310 E. Olive) the Petitioner shall pay a contribution of \$9,500.00 for the connection to the storm sewer on Olive Street.
6. Prior to Final Plat of Subdivision, the petitioner shall be required to pay for the improvements in cash escrow for their share of improvements to Olive Street based on their engineer's estimate to be provided.
7. Additional landscaping must be incorporated along the retention wall - on the north side of Lots 8 and 9 and the west side of Lot 8.
8. Any fences along Williams Way will be installed on the inside (west side) of the landscaping.
9. School, Park, and Library contributions will be required prior to the issuance of a building permit for each new lot.
10. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.

May 7, 2015

Bill Enright, Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads

NOTICE OF
PUBLIC HEARING
NOTICE IS HEREBY
GIVEN THAT THE PLAN
COMMISSION OF THE
VILLAGE OF ARLINGTON
HEIGHTS WILL CONDUCT
A PUBLIC HEARING ON
MAY 13, 2015 AT 7:30 P.M. in
the Municipal Building, 33
South Arlington Heights
Road, Arlington Heights, Il-
linois to consider Petition
No. 15-001, a Preliminary
Plan of Resubdivision for 13
lots and one outlot for deten-
tion. The subject site is gen-
erally located on the north
side of Olive Street, east of
Dryden Avenue, at 1306 E.
Olive Street and 1310 E.
Olive Street, Arlington
Heights, IL and legally de-
scribed as:

Parcel 1
The east 1/2 of the east 1/2 of
the southeast 1/4 of the north-
east 1/4 of the southeast 1/4
(except the south 33 feet
thereof) of Section 20, Town-
ship 42 North, Range 11 east
of the third principal meri-
dian, in Cook County, Illinois
Parcel 2

The west 1/2 of the east 1/2 of
the southeast 1/4 of the north-
east 1/4 of the southeast 1/4
(except the south 33 feet
thereof) of Section 20, Town-
ship 42 North, Range 11 east
of the third principal meri-
dian, in Cook County, Illinois
As part of said request the
petitioner is requesting the
following variations from
the Municipal Code:

- Chapter 29, Section 3071
prohibits double frontage
lots, thus allowing Lots 9-13
(both inclusive) and the de-
tention outlot as double
frontage lots.

And any other variations as
determined necessary by
the Plan Commission.
All persons desiring to be
heard shall be given the op-
portunity to be heard.
Should any individual need
auxiliary aid or service,
such as a sign language
interpreter or materials in
alternative formats, please
contact the Health Depart-
ment at 33 South Arlington
Heights Road, Arlington
Heights, Illinois 60005, (847)
368-5760, TDD# (847) 368-
5794.

Joe Lorenzini, Chairman
ARLINGTON HEIGHTS
PLAN COMMISSION
Published in Daily Herald
April 28, 2015 (4405702)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora

County(ies) of Cook, Kane, Lake, McHenry

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published April 28, 2015 in said **DAILY HERALD**.

IN WITNESS WHEREOF, the undersigned, the said **PADDOCK PUBLICATIONS, Inc.**, has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Daula Baltz
Authorized Agent

Control # 4405702

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

NOTIFICATION AFFIDAVIT

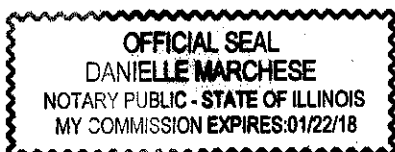
I, JON ISHERWOOD hereby certify as follows:

1. That on the 27TH day of APRIL, 20 15, affiant caused to be mailed in the Post Office of City of Naperville, copies of the attached Notice of Public Hearing to all listed tax payers of real estate within 250 feet, excluding all Public Right-of-Ways of the subject property and to the owners, or representatives, of property listed as exempt, and to all Condominium Associations whose property is within 250 feet of the subject site for which the hearing is being held..
2. That the parties to whom said notice was mailed are set forth on the attached list.
3. That the petitioner stated that the required sign(s) were erected as required by the Village of Arlington Heights.


Signature

Subscribed and Sworn to before me
this 28th day of April, 20 15.


Notary Public





Christina Court Subdivision
1306 & 1310 E. Olive Street
Prepared by: The Village of Arlington Heights
Department of Planning & Community Development
April 2015

**REPORT OF THE PROCEEDINGS OF
THE PLAT & SUBDIVISION COMMITTEE**
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
HELD AT VILLAGE HALL ON:

August 27, 2014

Project Title: Christina Court Subdivision
Address: 1306 and 1310 Olive Street
Petitioner: Mark J. Rykovich, K. Hovnanian Companies, LLC
1804 N. Naper Blvd., Suite 200
Naperville, IL 60563

Requested Action:

1. Preliminary Plat of Subdivision to re-subdivide two parcels into thirteen single family lots and three outlots for detention.

Variations Required:

- A variation from Section 28-5.1-3.4 from the minimum lot size to allow Outlots A and B to be less than the minimum required lot size of 9,900 square feet for corner lots;
- A variation from Section 28-5.1-3.5 from the minimum lot width to allow Outlots A, B and C to be less than the minimum required lot width of 90 feet for corner lots and 75 feet for a lot contains an area of more than 10,000-sq. ft. but less than 15,000-sq. ft.;
- A variation from Section 29-307 a Residential Lot Standards from the minimum lot size to allow Outlots A and B to be less than the minimum required lot size of 9,900 square feet for corner lots;
- A variation from Section 29-307a and 29-307b Residential Lot Standards from the minimum lot width to allow Outlots A, B and C to be less than the minimum required lot width of 90 feet for corner lots and 75 feet for a lot that contains an area of more than 10,000-sq. ft. but less than 15,000-sq. ft.;
- A variation from Section 29-307 f Residential Lot Standards to allow double frontage lots.
- A variation from Section 29-304, Street Layout & Design from the requirement to provide a 66-foot right-of-way for a local street to allow 60-feet.

Attendees: Jon Isherwood, K. Hovnanian Companies, LLC
Mark Rykovich, K. Hovnanian Companies, LLC
Bruce Green, Plan Commissioner
Jay Cherwin, Plan Commissioner
Lynn Jensen, Plan Commissioner
John Sigalos, Plan Commissioner
Latika Bhide, Development Planner

Project Summary

The properties are commonly known as 1306 and 1310 E. Olive Street and consist of two parcels zoned R-3, One Family Dwelling District. The properties are improved with residences on each lot. The site is approximately 207,728 square feet (4.7 acres) in area and located on the north side of Olive Street. To the east is Williams Way in the City of Prospect Heights (which is Windsor Way in Arlington Heights south of Olive St). The property is approximately 330.11 feet wide (along Olive Street) by 629.58 feet deep adjacent to Williams Way. The Petitioner would like to subdivide the property into thirteen single family lots and three outlots for detention. Variations would be required for the outlots as proposed. A variation would also be required from Chapter 29, Subdivision Control Regulations to allow double frontage lots and from the requirement to provide 66-foot right-of-way for a local street.

Meeting Discussion:

J. Isherwood provided a background on K. Hovnanian, which he said was previously known as Town and Country in this (Chicago) market. He said that they are anticipating building around 300 homes this year (in this market) from Lake Forest through Bolingbrook. He said that they were here this evening to discuss Christina Court, a small 5-acre development. M. Rykovich said that this development was planned for 13 residential lots, ranging from 9,000 SF to roughly 11,000 SF in area. He said that they have planned for 6 different (home) models ranging from 3,400 SF to 4,700 SF, 4 to 5 bedrooms and 2.5 to 3.5 bathrooms. In regards to the Village comments regarding detention facilities, M. Rykovich said that they wanted to listen to the Committee's feedback and then revise the land plan and avoid back and forth. J. Isherwood said that currently there are two homes (2 lots) on this property and the underlying zoning is R-3. By and large they would be sticking with the (requirements of the) underlying zoning. They believe that they will be able to reduce the number of variations (most likely to one), primarily by combining the three detention outlots into one lot along Olive Street. The only variation that they cannot eliminate is the one to allow double frontage lots. Williams Way, which is in Prospect Heights, is to the east of this property. He said that they would not want to load off Williams Way and avoid approval from two governmental entities. He said that they will landscape the east property line and does not believe that they plan on installing a fence, leaving the decision to the individual property owners.

L. Jensen asked what was to the west of their property. J. Isherwood said that it was the detention basin for the subdivision to the west. L. Jensen asked if that was a similar subdivision with east-west lots rather than north-south lots proposed here. J. Isherwood said that currently they has 3 detention outlots and they would combine those and create one detention outlot with access off Olive Street. He said that the site was fairly flat but ultimately they would let the topography dictate where the detention basin would be. L. Jensen asked if the basin would be underground. J. Isherwood said that he did not anticipate it being so. He said that if the basin (size) required them to reduce the number of lots, then they might consider an underground facility. J. Cherwin asked what staff's preference was. L. Bhide said that staff would prefer it to be along Olive Street as these (detention basins) revert to City ownership and from an accessibility standpoint, they would like it to be along Olive. J. Sigalos said that they would move everything (lots) north and then combine the basins on one side of the cul-de-sac. L. Jensen asked if anything recreational could be done with those, such as putting a track, like at Lake Arlington. J. Isherwood said that the size they were contemplating was too small for that. He expected that the basin would be slightly larger than one of the lots.

J. Sigalos asked about the recommendation in the report regarding improvements along Olive Street. Ms. Bhide said that her understanding was that the money could be held in escrow and improvements put in when they were done area-wide. J. Sigalos asked about the variation from the right-of-way width. J. Isherwood said that they had taken a closer look at that and they would be able to accommodate the standard width. J. Cherwin asked whether the intent was to dedicate the street to the Village. J. Isherwood confirmed that it was. L. Jensen asked if the size and style of the houses would be comparable to the sizes of the homes in the neighborhood. J. Isherwood said that they would be. There are some very large homes on multiple lots on the south side of Olive Street. He said that the character of this community would be similar to the two cul-de-sacs to the west. He said that they had reviewed the requirements for lot coverage, impervious coverage, FAR, etc. and all the homes would comply with those requirements. L. Jensen asked about the price range they are looking at. M. Rykovich said that they have not targeted a specific price range, but that based on the market, they feel that these could be priced at \$200-250/sf and therefore range from \$750K to \$1million. L. Jensen said that he thought it was a good project.

B. Green said that he was very familiar with this property. He said that he had a concern with the double frontage lots. He feels that the houses on the (double frontage) lots would be very close to the (Williams Way) lot line. He would like to see a 66 foot right-of-way. He said that the feeling of this neighborhood is still open, country-like. There are no curbs, no sidewalks, everything is setback and (feels) open. He felt that when these number of houses were developed on this piece of property, it will change the character (of the area). He said that it was important that you have a neighborhood meeting. He felt that the houses were too large for the size of the lot. He suggested that they design the elevations; he felt that these (presented) were too boxy; he suggested getting more roof lines. He stated again that he felt that the double frontage lots were a negative. He liked that the property was being developed, but at that price point, he would like to see larger lots. J. Sigalos said that he also feels that these would be awfully large homes on (smaller) lots and that would not be compatible with the immediate neighborhood. He asked if they had looked at other

sites. He asked if the street could be moved to the west and the (east) lots loaded off Williams Way. The lots would then back up to each other. J. Isherwood said that from preliminary discussions with staff as well as due to complicated nature of multi governmental approvals; they had not pursued that option. L. Jensen said that there were two issues, one was the size of the homes relative to the lots and the other was the double frontage lots. J. Isherwood said that moving the road to the west side would not increase the lot depth as they would still have to provide a 66' right-of-way. L. Jensen asked if the neighboring subdivision is the same ratio of building top lot area. B. Green said that not all of the houses in that (neighboring) subdivision are two-stories. B. Green said that the feel you get driving in this area is big open space and he would not like to see it clustered. L. Jensen asked if they had looked at a fewer number of lots, at what point does it become uneconomical? J. Isherwood said that a lot of those things have still to be determined. He said that the land market is not what it was 3 years ago, nor is it what it was 7 years ago, it is probably somewhere in between. He said that they thought this was a good concept, but they can definitely look at other options. L. Jensen asked if \$250/sf is a good price. B. Green said it was. J. Isherwood said that they would include all the expected grade of improvements; this would not be a typical tract home. He said that to keep the open feel, it seems like the preference would be to access the lots off Olive Street. B. Green said you still have to get in (to the interior of the property). He said that he understands that it would involve approval by two agencies; but feels that it will lead to a better product. J. Isherwood said that they looked at the minimums for the underlying zoning and designed the subdivision accordingly. J. Sigalos asked if they can combine the detention with the facility to the west or even use that basin. J. Isherwood said that he did not know if there was capacity in that basin. M. Rykovich said that they had discussed moving the detention facility to the north and combining it with the (Aldi) basin in Prospect Heights, but was advised by staff against it. L. Jensen asked if the basin to the west was owned by the Village. L. Bhide said that it was. It was designed as a wetland. She said that in talking with the Engineering Department, there was concern with access to the basin (if it was located north on this site) and with having two governmental entities responsible for the detention. J. Cherwin said that he understood the two issues – size of the house as it relates to the lot and the access issue. He said that he was not as concerned about the double frontage lots because of the limited traffic on Williams Way, there are only 4-5 homes (on Williams Way). He said if it was a busier street he would be concerned. B. Green said that because of the depth of the lots, the homes would likely be right at the 30 feet rear setback line, and he felt that was fairly close. J. Cherwin asked if a berm or a swale would be added at the rear lot line (along Williams Way). J. Isherwood said that they probably would not have room for a berm, but would put in a variety of species, both high and low to screen (from Williams Way). L. Jensen asked if they have more useable land with this layout versus moving the street to the west. J. Isherwood said that it would be about the same but the layout of the cul-de-sac would have to differ. He said that they had not explored the possibility of access off Williams Way, but it was something they could explore. L. Jensen asked if the petitioner owns the property at the corner of Williams Way and Olive Street. J. Isherwood said that he thought the Village of Prospect Heights owns that piece. He said that there is storm outlet there and it functions as a dry detention.

B. Green said that it was a tough piece of property (to develop). He said that he was not negative, but suggested that look at some different configurations, maybe drop a couple of lots and get additional width.

RECOMMENDATION

Commissioner Green said that the Petitioner should move forward through the process, but should look at different lot configurations and address the issues raised.

Bruce Green, Chair
PLAT & SUBDIVISION COMMITTEE
Latika Bhide, Recorder

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
MARCH 31, 2015

Acting Chair Bombick called the meeting to order at 6:30 p.m.

Members Present: Alan Bombick, Acting Chair
John Fitzgerald
Anthony Fasolo
Jonathan Kubow
Ted Eckhardt, Chair

Members Absent: None

Also Present: Keith Neumann, Greenscape Homes for *1805 N. Fernandez Ave.*
Douglas Espinal, Owner of *428 S. Evanston Ave.*
Josh Wohleisch for *Arlington Downs*
Todd Bellis, Studio3 Design for *Teleflex*
Chad McRoberts, Catalyst GC & Development for *Teleflex*
Brian Murphy, K. Hovnanian Homes for *Christina Court*
Mark Rykovich, K. Hovnanian Homes for *Christina Court*
Randall Wilt, K. Hovnanian Homes for *Christina Court*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM MARCH 10, 2015

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF MARCH 10, 2015. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 6. SINGLE-FAMILY NEW REVIEW

DC#15-025 – Christina Court Subdivision – 1306/1310 E. Olive St.

Mr. Brian Murphy, Mr. Mark Rykovich, and Mr. Randall Wilt, representing *K. Hovnanian Homes*, were present on behalf of the project.

Commissioner Eckhardt recused himself because of his working relationship with the petitioner to assist in the initial planning of the project, and he left the meeting.

Acting Chair Bombick asked if there was any public comment on the project and there was response from the audience.

Mr. Hautzinger presented Staff comments. Christina Court is a proposed 14 lot subdivision to be located on East Olive Street in an R-3 One Family Dwelling District. The petitioner is proposing a series of 4 different single family residential floor plans with a total of 11 exterior elevations. All plans will be required to comply with the R-3 zoning requirements. The petitioner is seeking approval for the general architectural designs and exterior material packages for the single-family residences, and if the Design Commission concurs, then each individual lot will be submitted and reviewed for Administrative Approval by Staff as the plans, options, and material package for each lot are selected and finalized. The Christina Court Subdivision is pending Plan Commission review and Village Board approval, with no date scheduled as of yet.

With regards to landscaping, the site is currently heavily wooded and the petitioner is proposing to clear all of the existing trees to provide a clean slate for development. Staff has visited the site to evaluate the condition of the existing landscaping, and due to the low quality of the exiting trees as well as grading issues, Staff agrees with the petitioner's proposal to clear the site. As part of the Subdivision approval process, Staff is recommending improving the landscaping around the perimeter of the storm water detention area in the southeast corner of the site, as well as along the proposed retaining wall along the north. The petitioner has recently responded to these suggestions with an updated landscape plan.

In regards to front yard landscaping, the Design Commission should consider if landscaping in the front yards should be required as part of the Design Commission approval, or if front yard landscaping should be left up to the new homeowners. Staff recommends the petitioner provide landscaping in the front of each home in order to ensure a cohesive appearance throughout the new subdivision. Plans for the front yard landscaping could include curving landscape beds along the front elevation and adjacent to the hardscape areas, with an abundant mix of trees, shrubs, and perennials.

The proposed subdivision will be required to comply with the monotony requirements per Chapter 28, Section 28-6.4 which states that houses of the same floor plan shall be separated by two or more lots, and may not be erected directly across the street from each other.

In regards to the architectural designs, overall, Staff feels that the proposed set of plans and elevations will work well together to create a cohesive new subdivision. However, there are various concerns that need to be addressed as recommended below:

1. Brick and stone shown on the front elevations should be returned down the side elevations to a

- natural break point, or approximately 3' minimum, to be approved by Staff.
2. Windows should be added to the side garage walls, typical for all plans. At least one window shall be added for standard garages, and at least two separate windows shall be added for tandem garages.
 3. Window trim, shutters, and grilles provided on the front elevation should also be provided on the side and rear elevations to match, unless not practical as approved by Staff.
 4. The optional side bay windows are not allowed to project into the required side yard setbacks.
 5. Victoria & Morton models. Consider adding a covered portico above the rear patio door to break up the large flat rear walls.
 6. Morton F & G. Adjust the porch column spacing so that the windows are centered between the columns.
 7. Memphis H. The blank wall space above the garage doors looks odd. Explore options to break up the flat empty wall.
 8. Boulder model. The optional garage door facing the side yard should be omitted.

Mr. Hautzinger explained that a large amount of exterior color/material palettes are being proposed. The petitioner is proposing that all vinyl windows, steel garage doors, engineered wood trim, aluminum soffits, fascia, and gutters will have a white finish on all homes. The white components will be paired with 23 different exterior material packages having varied colors of engineered wood siding, clay brick, cultured stone, asphalt shingle roofing, and accents. It is difficult to assess the proposed material packages without color renderings, photos of completed projects, or actual material samples, but overall the packages appear to be nicely coordinated. The only two items of concern are the "Prairie Wheat" siding color in package #6 which looks very yellow, and the "Evergreen" siding color in package #NR01 which looks quite bold. It is recommended that these two packages be revised or omitted.

Based on Staff comments and the ten (10) recommendations listed in the Staff report, Staff recommends approval of the project.

Mr. Rykovich presented a handout of revised elevations and explained that these elevations were identical to the original application submitted; however, the height of the roof ridge has been lowered on a number of the elevations to comply with the height ordinance. Mr. Hautzinger added that Staff is seeing these revisions for the first time tonight. Acting Chair Bombick asked the petitioner to limit discussion to general information about the site, and comments in response to the concerns stated by Staff.

Mr. Rykovich referred to the revised elevations and explained that the height of the Victoria model was lowered to meet code, approximately 12-inches. The proposed exterior materials include LP siding, trim, and columns, which is a composite siding similar to cement board but without cementitious material; aluminum soffit, fascia and gutters; and vinyl windows. The last page of the revised handout shows a photo of a completed house with the proposed 'Prairie Wheat' color, which they are not opposed to eliminating from the options if necessary.

Mr. Rykovich responded to Staff comments as follows:

- #3 - Each home will include a landscape package that includes a tree and full sod in the front and rear yards.
- #4 - Brick and stone on the front elevation will be returned down the side elevations 2' instead of the suggested 3'.

- #5 - Agree with the requirement to add windows to the side garage walls, add at least one window for standard garages, and add at least 2 separate windows for tandem garages.
- #6 – Agree to wrap all windows with trim, and to match whatever front window design a homebuyer chooses on all windows for all elevations on all sides. However, adding shutters to side and rear windows can create a clustered and awkward look, especially with some windows close to corners and close together.
- #7 – They feel most buyers will choose at least one of the options offered on the rear elevation such as extended family rooms, breakfast nooks, fireplaces, and bay windows, to help break up the rear elevation.
- #8 – Agree with the requirement to adjust the porch column spacing on 'Morton F & G', so that the windows are centered between the columns.
- #9 - Agree to explore options to break up the flat empty wall above the garage doors on 'Memphis H'. An 8' garage door (in lieu of a standard 7' garage door) will take up some of the empty space above the doors.
- #10 – Agree to the requirement to omit the optional garage door facing the side yard, to be replaced with a man door if necessary.

Mr. Rykovich also stated that 3 floor plans were presented at the neighborhood meeting previously held; however, a fourth plan, the Victoria, was added in response to the monotony code.

Acting Chair Bombick asked why composite siding material was being proposed instead of a cementitious product. Mr. Rykovich replied that LP siding creates a heavier texture and cedar look to the home without having the maintenance of cedar, and is virtually maintenance free. They feel it is a better product than typical vinyl siding and will add architectural detail to the homes that they prefer in this neighborhood and price point.

PUBLIC COMMENT

Mr. James Malik, 1119 E. Olive Street, located just west of the proposed new subdivision. He asked about the retention wall that was referenced earlier; what is being retained? Mr. Rykovich replied that 2 retaining walls are being proposed; one around the detention basin to hold the stormwater before it releases off-site; the other across the top of the site, which is a grade change between this site and the adjacent site. Mr. Malik was concerned that Lot 1 was not large enough to accommodate the possibility of Olive Street being widened in the future. Acting Chair Bombick encouraged the resident to address this concern with the Engineering Department, since it was not under the purview of the Design Commission. He also pointed out that the aerial exhibit being shown tonight was not to scale. Mr. Rykovich added that Lot 1 would have a larger side yard setback from the property line, plus the right-of-way of Olive Street.

Mr. Russell Hill, 1041 E. Talbot Street, located at the end of the cul-de-sac on Talbot Street, directly west of the retention basin. He found it rather ironic to hear discussion about moving columns 1' or 2' on the homes, yet all of the existing trees on the site were being removed. He said that the entire existing wetland natural preserve, which was actually promised to them when they purchased their lot and built their home, would be ruined, and there is tremendous wildlife located there. Cutting down all the trees would destroy what was built by the builder, what was preserved by the Army Corp of Engineers for a number of years, and what is now being preserved by the Village. He was interested in further commentary on this.

Acting Chair Bombick suggested the resident obtain and provide any documentation he had regarding a

promise to preserve the existing trees. He also reiterated that the purview of the Design Commission is to review only the architectural designs for the new homes and to have a compatibility discussion of how the homes will fit in with the surrounding neighborhood. He encouraged the resident to discuss his concerns during the Plan Commission review. Mr. Hautzinger added that the petitioner has submitted a tree survey of all existing trees on the site along with a proposed landscape plan that will be reviewed as part of the Plan Commission review for approval of the Subdivision.

Mr. Andy Kinastowski, 1317 E. Olive Street, located directly across the street from the proposed retention area. His concern is with keeping the current homogenous look of the neighborhood, specifically the setbacks that currently exist for homes on the north side of Olive Street. He said that Lot 1 was too close to Olive Street, which would be a problem if and when Olive Street is widened. Mr. Hautzinger reiterated that any setback issues fall under the purview of the Plan Commission review; however, he clarified that the petitioner is proposing to comply with all R-3 zoning requirements for the new lots. The south (exterior side yard) setback on Lot 1 will be based on the average front yard setback of the existing homes on the block. It was pointed out by a resident that the 7 or 8 newer existing homes on Olive Street were all granted a variance for setback, and located closer to the road.

Mr. Kinastowski asked the petitioner to further explain the retention/retaining wall. Mr. Rykovich replied that the retention wall would be a moderate drop-off from 3-feet at the sidewalk to approximately 5-feet in the middle, with landscaping around the wall. He pointed out that the exhibit shown tonight only shows the outlot/detention area; the retaining wall is actually shown on the engineering plan to be reviewed by the Engineering Department, and shows the location and height of the proposed retaining wall. Acting Chair Bombick suggested the petitioner better delineate the lines shown on the drawings for the detention area, prior to the Plan Commission review. Mr. Hautzinger clarified that the proposed retaining wall will have an approximately 3-foot drop down into the detention area, which will be reviewed in more detail as part of the Plan Commission review. At this time, Staff's recommendation for Plan Commission review is to omit the proposed retaining wall and create a gradual slope into the detention area instead, although this recommendation has not yet been finalized. Acting Chair Bombick questioned why the new homes did not just terrace downhill at the north end of the property, and Mr. Hautzinger replied that this relates to managing storm water and the new detention area.

The public comment portion of the meeting was closed. The commissioners commented on the recommendations made in the Staff report.

Commissioner Kubow wanted to make a statement, in order to avoid this from happening in the future; that the Design Commission should clarify what they are here to do, instead of having an hour long question and answer session about Plan Commission and Engineering issues. What the petitioner provided tonight is exactly what is expected for a Design Commission review. He wanted to make it very clear so that neighbors do not waste their time, that this is strictly an architectural review tonight and not a PUD related review, which will be done by the Plan Commission. Acting Chair Bombick felt that the residents want to be heard and need to be directed to the appropriate department. It is important that the Design Commission listen to their concerns and make sure the residents understand that there is another official hearing where these issues will be dealt with.

Commissioner Kubow really liked what was being proposed by the petitioner. He felt the focus tonight should be on the recommendations and requirements from Staff, instead of going through each home individually. He felt Staff did a great job with their recommendations and requirements, which he agreed

with, and he appreciated that the petitioner already took into account some of the requirements and recommendations, which he agreed with as well. His only comment was about requirement #8 in the Staff report regarding respacing of porch columns which he felt were fine as proposed. Otherwise, he was in support of approving the project as proposed, with the recommendations made by Staff.

Commissioner Fasolo felt that Memphis, Elevation H had too many shutters and not enough wall space and appeared cluttered. He agreed with all of the recommendations and requirements in the Staff report; however, he disagreed with the requirement to continue the shutters on the side and rear elevations (#6). He especially agreed with the concern about the flat empty wall space above the garage, and he suggested lowering the roofline above the garage and increasing the height of the garage doors. He liked the color palettes being proposed, with the exception of the 'Prairie Wheat' siding color. Commissioner Kubow felt the 'Prairie Wheat' siding color was a bit much; however, he really liked the "Evergreen" siding color.

Commissioner Fitzgerald said that the existing wetlands to the west of the site is an unbelievably beautiful area, and although he could not tell from the plans being shown tonight, he hoped that Village Staff (Planning & Engineering) did not allow this area to be ruined because it really is fantastic and a hidden gem. He agreed with much of what Staff has recommended and required, and he specifically agreed with #7, to add either a covered portico above the rear patio door or a fireplace to help break up the large flat rear elevation walls. He felt the side elevations looked weak, and all the expense was being put on the front elevations. He was okay with the "Prairie Wheat" siding color as well as the "Evergreen" siding color; however, he was not in favor of the "Evergreen" siding color being used in combination with the "Hartford Green" metal roof.

Commissioner Fitzgerald reviewed the list of trees being removed, and although he understood the neighbors' concerns, he pointed out the existing trees were realistically scrub trees. However, he wanted to see more than just one tree added in the front and rear yards of each new home, and he was very concerned about taking a wooded area down to nothing. He felt that the petitioner should be required to beef up the site with big trees. He was also concerned about the perimeter landscaping; the proposed 2-1/2" caliper trees and the 6" evergreens were fairly small going in, and he felt really sad for the residents who live on the east side of Williams Way who face the site and will be staring at the back of the new homes. He reiterated that the back of the new homes were very unattractive and did not fit the neighborhood at all; therefore, something needed to change with the rear elevations or with the landscaping, otherwise the homes would look like low-end homes when driving down Williams Way. He was uncomfortable with the way the rear elevations were currently proposed and he wanted Staff to be aware of these concerns when reviewing each home individually for administrative approval.

Acting Chair Bombick agreed with Commissioner Fitzgerald's concerns about the rear elevations, which would be wide open to Williams Way, and he felt the expense of adding more details to the rear elevations would be minimal and not ruin the pricing structure being considered by the petitioner. He felt that in general, how the new homes were planned was well done and addressed all of the things he complained about earlier in the meeting. Although he did not know what was on the tree survey in the area located directly east of the existing nature preserve and detention area, he felt it was worth a close look to try to preserve something, especially at the edge of the property, 5 to 7-feet at the back of the rear yards, which would greatly improve how the new subdivision fit in its context.

Acting Chair Bombick felt the plans and elevations looked fine with proposed siding; however, when the siding changed to brick, it appeared pasted on, and he felt that more thought needed to go into how the

returns complete themselves. He felt the side elevations were pretty plain, although the trim pieces would help; however, adding details on the rear elevations that are not flat would be a much better solution. He was also not in favor of shutters on all four elevations. He liked the bold colors being proposed for the new homes, and felt that homeowners should have a choice in whatever color they liked. He also referenced the Astoria Place subdivision on Hintz Road, that had rear elevations facing Arlington Heights Road that were nice, simple and had relief.

Mr. Hautzinger explained that Staff shares the same landscape concerns expressed by the commissioners tonight, and those concerns will be made part of Staff's recommendations for the Plan Commission review, specifically, to add 30 to 40 more replacement trees to the site, and increase the caliper of the new trees. He suggested the motion include a similar recommendation, which would then go forward to the Plan Commission and reinforce the concerns expressed by Staff. He also explained that the revised packet submitted tonight was provided only to illustrate the slight height adjustment that was required on the roof pitch of some of the new homes in order to comply with code, and that the motion should focus on what was originally submitted by the petitioner.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE PROPOSED GENERAL ARCHITECTURAL DESIGNS AND MATERIAL PACKAGES FOR THE NEW SINGLE-FAMILY HOMES FOR CHRISTINA COURT TO BE LOCATED AT 1306 & 1310 E. OLIVE STREET. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 3/6/15 AND RECEIVED 3/9/15, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF THE FOLLOWING:

1. A REQUIREMENT THAT THE PETITIONER SEEK FINAL DESIGN REVIEW APPROVAL FOR EACH INDIVIDUAL HOME THROUGH THE ADMINISTRATIVE APPROVAL PROCESS.
2. A REQUIREMENT TO COMPLY WITH MONOTONY RESTRICTIONS, PER CHAPTER 28, SECTION 28-6.4.
3. A RECOMMENDATION TO PROVIDE CURVING LANDSCAPE BEDS ALONG THE FRONT ELEVATION OF EACH HOME AND ADJACENT TO THE HARDSCAPE AREAS, WITH AN ABUNDANT MIX OF TREES, SHRUBS, AND PERENNIALS.
4. A REQUIREMENT THAT BRICK AND STONE SHOWN ON THE FRONT ELEVATIONS BE RETURNED DOWN THE SIDE ELEVATIONS 2', AND SOFTENED WITH LANDSCAPING.
5. A REQUIREMENT THAT WINDOWS BE ADDED TO THE SIDE GARAGE WALLS, TYPICAL FOR ALL PLANS. AT LEAST ONE WINDOW IS ADDED FOR STANDARD GARAGES, AND AT LEAST 2 SEPARATE WINDOWS BE ADDED FOR TANDEM GARAGES.
6. A REQUIREMENT THAT WINDOW TRIM AND GRILLES PROVIDED ON THE FRONT ELEVATION ALSO BE PROVIDED ON THE SIDE AND REAR ELEVATIONS TO MATCH, AND A FINAL DECISION ABOUT SHUTTERS ON ALL SIDE AND REAR ELEVATIONS BE MADE BY STAFF.
7. A REQUIREMENT TO ADD ONE ARCHITECTURAL ELEMENT ON THE BACK OF EACH HOME TO BREAK UP THE FLAT WALL, WHETHER IT IS A PLAN OPTION, FIREPLACE, PORTICO OR BAY WINDOW, TO BE APPROVED BY STAFF.
8. MORTION F & G: A REQUIREMENT TO ADJUST THE PORCH COLUMN SPACING SO THAT THE WINDOWS ARE CENTERED BETWEEN THE COLUMNS.
9. MEMPHIS H: A RECOMMENDATION TO EXPLORE OPTIONS TO BREAK UP THE FLAT EMPTY WALL ABOVE THE GARAGE DOORS.

10. BOULDER MODEL: A REQUIREMENT TO OMIT THE OPTION GARAGE DOOR FACING THE SIDE YARD.
11. AN ACKNOWLEDGEMENT THAT THE ROOF PITCHES ON SOME OF THE HOMES WILL BE ADJUSTED TO COMPLY WITH THE HEIGHT REQUIREMENT OF CODE.
12. A STRONG RECOMMENDATION THAT MORE TREES BE ADDED ON EACH PROPERTY.
13. A STRONG RECOMMENDATION FOR LARGER AND MORE PLANT MATERIAL ON THE EAST SIDE OF THE DEVELOPMENT, AS WELL AS ON THE WEST SIDE, ALSO WITH A CONSIDERATION TO LEAVE A 5' BUFFER OF WHAT IS THERE NOW.
14. A RECOMMENDATION TO NOT PAIR THE EVERGREEN SIDING COLOR WITH THE HARTFORD GREEN METAL ROOF IN MATERIAL PACKAGE #NR07.
15. THIS REVIEW REPRESENTS DESIGN APPROVAL ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS.
16. IT IS THE PETITIONER'S RESPONSIBILITY TO SUBMIT THE APPROPRIATE PERMIT APPLICATION(S) TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH ANY WORK. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Fasolo asked if adding something on the rear elevations was a requirement, and Commissioner Fitzgerald replied that it was. With regards to #3 in the motion, Mr. Hautzinger explained that the petitioner indicated that it is their intent to provide a landscape package, which was not submitted tonight. The petitioner explained that each model of home would have a landscape package, which was not yet designed.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO AMEND THE MOTION AS FOLLOWS:

8. A REQUIREMENT THAT STAFF REVIEW THE PROPOSED LANDSCAPE PACKAGE FOR EACH MODEL OF HOME.

FASOLO, AYE; KUBOW, AYE; FITZGERALD, AYE; BOMBICK, AYE; ECKHARDT, RECUSE.
THE MOTION CARRIED.

BY
JOHN M. HENRIKSEN
576 E. NORTHWEST HIGHWAY DES PLAINES, ILLINOIS 60016
TEL. 847-795-0301 FAX. 847-795-0302
WWW.HENRIKSENSURVEY.COM
OF

COMMONLY KNOWN AS: 1310 E. OLIVE STREET
ARLINGTON HEIGHTS, IL

P.I.N. 03-20-401-016-0000

COMMONLY KNOWN AS: 1306 E. OLIVE STREET
ARLINGTON HEIGHTS, IL

P.I.N. 03-20-401-015-0000

NOTE:

1. REGARDING ITEM 3 OF TABLE "A";
ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE NATIONAL FLOOD INSURANCE PROGRAM FOR THIS AREA OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, BEING COMMUNITY NUMBER 170056, PANEL 0202, MAP NUMBER 17031C0202 "J", HAVING A MAP REVISED DATE OF AUGUST, 19, 2008, THE NATIONAL FLOOD INSURANCE PROGRAM HAS DETERMINED THAT THE AREA WITHIN THE PROPERTY HEREON DRAWN LIES WITHIN ITS UNSHADED ZONE "X", WHICH IS DEFINED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2 % ANNUAL CHANCE FLOODPLAIN.
2. REGARDING ITEM 6(b) OF TABLE "A";
 - ACCORDING TO THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS ZONING MAP DATED 2014, THE PROPERTY SHOWN HEREON IN ZONE R-3, ONE FAMILY DWELLING DISTRICT
 - PLEASE REFER TO THE VILLAGE OF ARLINGTON HEIGHTS ZONING ORDINANCE AND BUILDING CODE REGULATIONS FOR PARTICULARS. THERE IS THE NEED TO CONSULT A BUILDING OR ZONING ADMINISTRATOR FOR PARTICULAR INTERPRETATIONS. THE SURVEYOR CANNOT MAKE A CERTIFICATION ON THE BASIS OF AN INTERPRETATION.
3. UTILITY INFORMATION IS BASED UPON FIELD MEASUREMENTS AND THE BEST AVAILABLE RECORDS. FIELD DATA IS LIMITED TO THAT WHICH IS VISIBLE AND CAN BE MEASURED. THIS DOES NOT PRECLUDE THE EXISTENCE OF OTHER UNDERGROUND ITEMS. RECORD INFORMATION IS BASED UPON DATA COLLECTED FROM BOTH PUBLIC AND PRIVATE SOURCES. THE COMPLETENESS AND/OR ACCURACY OF THESE RECORDS CANNOT BE GUARANTEED, EXCEPT INsofar AS THEY CAN BE VERIFIED BY FIELD MEASUREMENT.

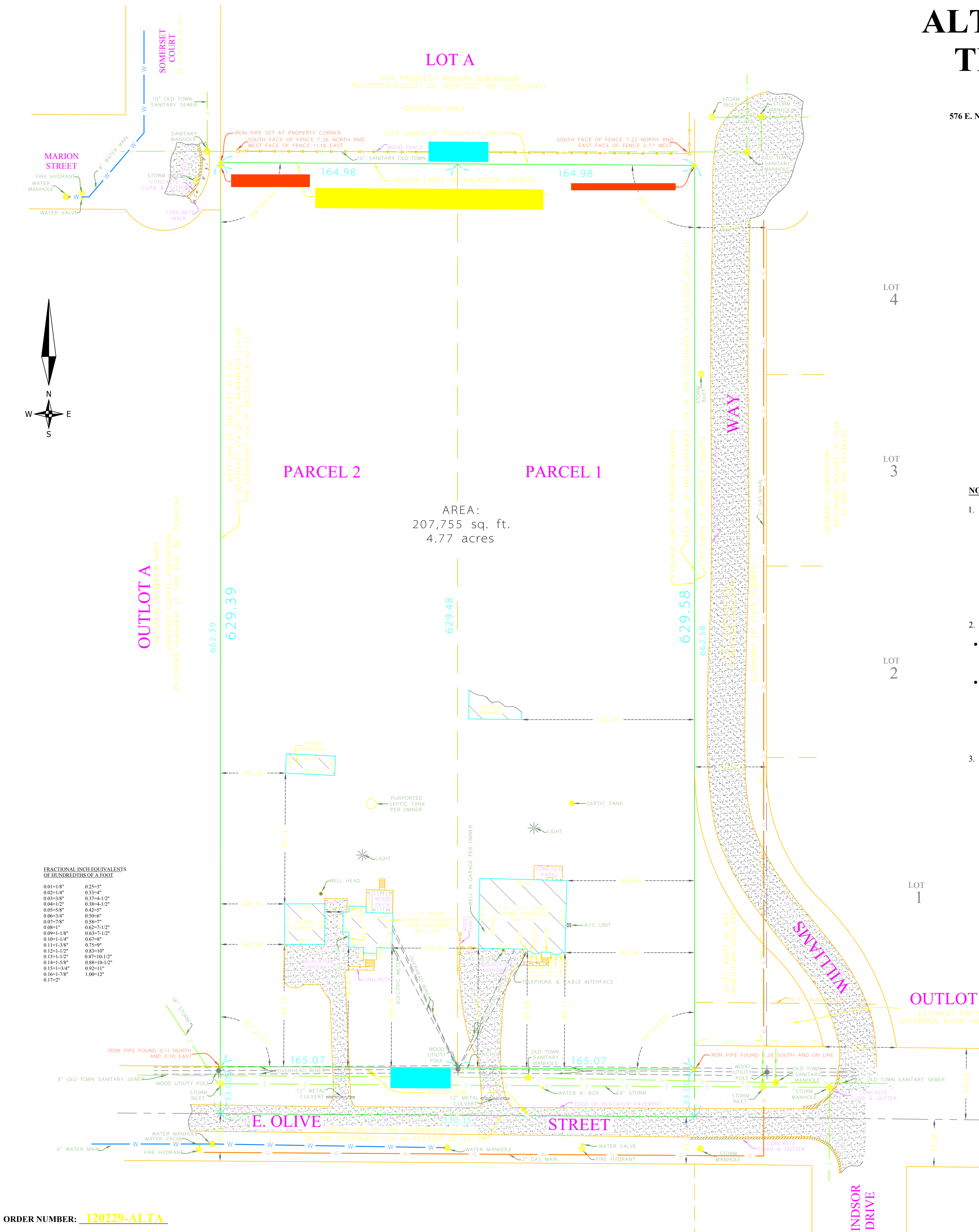
STATE OF ILLINOIS }
COUNTY OF COOK } SS

TO: K. HOVNANIAN HOMES
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 8, 11(b) OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JUNE 26, 2014

DATE OF PLAT OR MAP: JULY 9, 2014.



ORDER NUMBER: 120229-ALTA

PRELIMINARY PLAT OF SUBDIVISION FOR CHRISTINA COURT



PARCEL 1:
THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THE SOUTH 33 FEET THEREOF) OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUTY, ILLINOIS.

COMMONLY KNOWN AS: 1310 E. OLIVE STREET ARLINGTON HEIGHTS, IL

P.I.N. 03-20-401-015-0000

PARCEL 2:
THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THE SOUTH 33 FEET THEREOF) OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1306 E. OLIVE STREET ARLINGTON HEIGHTS, IL

P.I.N. 03-20-401-015-0000

AREA = 207,755 SQ. FT. / 4.769 ACRES

OWNER OF LAND PROPOSED TO BE SUBDIVIDED:
PIN: 03-20-401-016 AND 03-20-401-015-0000
COUNTRY G LLC
1303 WILLIAMSWAY
PROSPECT HEIGHTS, IL 60004

NOTES:

PUDE= PUBLIC UTILITY and DRAINAGE EASEMENT
FIP = FOUND IRON PIPE "AS SHOWN ON THE EXISTING PLAT OF SURVEY"

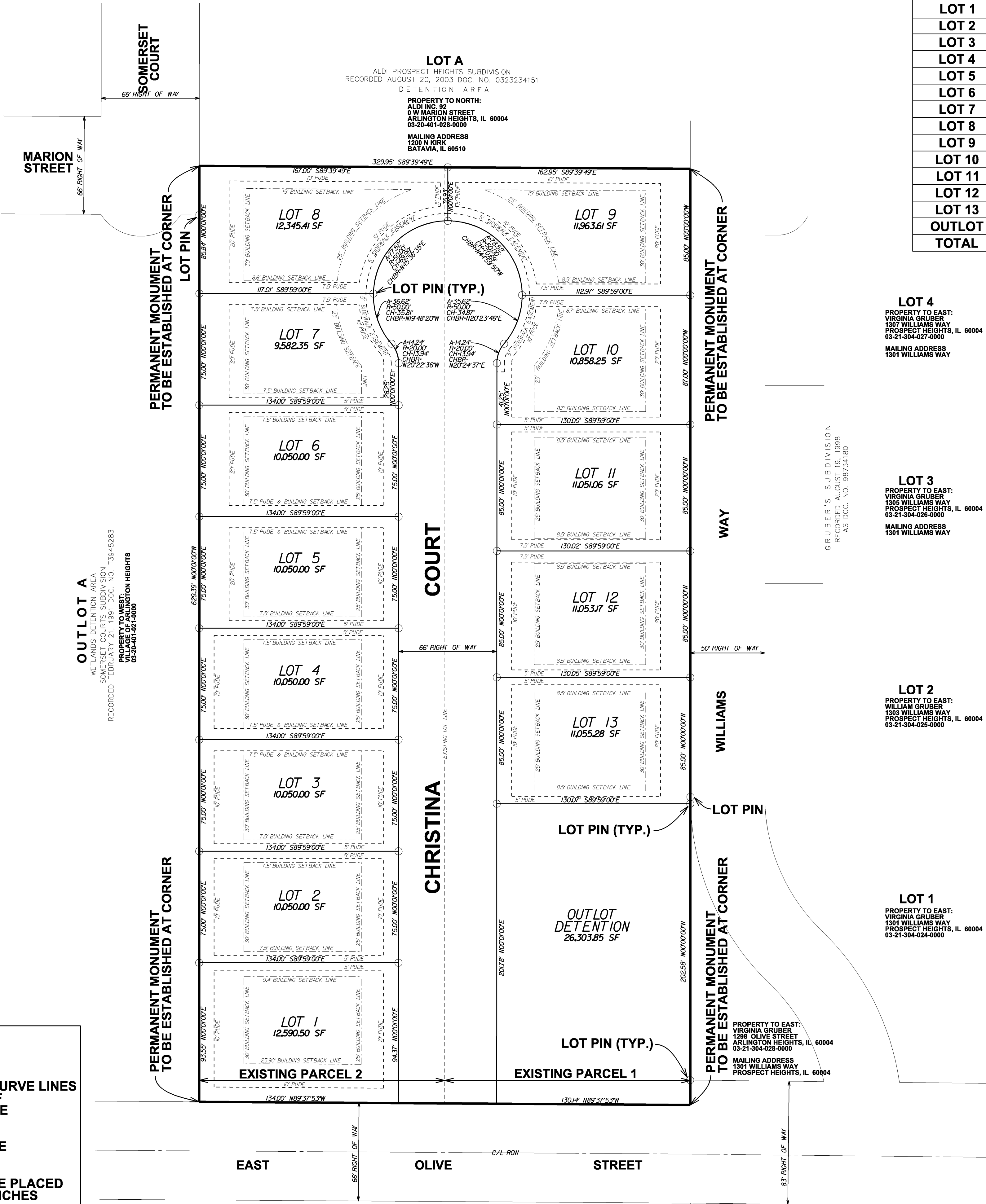
ARLINGTON HEIGHTS PROPOSED MONUMENT REQUIREMENTS:

A. PERMANENT MONUMENTS SHALL BE PLACED AT ALL CORNERS AND AT ALL POINTS TANGENT TO CURVE LINES ALONG THE BOUNDARY OF THE SUBDIVISION. PERMANENT MONUMENTS SHALL BE CONSTRUCTED OF CONCRETE, THE MINIMUM DIMENSIONS OF SHICH SHALL BE FOUR BY FOUR INCHES AT THE TOP OF THE MONUMNET AND SIX BY SIX INCHES AT THE BOTTOM; SUCH MONUMENT SHALL BE A MINIMUM OF 36 INCHES LONG WITH A COPPER DOWEL OF AT LEAST 3/8 OF AN INCH IN DIAMETER AND 2-1/2 INCHES IN LENGTH EMBEDDED IN THE TOP OF SUCH MONUMENT SO THAT THE DOWEL SHALL BE FLUSH WITH THE SURFACE OF THE MONUMENT AND PLACED IN THE CENTER OF THE MONUMENT.

B. ALL LOT CORNERS OF THE SUBDIVISION WHERE CONCRETE MONUMENTS ARE NOT REQUIRED TO BE PLACED SHALL BE MARKED BY GALVANIZED OR WROUGHT IRON PIPE OR IRON OR STEEL BARS AT LEAST 18 INCHES LONG AND NOT LESS THAN 1/2 INCH IN DIAMETER. THE TOP OF THE PIPE SHALL BE SET LEVEL WITH THE ESTABLISHED GRADE OF THE LOT.

C. FOR EACH 20 ACRES OR FRACTION THEREOF IN THE SUBDIVISION, ONE PERMANENT BENCHMARK SHALL BE ESTABLISHED AT A LOCATION DESIGNATED BY THE DIRECTOR OF ENGINEERING. THIS BECNHMARK SHALL BE CONSTRUCTED OF CONCRETE, FOUR BY FOUR INCHES AT THE TOP, SIX BY SIX INCHES AT THE BOTTOM AND 48 INCHES IN LENGTH WITH A BRASS PLATE SECURELY FASTENED TO THE SURFACE. THE BRASS PLATE SHALL BE INSCRIBED WITH THE NUMBER AND ELEVATION OF THE BENCHMARK.

D. ALL LOT CORNERS SHALL BE MONUMENTED WITH LOT PINS AS DESCRIBED IN "B" ABOVE.



LOT AREAS	
LOT 1	12,590.50 SF
LOT 2	10,050.00 SF
LOT 3	10,050.00 SF
LOT 4	10,050.00 SF
LOT 5	10,050.00 SF
LOT 6	10,050.00 SF
LOT 7	9,582.35 SF
LOT 8	12,345.41 SF
LOT 9	11,963.61 SF
LOT 10	10,858.25 SF
LOT 11	11,051.06 SF
LOT 12	11,053.17 SF
LOT 13	11,055.28 SF
OUTLOT	26,303.85 SF
TOTAL	167,053.48 SF / 3.835 AC

LOT 4
PROPERTY TO EAST:
VIRGINIA GRUBER
1307 WILLIAMS WAY
PROSPECT HEIGHTS, IL 60004
03-21-304-027-0000
MAILING ADDRESS
1301 WILLIAMS WAY

LOT 3
PROPERTY TO EAST:
VIRGINIA GRUBER
1305 WILLIAMS WAY
PROSPECT HEIGHTS, IL 60004
03-21-304-026-0000
MAILING ADDRESS
1301 WILLIAMS WAY

LOT 2
PROPERTY TO EAST:
WILLIAM GRUBER
1303 WILLIAMS WAY
PROSPECT HEIGHTS, IL 60004
03-21-304-025-0000

LOT 1
PROPERTY TO EAST:
VIRGINIA GRUBER
1301 WILLIAMS WAY
PROSPECT HEIGHTS, IL 60004
03-21-304-024-0000

GRUBER'S SUBDIVISION
RECORDED AUGUST 19, 1988
AS DOC. NO. 98734180

OUTLOT A
WETLANDS DETENTION AREA
SOMERSET COURTS SUBDIVISION
RECORDED FEBRUARY 21, 1981 DOC. NO. 13945283
PROPERTY TO EAST:
VIRGINIA GRUBER
1301 WILLIAMS WAY
PROSPECT HEIGHTS, IL 60004
03-20-401-021-0000

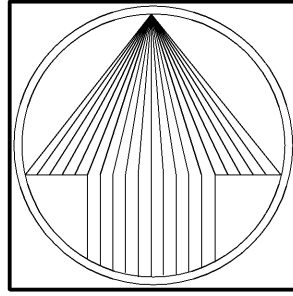
PROPERTY TO SOUTH:
GREGORY KAY
1221 E OLIVE STREET
ARLINGTON HEIGHTS, IL 60004
03-20-410-031-0000

PROPERTY TO SOUTH:
PROCHASKA AGATHA
1303 E OLIVE STREET
ARLINGTON HEIGHTS, IL 60004
03-20-410-033-0000

PROPERTY TO SOUTH:
ANNA MAY SCHROEDER
1313 E OLIVE STREET
ARLINGTON HEIGHTS, IL 60004
03-20-410-035-0000

PROPERTY TO SOUTH:
MICHAEL BASIELLO
1317 E OLIVE STREET
ARLINGTON HEIGHTS, IL 60004
03-20-410-026-0000

PROPERTY TO SOUTH:
MICHAEL BASIELLO
1240 N WINDSOR STREET
ARLINGTON HEIGHTS, IL 60004
03-21-306-048-0000



NORTH

CHRISTINA COURT

ARLINGTON HEIGHTS, ILLINOIS

PEARSON,BROWN & ASSOCIATES,INC.

CONSULTING ENGINEERS

1850 W. WINCHESTER ROAD - SUITE 205

LIBERTYVILLE, IL 60048

PHONE: (630) 387-2557

FAX: (630) 387-2557

E-MAIL ADDRESS: pba@pearsonbrown.com

DESIGNED BY: R.A.A.

DRAWN BY: A.K.Z.

CHECKED BY: A.K.Z.

ORIGINAL ISSUE: 01/30/15

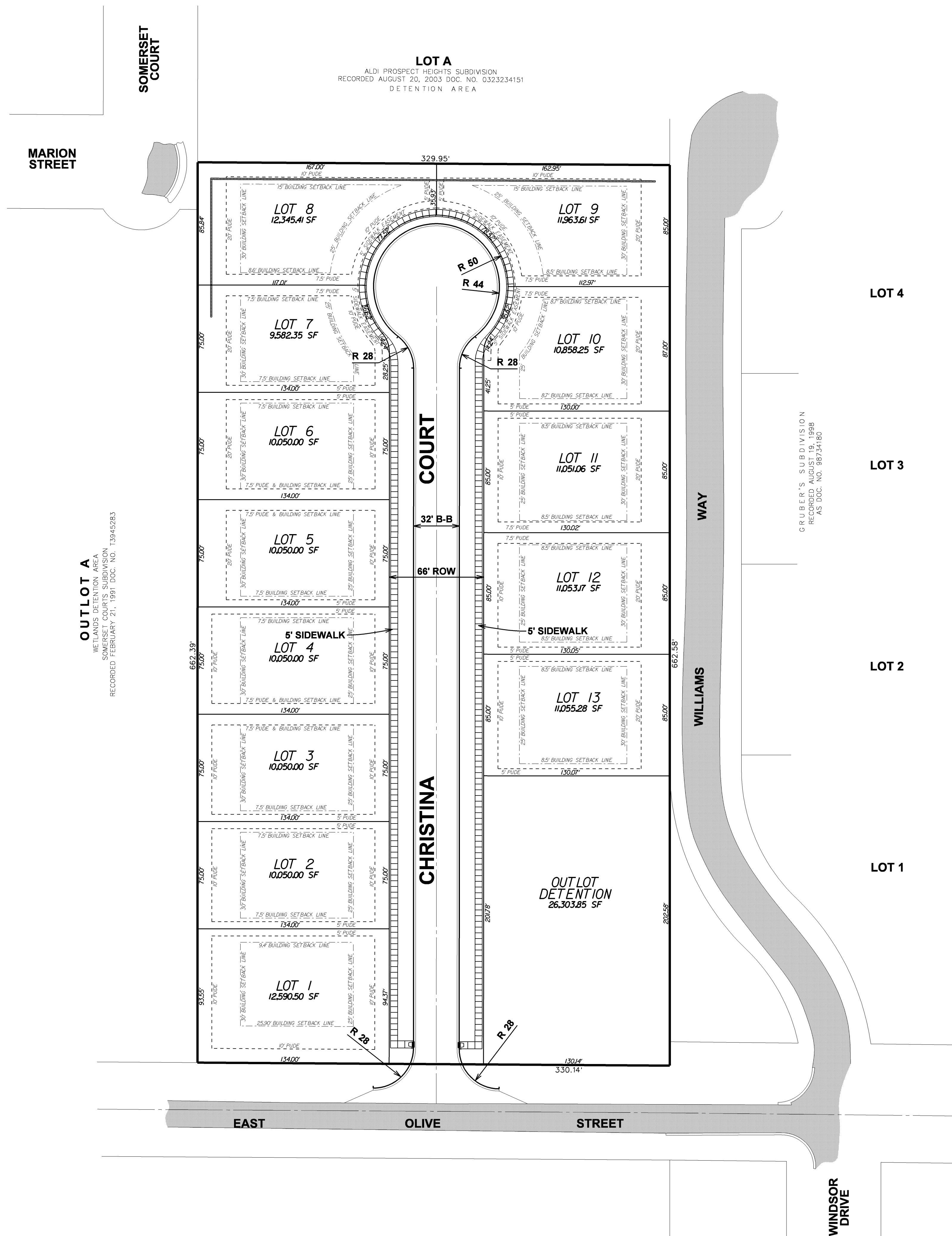
DESCRIPTION

DATE	BY	DESCRIPTION
03/12/15	AKZ	REVISED PER VILLAGE REVIEW COMMENTS
04/21/15	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

REVISIONS

PRELIMINARY PLAT

R-3 Single Family Zoning Ordinance				
Lot	Lot Size	Max Floor area [1]	Max Bldg Covrg (35%)	Max Impervious Lot Covrg (50%)
1	12,590.50	5,474.20	4,406.68	6,295.25
2	10,050.00	4,458.00	3,517.50	5,025.00
3	10,050.00	4,458.00	3,517.50	5,025.00
4	10,050.00	4,458.00	3,517.50	5,025.00
5	10,050.00	4,458.00	3,517.50	5,025.00
6	10,050.00	4,458.00	3,517.50	5,025.00
7	9,582.35	4,270.94	3,353.82	4,791.18
8	12,345.41	5,376.16	4,320.89	6,172.71
9	11,963.61	5,223.44	4,187.26	5,981.80
10	10,858.25	4,781.30	3,800.39	5,429.12
11	11,051.06	4,858.42	3,867.87	5,525.53
12	11,053.17	4,859.27	3,868.61	5,526.58
13	11,055.28	4,860.11	3,869.35	5,527.64
1. (Ord. #03-065) 5.3-3.2 - Max Floor Calculation for Single Family Lots in R3 One Family Dwelling: (b) Lots over 8,750 SF = 3938 + [(LA-8750) x 0.4]				

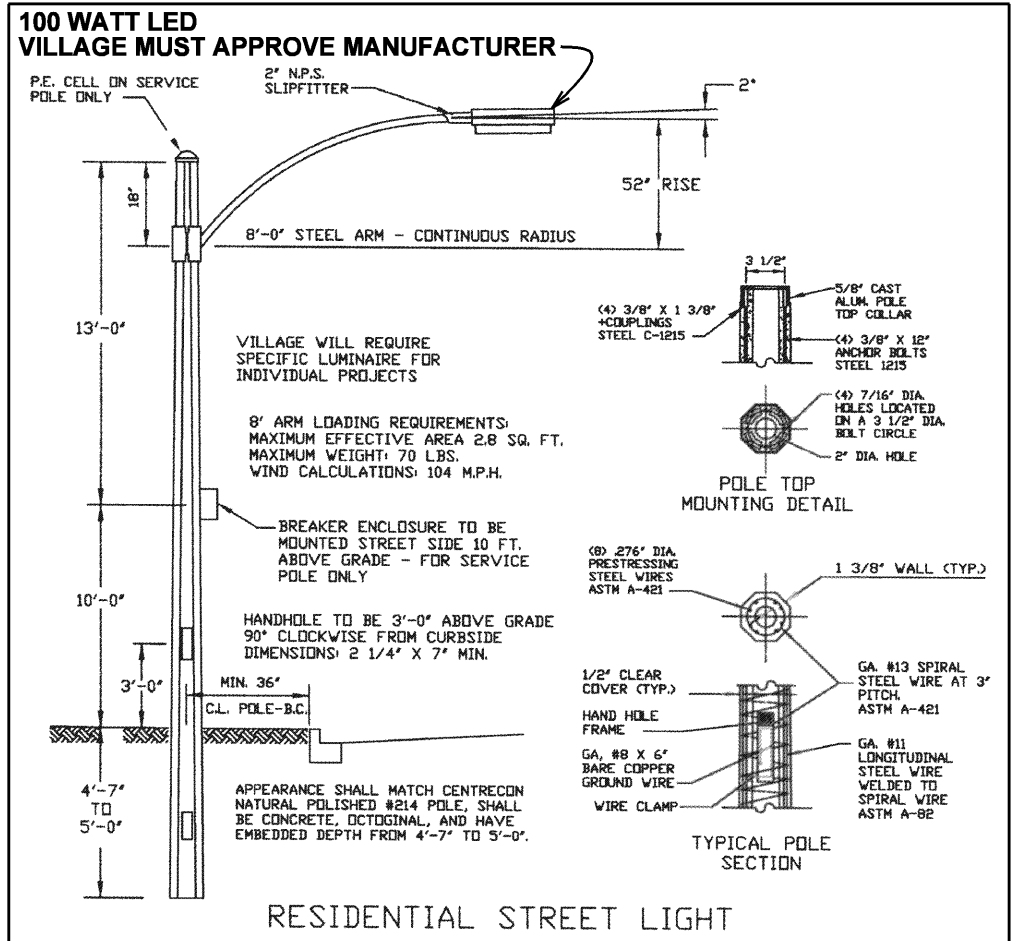


SITE PLAN		CHRISTINA COURT	
REVISIONS		PEARSON, BROWN & ASSOCIATES, INC.	
DATE BY	DESCRIPTION		
		DESIGNED BY: <u>R.A.A.</u>	
		DRAWN BY: <u>A.K.Z.</u>	
		CHECKED BY: <u>A.K.Z.</u>	
		ORIGINAL ISSUE: <u>01/30/15</u>	
SHEET NUMBER 2		ARRLINGTON HEIGHTS, ILLINOIS 1850 W. WINCHESTER ROAD - SUITE 205 LIBERTYVILLE, IL. 60048 PHONE: (847) 367-6707 FAX: (847) 367-2567 E-MAIL ADDRESS: pba@pearsonbrown.com	
OF 4 SHEETS		SCALE: 1" = 40' 	

EXISTING	PROPOSED						
		SANITARY SEWER			FORCE MAIN		
		STORM SEWER			P.V.C. STORM SEWER		
		COMBINED SEWER			WATER MAIN		
		DRAIN TILE			TRENCH BACKFILL		
		MANHOLE			CATCH BASIN		
		INLET			2' STORM MANHOLE		
		INLET MANHOLE			CLEAN-OUT		
		VALVE VAULT			VALVE BOX		
		BUFFALO BOX			FIRE HYDRANT		
		STREET LIGHT			FLARED END SECTION		
		HEADWALL			LIFT STATION		
		TRIPLE BASIN			GREASE BASIN		
		CURB & GUTTER			CURB & REVERSE GUTTER PITCH		
		DEPRESSED CURB & GUTTER					

		GUARD RAIL			FENCE			GAS MAIN
		TELEPHONE CABLE			ELECTRIC CABLE			RETAINING WALL
		UTILITY POLE			PEDESTAL			TRANSFORMER
		DECIDUOUS TREE, DIAMETER			EVERGREEN TREE, HEIGHT			SOIL BORING
		TOP OF FOUNDATION			FINISHED GRADE			SPOT ELEVATION
		TOP OF CURB ELEVATION			FLOW LINE OF GUTTER			CONTOUR
		DITCH			DRAINAGE FLOW			OVERLAND FLOW
		RIM ELEVATION			INVERT ELEVATION			WETLAND LIMIT
		WETLAND BUFFER LINE			RIDGE LINE			BASE FLOOD ELEVATION LINE
		F.E.M.A. FLOODPLAIN LINE						

STORMWATER DETENTION CALCULATIONS - ARLINGTON HEIGHTS, IL											
4-21-11											
80% LOT COVERAGE											
Site Requirements: roadway and sidewalks 50% lot coverage = total impervious =											
Site Area				4.770	Acres						
Allowable Release Rate (Area = 0.0872 cfs/ac)				0.616							
Previous: (Q <= Q50)				2.000	Acres	52.4	percent				
Impervious: (Q <= Q50)				2.270							
Weighted C Factor				0.718							
A	B	C	D	E	F	G	H	I	J		
Runoff Factor "C"	Storm Duration "D"	Storm Duration "E"	Runoff Intensity "F"	Site Area "G" (Acres)	Inflow Rate "H" (cfs)	Pebble Rate "I" (cfs)	Strong Rate "J" (cfs)				
	(minutes)	(hours)	(in/hr)	(acres)							
0.714	5	0.08	10.02	4.770	37.20	0.616	36.71				
0.714	10	0.17	10.02	4.770	34.13	0.616	33.27				
0.714	15	0.25	8.20	4.770	27.08	0.616	27.08				
0.714	20	0.33	6.50	5.60	4.770	19.08	0.616	19.08			
0.714	30	0.50	5.00	6.56	4.770	13.12	0.616	13.12			
0.714	40	0.67	3.96	2.03	4.670	9.83	0.616	9.83			
0.714	120	2.00	2.54	4.770	7.63	0.616	7.21				
0.714	180	3.00	2.00	4.770	6.25	0.616	5.83				
0.714	240	4.00	1.58	4.770	4.38	0.616	3.94				
0.714	300	5.00	1.08	4.770	3.48	0.616	3.08				
0.714	360	6.00	0.97	4.770	3.24	0.616	2.82				
0.714	420	7.00	0.92	4.770	3.12	0.616	2.72				
0.714	480	8.00	0.90	0.75	4.770	2.95	0.616	2.14			
0.714	540	9.00	0.88	0.60	4.770	2.82	0.616	2.04			
0.714	600	10.00	0.83	0.60	4.770	2.15	0.616	1.73			
0.714	660	11.00	0.80	0.56	4.770	2.01	0.616	1.59			
0.714	720	12.00	0.78	0.55	4.770	1.87	0.616	1.46			
0.714	780	13.00	0.75	0.53	4.770	1.77	0.616	1.38			
0.714	840	14.00	0.68	0.48	4.770	1.67	0.616	1.25			
0.714	900	15.00	0.66	0.46	4.770	1.57	0.616	1.15			
0.714	960	16.00	0.63	0.470	1.46	0.616	1.05				
0.714	1020	0.41	0.770	1.40	0.616	0.616	0.616				
0.714	1080	18.00	0.59	0.470	1.33	0.616	0.91				
								(A^C/E)	(F/G)		
Max. Volume =				1.456	Ac-Ft						
				53454	Cu-Ft						



The diagram illustrates a cross-section of a 66-foot Right-of-Way (R.O.W.) pavement structure. The total width is 66 feet, with 33 feet on each side of a central 32-foot 'BACK TO BACK' pavement area. The central area has a 29-foot width between 15-foot high curbs. The outer edges have a 1-foot wide shoulder, followed by a 5-foot shoulder, and an 11-foot shoulder. The pavement structure consists of a 4-inch CA-6 Stone Sub-base, a 5-inch HMA Base Course (N-30), a 2-1/4 inch HMA Binder Course (N-50), and a 2-inch HMA Surface Course (N-50). A 6-inch P.C.C. Sidewalk with 2-inch CA-8 Bedding is shown on the left, with a minimum 1/4 inch per foot slope. A gutter is located between the sidewalk and the curb. A note specifies that the thickness of the walk to be 6-inch P.C.C. at all driveway locations.

66' R.O.W.

33'

32' BACK TO BACK

33'

1'

5'

11'

15'

29'

15'

11'

5'

1'

MIN. 1/4" PER FOOT SLOPE

MIN. 1/4" PER FOOT SLOPE

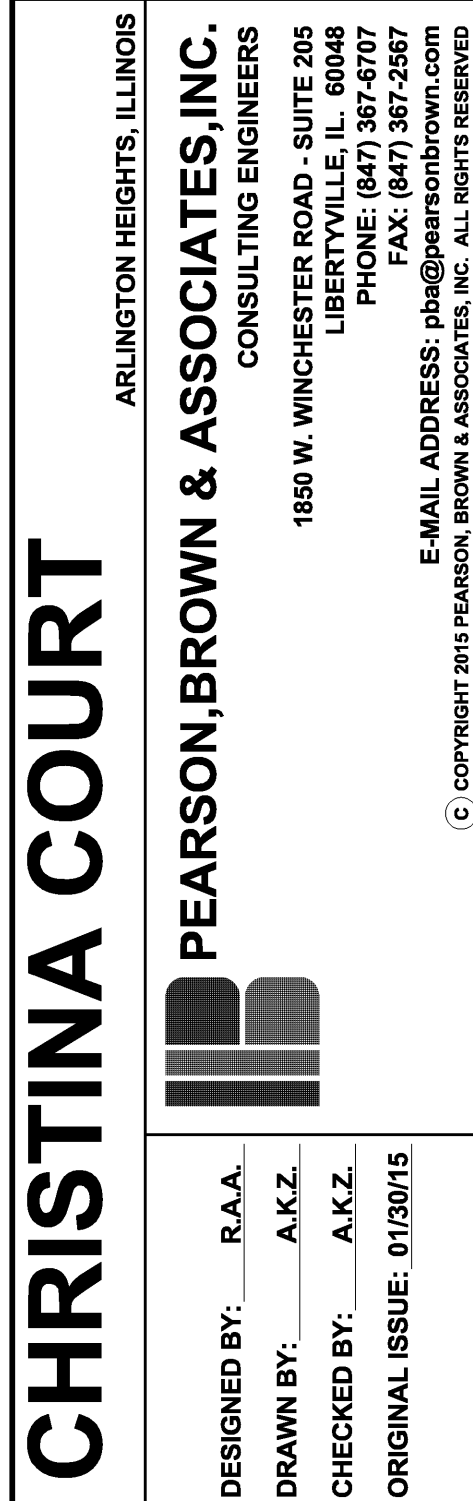
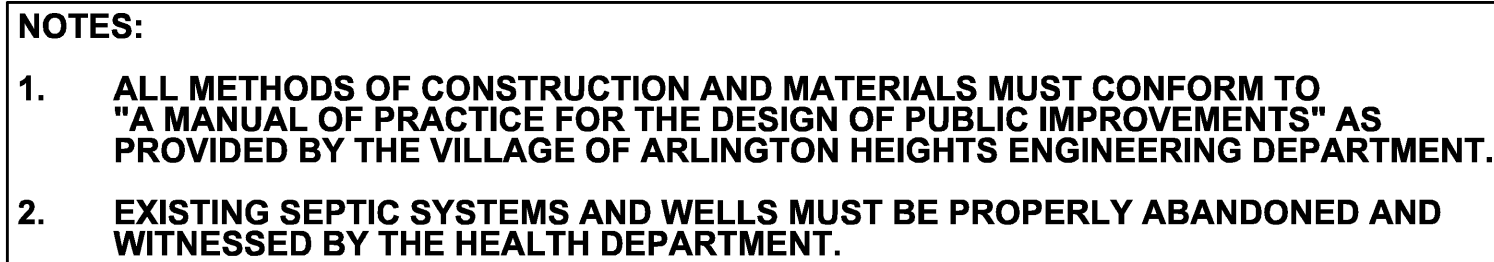
6" P.C.C. SIDEWALK
2" CA-8 BEDDING

TYPE B-6.12 CURB & GUTTER

NOTE:
THICKNESS OF WALK
TO BE 6" P.C.C. AT ALL
DRIVEWAY LOCATIONS

2" HMA SURFACE COURSE, N-50
2-1/4" HMA BINDER COURSE, N-50
5" HMA BASE COURSE, N-30
4" CA-6 STONE SUB-BASE

TYPICAL 66' R.O.W. PAVEMENT DETAIL

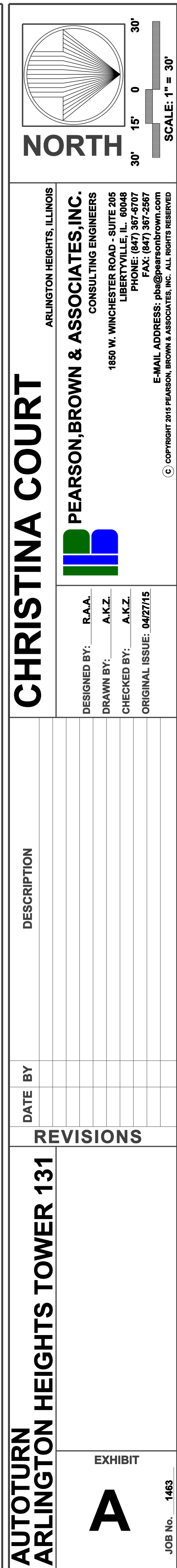
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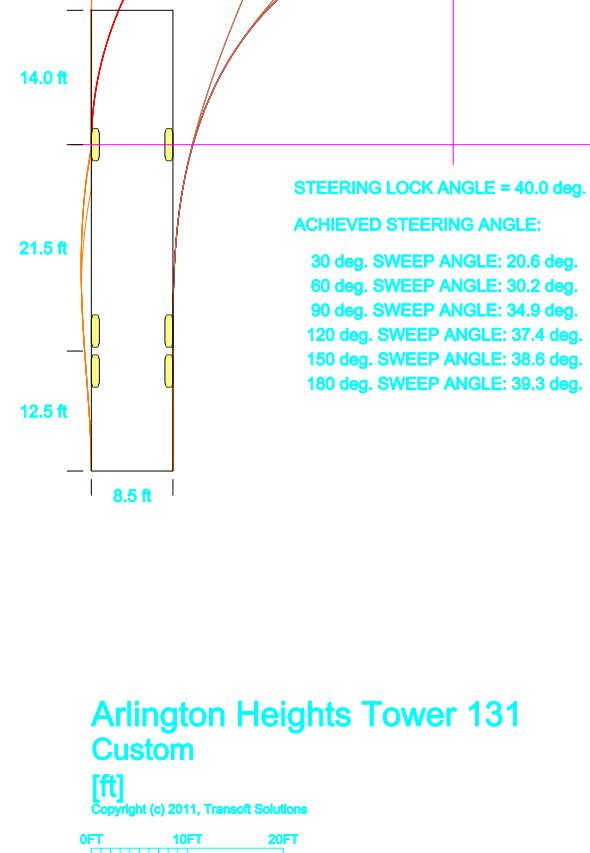
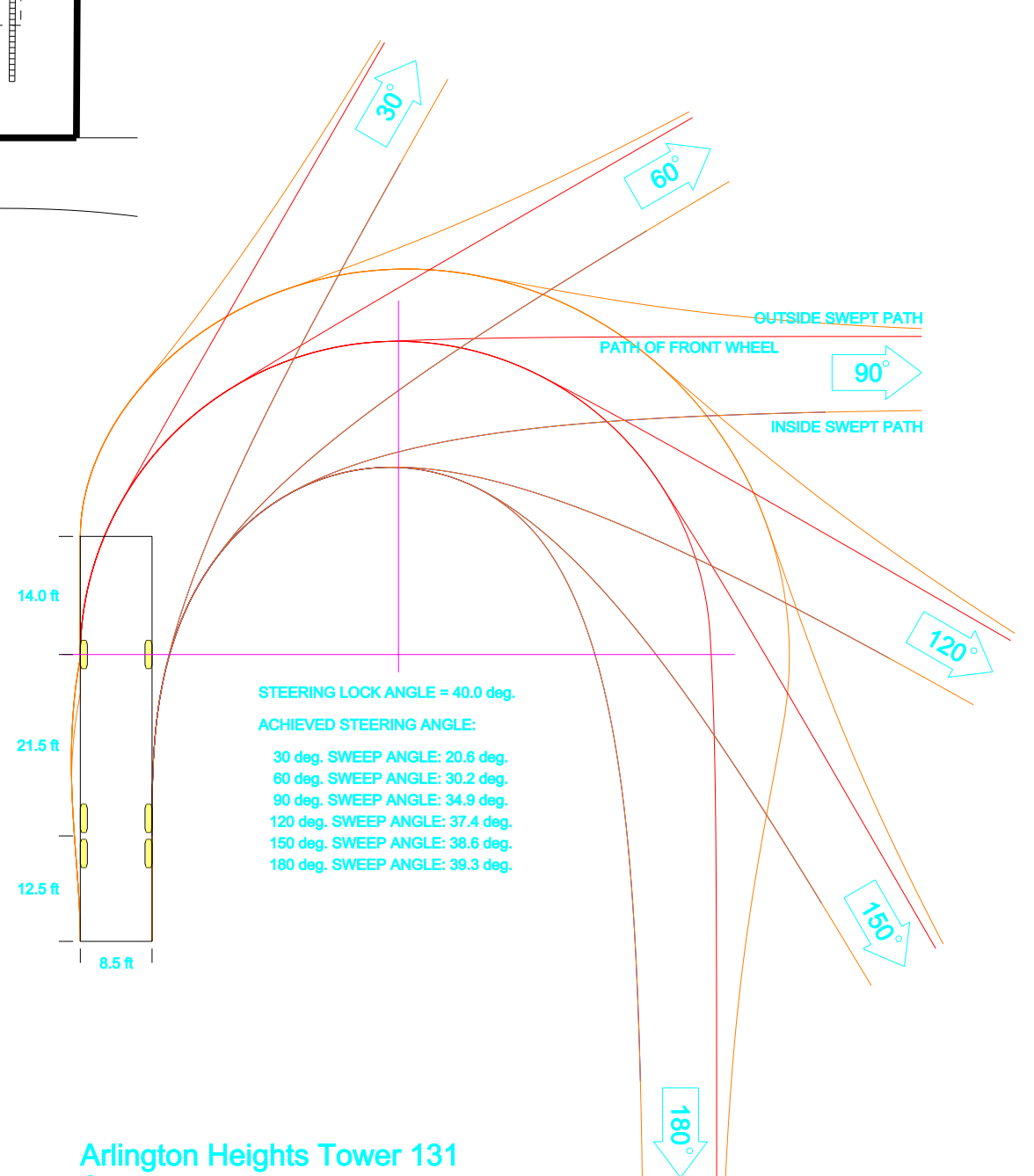
SHEET NUMBER

4

OF 4 SHEETS

JOB No. 1463





COLOR LEGEND

BROWN = VEHICLE BODY

PURPLE = VEHICLE PATH

RED = FRONT TIRES

BLUE = REAR TIRES

**SOMERSET
COURT**

LOTA
ALDI PROSPECT HEIGHTS SUBDIVISION
RECORDED AUGUST 20, 2003 DOC. NO. 03232415
DETENTION AREA

INA COURT

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS

1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL 60048
PHONE: (847) 367-4707
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E-MAIL ADDRESS: pba@pearsonbrown.com

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CHRIS-

DESIGNED BY: R.A.A.
DRAWN BY: A.K.Z.
CHECKED BY: A.K.Z.
ORIGINAL ISSUE: 04/27/15

[illegible]

REVISIONS

**AUTOTURN
ARLINGTON HEIGHTS TOWER 131**

EXHIBIT
B

JOB No. 1463

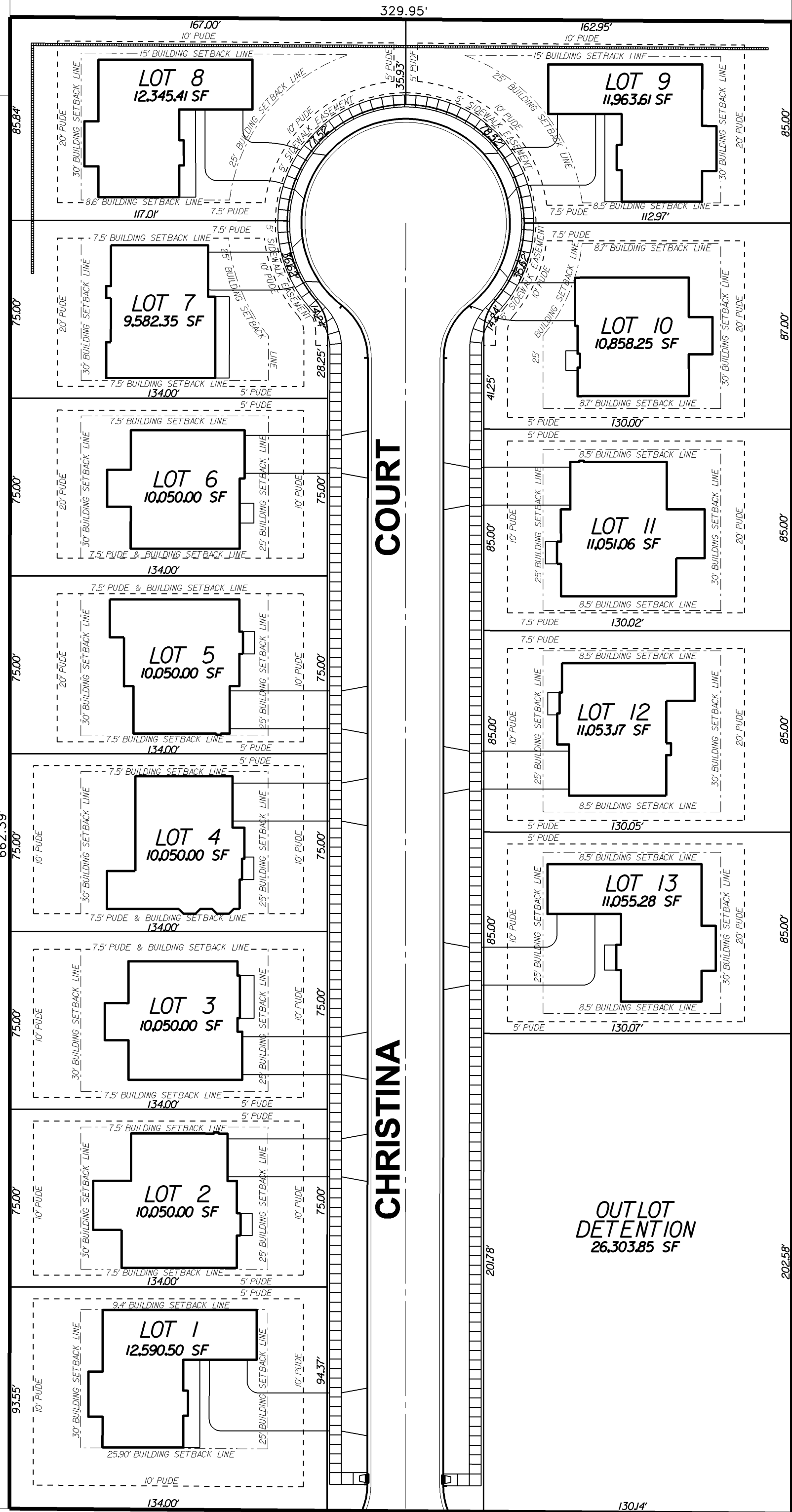
OUTLOT A

WETLANDS DETENTION AREA
SOMERSET COURTS SUBDIVISION
RECORDED FEBRUARY 21, 1991 DOC. NO. 13945283

MARION STREET

SOMERSET COURT

LOT A
ALDI PROSPECT HEIGHTS SUBDIVISION
RECORDED AUGUST 20, 2003 DOC. NO. 0323234151
DETENTION AREA



EAST OLIVE STREET

WAY

WILLIAMS

GRUBER'S SUBDIVISION
RECORDED AUGUST 19, 1988
AS DOC. NO. 98734180

WINDSOR DRIVE

LOT 1

LOT 2

LOT 3

LOT 4

FOUNDATION SITE PLAN EXHIBIT

DATE	BY	DESCRIPTION
03/12/15	AKZ	REVISED PER VILLAGE REVIEW COMMENTS
04/21/15	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

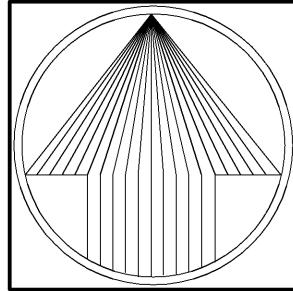
REVISIONS

SHEET NUMBER
3
OF 4 SHEETS

CHRISTINA COURT

PEARSON, BROWN & ASSOCIATES, INC.
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DESIGNED BY: R.A.A.
DRAWN BY: A.K.Z.
CHECKED BY: A.K.Z.
ORIGINAL ISSUE: 01/30/15

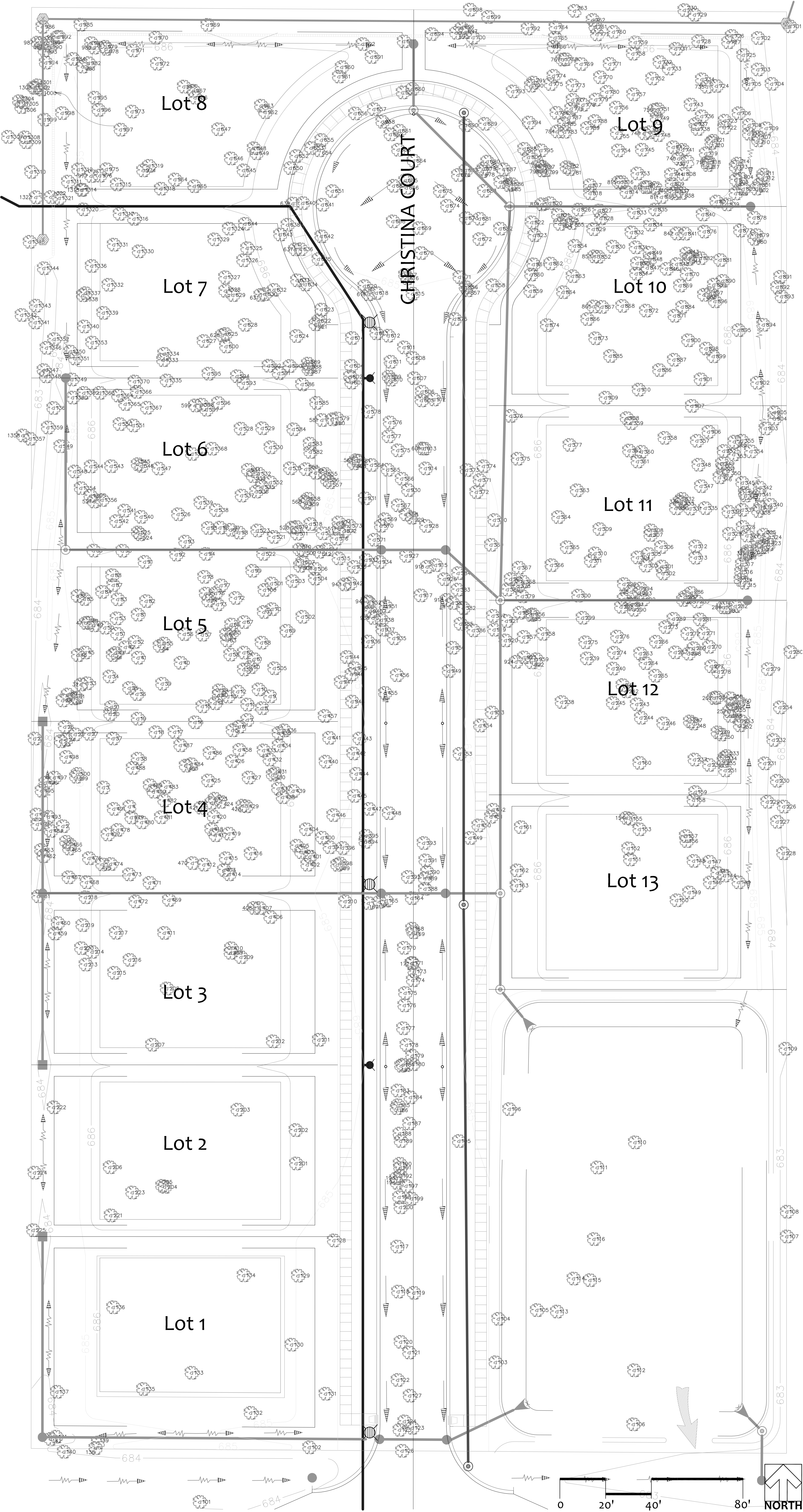


NORTH

JOB No. 1463

TREE No.	DBH In.	TYPE (COMMON NAME)	SCIENTIFIC NAME	H' ±	F ±	COMMENTS
1	6	Common Buckthorn	Rhamnus cathartica	6	6	dead
2	4	Box Elder	Acer negundo	5	5	no branching
3	10	Siberian Elm	Ulmus pumila	6	6	dead
4	4	Siberian Elm	Ulmus pumila	6	6	dead
5	5	Siberian Elm	Ulmus pumila	5	5	
6	4	Box Elder	Acer negundo	5	5	
7	5	Silver Maple	Acer saccharinum	5	5	
8	4	Silver Maple	Acer saccharinum	4	4	
9	32	Eastern Cottonwood	Populus deltoides	3	4	
10	5	Silver Maple	Acer saccharinum	5	5	
11	6	Siberian Elm	Ulmus pumila	5	5	
12	9	Sugar Maple	Acer saccharinum	4	4	
13	6	Siberian Elm	Ulmus pumila	4	5	
14	6	Silver Maple	Acer saccharinum	5	5	
15	4	Siberian Elm	Ulmus pumila	5	5	
16	7	Sugar Maple	Acer saccharum	5	5	
17	12	Slippery Elm	Ulmus pumila	4	4	
18	9	Slippery Elm	Ulmus pumila	5	5	
19	6	Box Elder	Acer negundo	4	4	
20	7	Siberian Elm	Ulmus pumila	5	5	half dead
21	4	Black Cherry	Prunus serotina	4	4	
22	6	Common Buckthorn	Rhamnus cathartica	5	5	
23	5	Common Buckthorn	Rhamnus cathartica	5	5	
24	6	Common Buckthorn	Rhamnus cathartica	5	5	
25	8	Eastern Red Cedar	Juniperus virginiana	5	5	
26	5	Common Buckthorn	Rhamnus cathartica	5	5	
27	12c	Common Buckthorn	Rhamnus cathartica	5	5	
28	12c	Common Buckthorn	Rhamnus cathartica	5	5	
29	4	Siberian Elm	Ulmus pumila	4	5	
30	4	Common Buckthorn	Rhamnus cathartica	5	5	
31	12c	Common Buckthorn	Rhamnus cathartica	5	5	
32	12	Black Cherry	Prunus serotina	3	4	
33	8	Black Cherry	Prunus serotina	3	4	
34	3	Common Buckthorn	Rhamnus cathartica	3	3	
35	8	Black Cherry	Prunus serotina	3	4	
36	6	Black Cherry	Prunus serotina	3	4	
37	4	Slippery Elm	Ulmus pumila	5	5	
38	4	Common Buckthorn	Rhamnus cathartica	5	5	
39	5	Siberian Elm	Ulmus pumila	4	4	
40	7	Siberian Elm	Ulmus pumila	4	4	
41	5	Siberian Elm	Ulmus pumila	4	5	
42	5	Downy Hawthorn	Crataegus mollis	4	5	
43	6	Downy Hawthorn	Crataegus mollis	4	5	
44	10c	Downy Hawthorn	Crataegus mollis	4	5	
45	9c	Common Buckthorn	Rhamnus cathartica	4	5	
46	8c	Downy Hawthorn	Crataegus mollis	5	5	
47	6	Eastern Red Cedar	Juniperus virginiana	5	5	
48	3	Eastern Red Cedar	Juniperus virginiana	6	6	
49	3	Common Buckthorn	Rhamnus cathartica	5	5	
50	4	Eastern Red Cedar	Juniperus virginiana	5	5	
51	5	Eastern Red Cedar	Juniperus virginiana	6	6	
52	7c	Eastern Red Cedar	Juniperus virginiana	5	5	
53	4	Siberian Elm	Ulmus pumila	4	4	
54	5	Common Buckthorn	Rhamnus cathartica	5	5	
55	6	Siberian Elm	Ulmus pumila	5	5	
56	14	Silver Maple	Acer saccharinum	4	4	
57	8	Siberian Elm	Ulmus pumila	4	4	
58	5	Siberian Elm	Ulmus pumila	5	5	
59	4	Silver Maple	Acer saccharinum	5	5	
60	7	Silver Maple	Acer saccharinum	5	5	
61	6	Silver Maple	Acer saccharinum	5	5	
62	5	Silver Maple	Acer saccharinum	5	5	
63	4	Siberian Elm	Ulmus pumila	5	5	
64	4	Silver Maple	Acer saccharinum	5	5	
65	5	Silver Maple	Acer saccharinum	5	5	
66	5	Silver Maple	Acer saccharinum	5	5	
67	5	Siberian Elm	Ulmus pumila	4	4	
68	6	Siberian Elm	Ulmus pumila	4	5	
69	6	Siberian Elm	Ulmus pumila	5	5	
70	10	Silver Maple	Acer saccharinum	3	4	
71	3	Silver Maple	Acer saccharinum	5	5	
72	5	Silver Maple	Acer saccharinum	5	5	
73	10	Siberian Elm	Ulmus pumila	5	5	
74	6	Silver Maple	Acer saccharinum	5	5	
75	3	Silver Maple	Acer saccharinum	5	5	
76	5	Siberian Elm	Ulmus pumila	5	5	
77	4	Common Buckthorn	Rhamnus cathartica	5	5	codominate
78	12	Silver Maple	Acer saccharinum	5	5	codominate
79	5	Black Cherry	Prunus serotina	4	4	assumed (no tag)
80	3	Siberian Elm	Ulmus pumila	4	4	assumed (no tag)
81	4	Common Buckthorn	Rhamnus cathartica	4	4	
82	14	Siberian Elm	Ulmus pumila	5	4	
83	12c	Common Buckthorn	Rhamnus cathartica	4	4	
84	8	Siberian Elm	Ulmus pumila	4	4	
85	6	Downy Hawthorn	Crataegus mollis	5	5	
86	4	Common Buckthorn	Rhamnus cathartica	5	5	
87	4	Common Buckthorn	Rhamnus cathartica	5	5	
88	9c	Common Buckthorn	Rhamnus cathartica	4	4	
89	10	Downy Hawthorn	Crataegus mollis	3	4	
90	3	Silver Maple	Acer saccharinum	4	5	
91	5	Downy Hawthorn	Crataegus mollis	4	4	
92	4	Box Elder	Acer negundo	5	5	
93	5	Common Buckthorn	Rhamnus cathartica	5	5	
94	5	Siberian Elm	Ulmus pumila	4	4	
95	11	Siberian Elm	Ulmus pumila	4	3	
96	5	Silver Maple	Acer saccharinum	4	4	
97	6	Silver Maple	Acer saccharinum	4	4	
98	8	Silver Maple	Acer saccharinum	4	4	
99	8	Silver Maple	Acer saccharinum	4	5	twisted
100	11	Siberian Elm	Ulmus pumila	3	4	
101	16	Siberian Elm	Ulmus pumila	4	4	
102	10	Crabapple variety	Malus in variety	4	4	wires
103	20	Silver Maple	Acer saccharinum	4	4	
104	13	Norway Spruce	Picea abies	4	4	
105	19	Silver Maple	Acer saccharinum	3	3	
106	22	White Pine	Pinus strobus	2	2	5 Replacement Trees
107	13	Silver Maple	Acer saccharinum	3	3	
108	15c	Silver Maple	Acer saccharinum	3	3	
109	10	Silver Maple	Acer saccharinum	3	3	
110	10	Colorado Spruce	Picea pungens	4	4	leaning/twisted
111	32	Silver Maple	Acer saccharinum	4	4	
112	12	Colorado Spruce	Picea pungens	2	2	4 Replacement Trees
113	16	Silver Maple	Acer saccharinum	4	4	leaning
114	6	Colorado Spruce	Picea pungens	4	5	
115	8	Colorado Spruce	Picea pungens	4	4	one sided
116	11x2	Arborvitae	Thuja occidentalis	3	4	one sided
117	14	Silver Maple	Acer saccharinum	3	4	one sided
118	17	Box Elder	Acer negundo	4	4	
119	7	Silver Maple	Acer saccharinum	4	4	
120	9	Box Elder	Acer negundo	5	5	almost dead
121	6	Common Buckthorn	Rhamnus cathartica	5	5	
122	6	Box Elder	Acer negundo	4	5	leaning
123	19	Box Elder	Acer negundo	4	4	
124	4	Common Buckthorn	Rhamnus cathartica	4	4	
125	10x2	Box Elder	Acer negundo	4	4	leaning
126	10	Box Elder	Acer negundo	4	5	leaning
127	3x3	Common Buckthorn	Rhamnus cathartica	4	4	
128	20	Norway Spruce	Picea abies	3	3	5 Replacement Trees
129	26	Norway Spruce	Picea abies	3	3	6 Replacement Trees
130	15	Norway Spruce	Picea abies	4	4	
131	13	Norway Spruce	Picea abies	5	4	
132	18	Norway Spruce	Picea abies	3	4	one sided
133	14	Colorado Spruce	Picea pungens	4	4	
134	19	Norway Spruce	Picea abies	3	3	4 Replacement Trees
135	24	White Pine	Pinus strobus	4	3	
136	22	Sugar Maple	Acer saccharum	4	4	
137	20	American Beech	Fagus grandifolia	5	4	split/holes
138	8	Common Buckthorn	Rhamnus cathartica	5	5	codominant/twisted
139	7	Box Elder	Acer negundo	5	5	
140	18c	Common Buckthorn	Rhamnus cathartica	4	4	wires
141	30	Siberian Elm	Ulmus pumila	5	5	split
142	6	Box Elder	Acer negundo	5	5	
143	9	Box Elder	Acer negundo	4	4	
144	6	Common Buckthorn	Rhamnus cathartica	5	5	
145	4	Common Buckthorn	Rhamnus cathartica	5	5	
146	3	Common Buckthorn	Rhamnus cathartica	4	4	
147	13	Siberian Elm	Ulmus pumila	5	5	
148	18	Silver Maple	Acer saccharinum	4	4	
149	4	Silver Maple	Acer saccharinum	4	4	
150	19	Box Elder	Acer negundo	4	3	
151	6	Box Elder	Acer negundo	5	5	
152	4	Common Buckthorn	Rhamnus cathartica	5	5	
153	22	Silver Maple	Acer saccharinum	4	4	
154	5	Common Buckthorn	Rhamnus cathartica	5	5	
155	5	Common Buckthorn	Rhamnus cathartica	5	5	

Note: all tree on site shall be removed.



1 of 3

CHECKED

KTK

DRAWN

KTK

PROJECT

KHH401

DATE

1/23/15

Per Review

4/30/15

Per Comments

3/13/15

REVISIONS

Christina Court, Arlington Heights, IL

K. Hovnanian Homes

TREE PRESERVATION/REMOVAL PLAN

KROGSTAD

LAND DESIGN LIMITED

LANDSCAPE ARCHITECTURE • CONSULTING

519 PEMBROOK CT. N., CRYSTAL LAKE, IL 60014

P. 815 529 1511

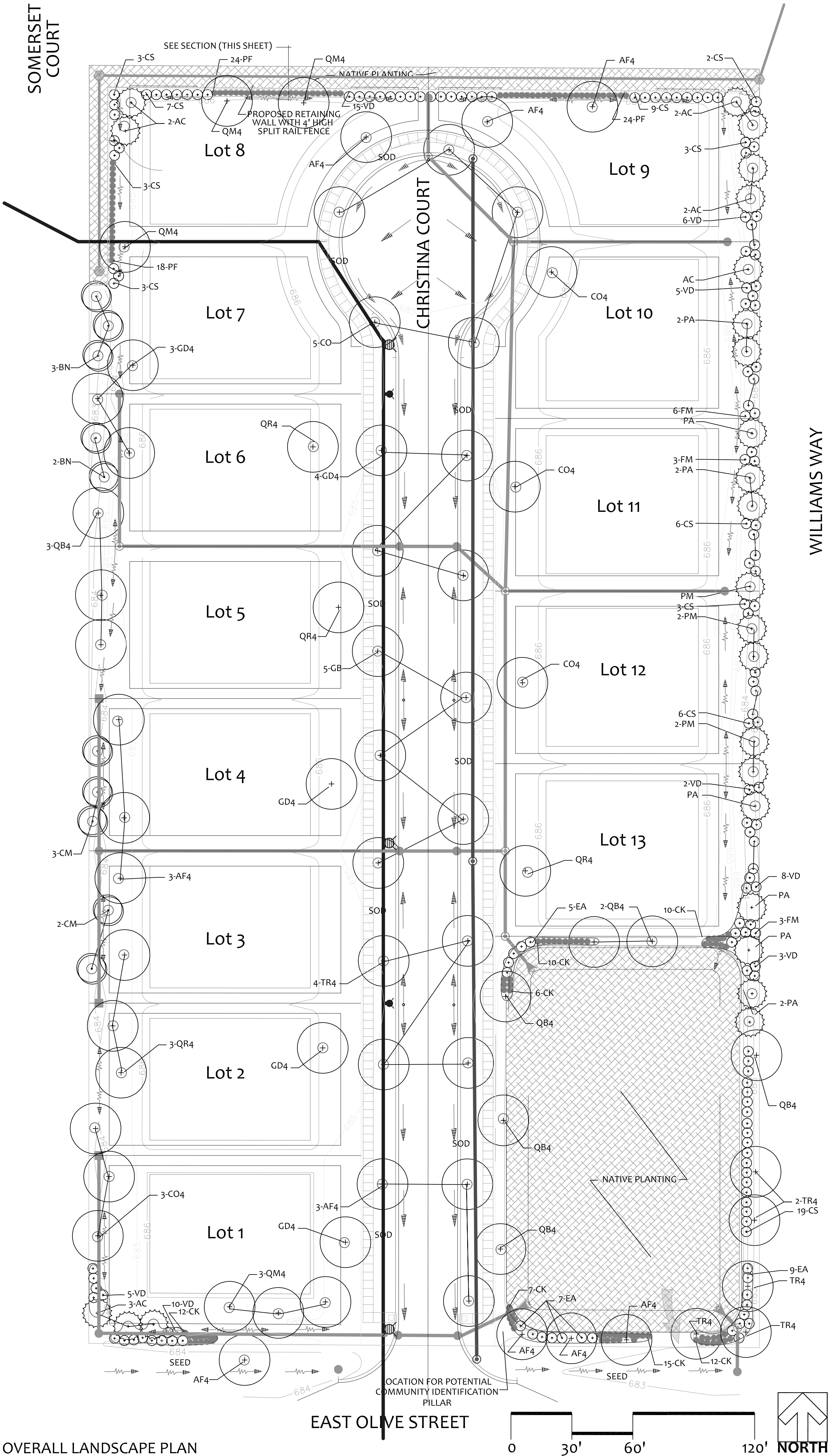
KROGSTAD@LANDDESIGNLIMITED.COM

156	7	Silver Maple	Acer saccharinum	5	5	
157	7	Silver Maple	Acer saccharinum	5	5	
158	17	Silver Maple	Acer saccharinum	4	5	
159	12	Slippery Elm	Ulmus pumila	5	5	
160	8	Box Elder	Acer negundo	5	5	
161	10	Silver Maple	Acer saccharinum	5	5	
162	15	Siberian Elm	Ulmus pumila	5	5	
163	18	Siberian Elm	Ulmus pumila	5	5	
164	9	Box Elder	Acer negundo	5	5	leaning
165	30	Silver Maple	Acer saccharinum	4	4	
166	15	Silver Maple	Acer saccharinum	5	5	
167	21	Silver Maple	Acer saccharinum	4	4	
168	13	Box Elder	Acer negundo	4	5	leaning
169	6	Box Elder	Acer negundo	4	4	
170	13	Siberian Elm	Ulmus pumila	5	5	half dead/hole
171	6	Box Elder	Acer negundo	4	4	
172	5	Box Elder	Acer negundo	5	5	
173	10	Box Elder	Acer negundo	5	5	
174	10	Box Elder	Acer negundo	5	5	lean
175	30	Silver Maple	Acer saccharinum	3	3	
176	8	Box Elder	Acer negundo	4	4	
177	5	Box Elder	Acer negundo	5	5	
178	5	Box Elder	Acer negundo	4	5	
179	16	Box Elder	Acer negundo	5	5	
180	10	Box Elder	Acer negundo	4	5	
181	8	Box Elder	Acer negundo	4	4	
182	16	Siberian Elm	Ulmus pumila	4	4	
183	15	Box Elder	Acer negundo	5	5	lean
184	6	Box Elder	Acer negundo	4	5	lean
185	10	Box Elder	Acer negundo	4	5	lean
186	4	Common Buckthorn	Rhamnus cathartica	3	3	
187	9	Box Elder	Acer negundo	4	4	
188	10	Box Elder	Acer negundo	4	4	
189	11	Box Elder	Acer negundo	4	5	
190	7	Box Elder	Acer negundo	4	4	
191	5	Box Elder	Acer negundo	5	5	
192	5	Box Elder	Acer negundo	5	5	
193	5	Common Buckthorn	Rhamnus cathartica	4	4	
194	8	Box Elder	Acer negundo	4	5	
195	38	Silver Maple	Acer saccharinum	3	3	
196	12	Silver Maple	Acer saccharinum	3	3	
197	7	Box Elder	Acer negundo	4	5	
198	8	Box Elder	Acer negundo	4	5	
199	8	Common Buckthorn	Rhamnus cathartica	5	5	
200	8	Box Elder	Acer negundo	5	5	leaning
201	27	Tuliptree	Liriodendron tulipifera	5	5	
202	38	American Elm	Ulmus americana	4	3	codominant
203	24	Box Elder	Acer negundo			
204	7	Box Elder	Acer negundo	5	5	
205	6	Common Buckthorn	Rhamnus cathartica	4	4	
206	12	Crabapple variety	Malus in variety	5	5	
207	16	Box Elder	Acer negundo	5	5	leaning
208	5	Box Elder	Acer negundo	4	4	
209	44	Siberian Elm	Ulmus pumila	4	3	
210	7	Box Elder	Acer negundo	4	4	
211	6	Crabapple variety	Malus in variety	5	5	
212	5	Crabapple variety	Malus in variety	5	5	
213	12	Box Elder	Acer negundo	5	5	
214	12	Box Elder	Acer negundo	5	5	hole
215	32	Box Elder	Acer negundo	6	6	fallen
216	38	Siberian Elm	Ulmus pumila	4	3	
217	20	Box Elder	Acer negundo	6	6	
218	12	Siberian Elm	Ulmus pumila	4	4	
219	7	Box Elder	Acer negundo	5	5	
220	4	Box Elder	Acer negundo	5	5	
221	14c	Common Buckthorn	Rhamnus cathartica	5	4	
222	14	Basswood	Tilia americana	5	5	
223	13	Siberian Elm	Ulmus pumila	5	5	
224	4	Common Buckthorn	Rhamnus cathartica	4	4	
225	12	Box Elder	Acer negundo	5	5	leaning
226	6	Box Elder	Acer negundo	4	5	
227	6	Silver Maple	Acer saccharinum	5	5	
228	5	Siberian Elm	Ulmus pumila	5	5	
229	4	Box Elder	Acer negundo	5	5	
230	5	Slippery Elm	Ulmus rubra 'Muhl'	4	4	
231	6	Box Elder	Acer negundo	4	4	
232	7x2	Silver Maple	Acer saccharinum	5	5	
233	12	Box Elder	Acer negundo	5	5	
234	6	Silver Maple	Acer saccharinum	5	5	
235	6	Silver Maple	Acer saccharinum	5	5	
236	14	Box Elder	Acer negundo	5	5	
237	6	Silver Maple	Acer saccharinum	5	5	
238	7	Box Elder	Acer negundo	5	5	
239	5	Slippery Elm	Ulmus rubra 'Muhl'	4	4	
240	3	Silver Maple	Acer saccharinum	4	4	
241	8	Siberian Elm	Ulmus pumila	5	5	
242	7	Siberian Elm	Ulmus pumila	6	6	
243	9	Siberian Elm	Ulmus pumila	4	4	
244	12	Siberian Elm	Ulmus pumila	4	5	
245	7	Siberian Elm	Ulmus pumila	4	5	
246	7	Siberian Elm	Ulmus pumila	5	5	
247	9	Siberian Elm	Ulmus pumila	5	5	
248	5	Silver Maple	Acer saccharinum	5	5	
249	9	Silver Maple	Acer saccharinum	5	5	
250	10	Silver Maple	Acer saccharinum	5	5	
251	10	Silver Maple	Acer saccharinum	5	5	
252	8	Silver Maple	Acer saccharinum	5	5	
253	8	Silver Maple	Acer saccharinum	5	5	
254	6	Box Elder	Acer negundo	4	4	
255	4	Silver Maple	Acer saccharinum	4	4	
256	6	Silver Maple	Acer saccharinum	5	5	
257	8	Silver Maple	Acer saccharinum	5	5	
258	4	Silver Maple	Acer saccharinum	5	5	
259	7	Silver Maple	Acer saccharinum	5	5	
260	13	Silver Maple	Acer saccharinum	4	4	
261	4	Silver Maple	Acer saccharinum	5	5	
262	6	Siberian Elm	Ulmus pumila	5	5	
263	12	Siberian Elm	Ulmus pumila	5	5	
264	8	Siberian Elm	Ulmus pumila	5	5	
265	15	Siberian Elm	Ulmus pumila	5	5	
266	8	Siberian Elm	Ulmus pumila	4	4	
267	3x2	Common Buckthorn	Rhamnus cathartica	4	4	
268	8	Siberian Elm	Ulmus pumila	5	5	
269	6	Siberian Elm	Ulmus pumila	5	5	
270	10	Siberian Elm	Ulmus pumila	5	5	
271	9	Siberian Elm	Ulmus pumila	5	5	
272	7	Siberian Elm	Ulmus pumila	5	5	
273	7	Siberian Elm	Ulmus pumila	5	5	
274	5	Silver Maple	Acer saccharinum	5	5	
275	4	Box Elder	Acer negundo	4	4	
276	6	Slippery Elm	Ulmus pumila	4	5	
277	15	Box Elder	Acer negundo	4	4	
278	5	Silver Maple	Acer saccharinum	5	5	
279	4	Silver Maple	Acer saccharinum	5	5	
280	4	Slippery Elm	Ulmus rubra 'Muhl'	5	5	
281	8	Siberian Elm	Ulmus pumila	4	4	
282	7	Box Elder	Acer negundo	5	5	
283	4	Siberian Elm	Ulmus pumila	5	5	
284	3	Common Buckthorn	Rhamnus cathartica	4	4	
285	7	Siberian Elm	Ulmus pumila	5	5	
286	8	Siberian Elm	Ulmus pumila	4	4	
287	4	Siberian Elm	Ulmus pumila	5	5	
288	5	Siberian Elm	Ulmus pumila	4	4	
289	5	Siberian Elm	Ulmus pumila	4	4	
290	3	Silver Maple	Acer saccharinum	4	4	
291	4	Silver Maple	Acer saccharinum	5	5	
292	6	Silver Maple	Acer saccharinum	4	4	
293	5	Silver Maple	Acer saccharinum	4	4	
294	7	Silver Maple	Acer saccharinum	4	4	
295	5	Siberian Elm	Ulmus pumila	4	4	
296	4	Siberian Elm	Ulmus pumila	4	4	
297	6	Siberian Elm	Ulmus pumila	5	5	
298	5	Siberian Elm	Ulmus pumila	4	4	
299	12c	Common Buckthorn	Rhamnus cathartica	3	3	
300	4	Siberian Elm	Ulmus pumila	4	4	
301	10	Siberian Elm	Ulmus pumila	3	3	codominant
302	4	Silver Maple	Acer saccharinum	4	4	
303	4	Siberian Elm	Ulmus pumila	4	4	
304	8	Siberian Elm	Ulmus pumila	4	4	
305	5	Siberian Elm	Ulmus pumila	4	4	
306	6	Siberian Elm	Ulmus pumila	4	4	
307	6	Siberian Elm	Ulmus pumila	5	5	
308	12	Siberian Elm	Ulmus pumila	4	4	
309	7	Siberian Elm	Ulmus pumila	3	3	
310	4	Siberian Elm	Ulmus pumila	5	5	

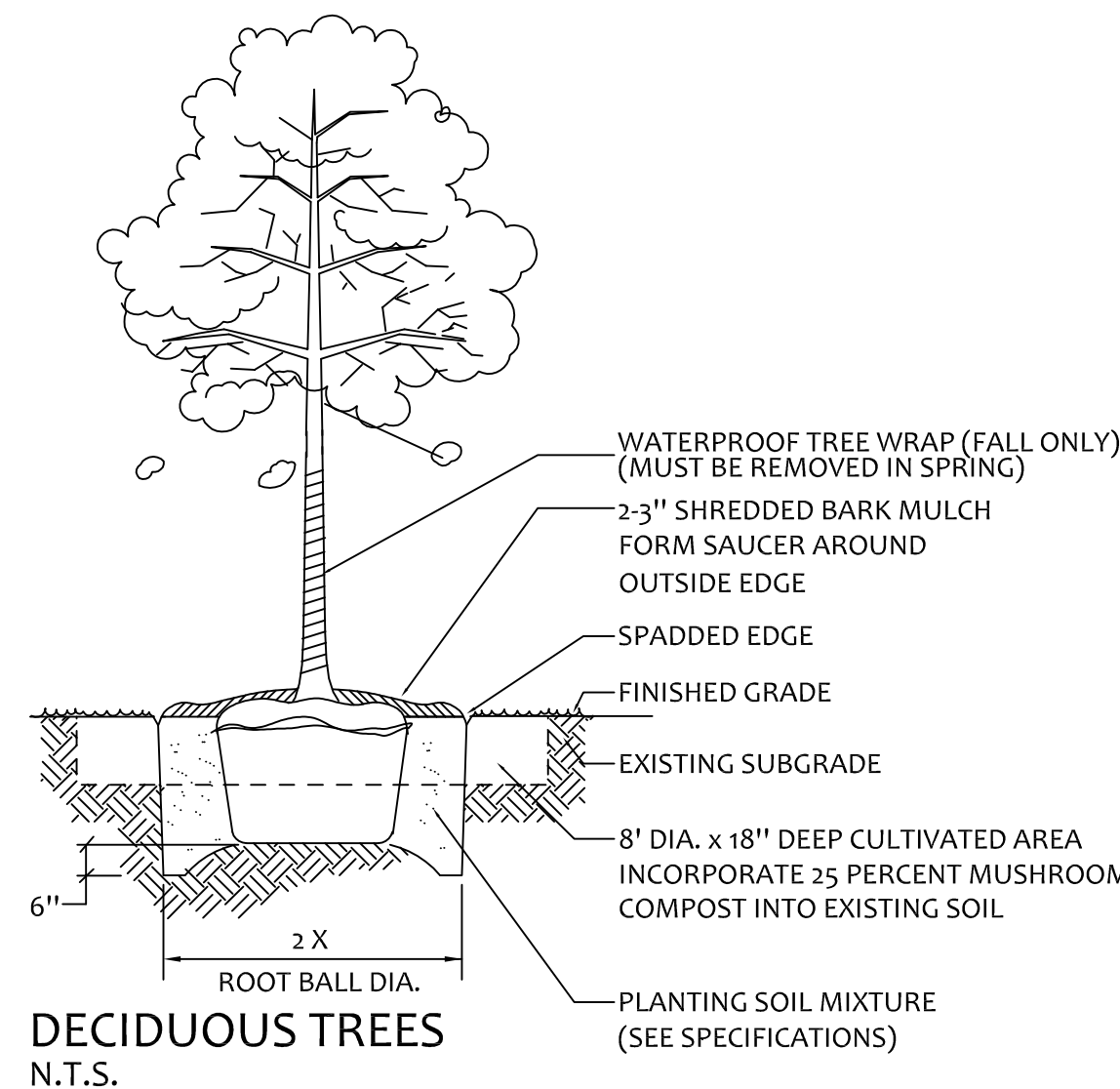
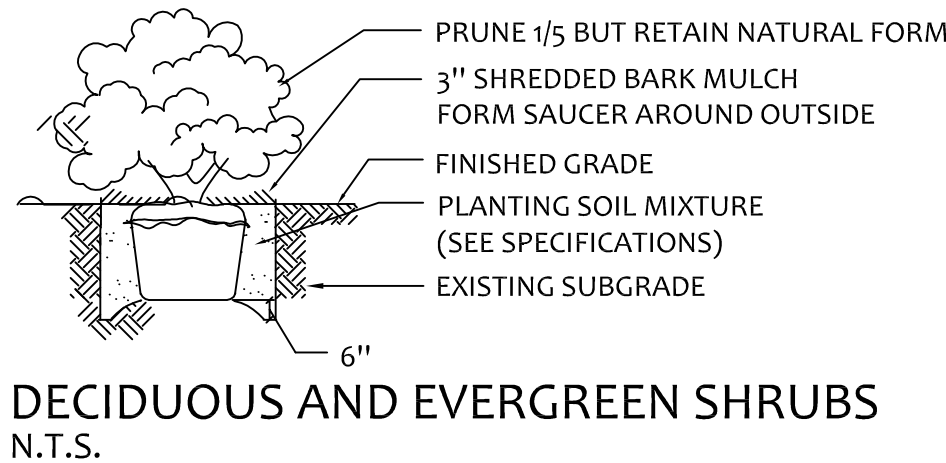
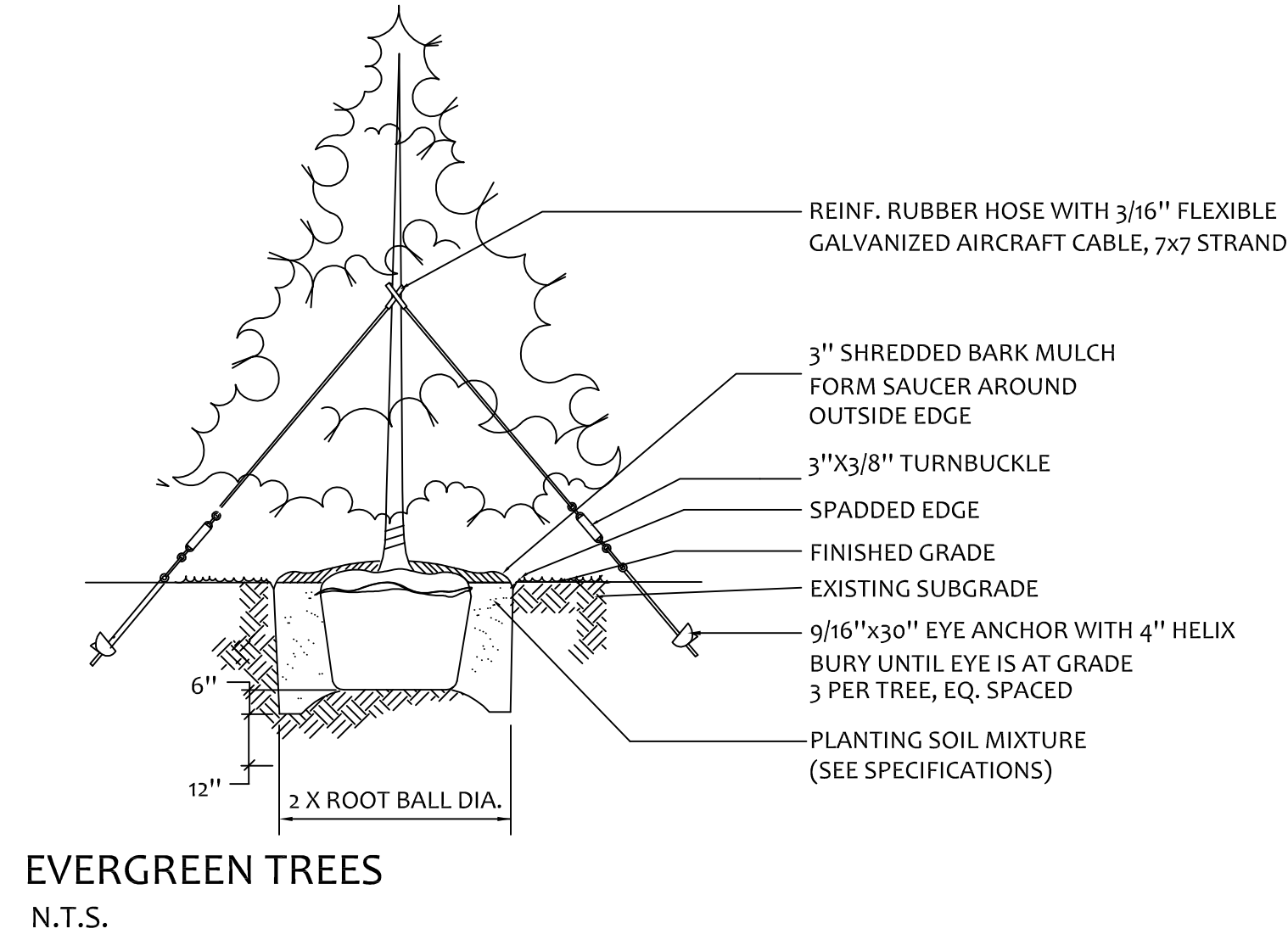
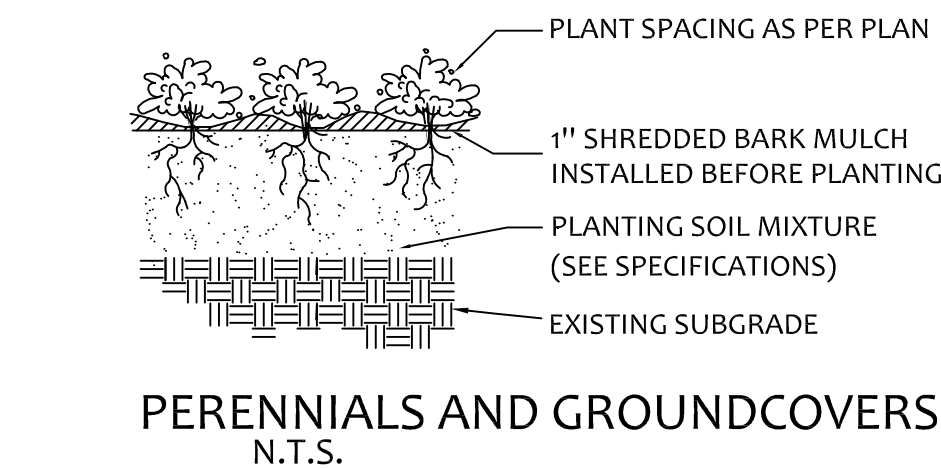
311	6	Siberian Elm	Ulmus pumila	3	3	
312	5	Green Ash	Fraxinus pennsylvanica	4	4	
313	3	Siberian Elm	Ulmus pumila	5	5	
314	7	Siberian Elm	Ulmus pumila	4	4	
315	7	Common Buckthorn	Rhamnus cathartica	5	5	
316	7	Silver Maple	Acer saccharinum	4	4	
317	7	Silver Maple	Acer saccharinum	4	4	
318	4	Box Elder	Acer negundo	5	5	
319	6	Siberian Elm	Ulmus pumila	5	5	
320	6	Siberian Elm	Ulmus pumila	5	5	
321	4	Silver Maple	Acer saccharinum	5	5	
322	6	Siberian Elm	Ulmus pumila	4	4	
323	7c	Common Buckthorn	Rhamnus cathartica	4	4	
324	5	Common Buckthorn	Rhamnus cathartica	4	4	
325	4	Common Buckthorn	Rhamnus cathartica	4	4	
326	9	Siberian Elm	Ulmus pumila	4	4	
327	6	Silver Maple	Acer saccharinum	4	4	
328	3	Siberian Elm	Ulmus pumila	5	5	
329	4	Common Buckthorn	Rhamnus cathartica	4	4	
330	6	Siberian Elm	Ulmus pumila	4	4	
331	6	Siberian Elm	Ulmus pumila	4	4	
332	16	Siberian Elm	Ulmus pumila	4	4	codominant
333	4	Siberian Elm	Ulmus pumila	5	5	
334	4	Siberian Elm	Ulmus pumila	5	5	
335	4	Green Ash	Fraxinus pennsylvanica	4	4	
336	4	Common Buckthorn	Rhamnus cathartica	4	4	
337	4	Common Buckthorn	Rhamnus cathartica	4	4	
338	5	Siberian Elm	Ulmus pumila	5	5	
339	5	Siberian Elm	Ulmus pumila	5	5	
340	5	Siberian Elm	Ulmus pumila	5	5	
341	6	Siberian Elm	Ulmus pumila	4	4	
342	7	Green Ash	Fraxinus pennsylvanica	4	4	
343	4	Siberian Elm	Ulmus pumila	4	4	
344	4	Siberian Elm	Ulmus pumila	4	4	
345	4	Silver Maple	Acer saccharinum	4	4	
346	4	Silver Maple	Acer saccharinum	4	4	
347	6x4	Silver Maple	Acer saccharinum	4	4	
348	5	Box Elder	Acer negundo	4	4	
349	6	Slippery Elm	Ulmus rubra 'Muhl'	4	4	
350	5	Silver Maple	Acer saccharinum	4	4	
351	3	Silver Maple	Acer saccharinum	4	4	
352	7	Siberian Elm	Ulmus pumila	4	4	
353	4	Siberian Elm	Ulmus pumila	4	4	
354	5	Siberian Elm	Ulmus pumila	4	4	
355	4	Siberian Elm	Ulmus pumila	5	5	
356	3	Siberian Elm	Ulmus pumila	4	4	
357	10	Siberian Elm	Ulmus pumila	3	3	
358	6x2	Green Ash	Fraxinus pennsylvanica	4	4	codominant
359	5	Siberian Elm	Ulmus pumila	4	4	codominant
360	6c	Common Buckthorn	Rhamnus cathartica	3	3	
361	4	Siberian Elm	Ulmus pumila	5	5	vine
362	5	Siberian Elm	Ulmus pumila	4	4	
363	9	Green Ash	Fraxinus pennsylvanica	4	4	
364	5	Crabapple variety	Malus in variety	4	4	codominant
365	3	Common Buckthorn	Rhamnus cathartica	4	4	
366	5	Siberian Elm	Ulmus pumila	4	4	
367	10	Siberian Elm	Ulmus pumila	4	4	
368	4	Siberian Elm	Ulmus pumila	4	4	
369	9	Siberian Elm	Ulmus pumila	4	4	
370	3	Siberian Elm	Ulmus pumila	4	4	
371	4	Siberian Elm	Ulmus pumila	4	4	
372	5	Eastern Red Cedar	Juniperus virginiana	5	5	
373	6	Siberian Elm	Ulmus pumila	4	4	
374	6	Eastern Red Cedar	Juniperus virginiana	4	4	
375	4	Siberian Elm	Ulmus pumila	4	4	
376	4	Siberian Elm	Ulmus pumila	4	4	
377	6	Siberian Elm	Ulmus pumila	3	3	
378	3	Siberian Elm	Ulmus pumila	4	4	
379	6	Common Buckthorn	Rhamnus cathartica	5	5	
380	9c	Common Buckthorn	Rhamnus cathartica	5	5	
381	4	Eastern Cottonwood	Populus deltoides	4	4	
382	8	Eastern Cottonwood	Populus deltoides	4	4	
383	26	Eastern Cottonwood	Populus deltoides	3	4	
384	4	Siberian Elm	Ulmus pumila	4	4	
385	4	Siberian Elm	Ulmus pumila	4	4	
386	4	Siberian Elm	Ulmus pumila	4	4	
387	5	Siberian Elm	Ulmus pumila	4	4	
388	6	Box Elder	Acer negundo	5	5	
389	14	Box Elder	Acer negundo	4	5	
390	9	Box Elder	Acer negundo	4	5	
391	20	Siberian Elm	Ulmus pumila	4	4	
392	5	Box Elder	Acer negundo	4	4	
393	5	Silver Maple	Acer saccharinum	6	6	dead
394	6	Slippery Elm	Ulmus rubra 'Muhl'	4	5	
395	8	Box Elder	Acer negundo	5	5	
396	8	Slippery Elm	Ulmus rubra 'Muhl'	5	5	
397	7	Box Elder	Acer negundo	5	5	
398	6	Box Elder	Acer negundo	5	5	
399	5	Box Elder	Acer negundo	5	5	
400	6	Box Elder	Acer negundo	5	5	
401	8	Box Elder	Acer negundo	5	5	
402	2	Box Elder	Acer negundo	4	5	
403	12	Box Elder	Acer negundo	5	5	
404	14	Box Elder	Acer negundo	5	5	lean
405	7	Slippery Elm	Ulmus rubra 'Muhl'	5	5	
406	10	Box Elder	Acer negundo	5	5	
407	10	Box Elder	Acer negundo	5	5	
408	8	Box Elder	Acer negundo	5	5	
409	8	Siberian Elm	Ulmus pumila	5	5	
410	7	Siberian Elm	Ulmus pumila	4	4	
411	22	Box Elder	Acer negundo	5	5	
412	13	Siberian Elm	Ulmus pumila	4	5	lean
413	7	Siberian Elm	Ulmus pumila	5	5	
414	14	Siberian Elm	Ulmus pumila	5	5	
415	5	Box Elder	Acer negundo	5	5	
416	5	Siberian Elm	Ulmus pumila	5	5	
417	5	Box Elder	Acer negundo	5	5	hole
418	4	Box Elder	Acer negundo	5	5	
419	4	Siberian Elm	Ulmus pumila	4	4	
420	6	Siberian Elm	Ulmus pumila	4	4	
421	8	Silver Maple	Acer saccharinum	5	5	
422	8	Silver Maple	Acer saccharinum	5	5	
423	5	Box Elder	Acer negundo	5	5	
424	6	Box Elder	Acer negundo	5	5	
425	6	Box Elder	Acer negundo	4	4	
426	8x3	Silver Maple	Acer saccharinum	4	4	
427	10	Silver Maple	Acer saccharinum	4	4	
428	4	Box Elder	Acer negundo	5	5	
429	12	Slippery Elm	Ulmus rubra 'Muhl'	3	3	
430	10	Box Elder	Acer negundo	5	5	
431	6	Box Elder	Acer negundo	5	5	
432	4	Siberian Elm	Ulmus pumila	4	4	
433	8	Siberian Elm	Ulmus pumila	4	5	lean
434	5	Silver Maple	Acer saccharinum	4	5	
435	9	Siberian Elm	Ulmus pumila	5	5	
436	5	Siberian Elm	Ulmus pumila	4	4	
437	7	Silver Maple	Acer saccharinum	4	5	
438	4	Silver Maple	Acer saccharinum	5	5	
439	7	Silver Maple	Acer saccharinum	5	5	cracked
440	10	Siberian Elm	Ulmus pumila	4	4	
441	7	Silver Maple	Acer saccharinum	5	5	
442	5	Box Elder	Acer negundo	5	5	
443	12	Slippery Elm	Ulmus rubra 'Muhl'	5	4	
444	6	Box Elder	Acer negundo	5	5	
445	7	Box Elder	Acer negundo	5	5	
446	5	Siberian Elm	Ulmus pumila	5	5	
447	4	Silver Maple	Acer saccharinum	5	5	
448	5	Silver Maple	Acer saccharinum	5	5	
449	7	Box Elder	Acer negundo	5	5	
450	8	Siberian Elm	Ulmus pumila	5	5	
451	4	Common Buckthorn	Rhamnus cathartica	5	5	
452	4	Common Buckthorn	Rhamnus cathartica	5	5	
453	60	Silver Maple	Acer saccharinum	5	5	
454	6	Common Buckthorn	Rhamnus cathartica	5	5	
455	8	Box Elder	Acer negundo	4	4	
456	10	Siberian Elm	Ulmus pumila	5	5	
457	5	Silver Maple	Acer saccharinum	4	4	
458	7	Box Elder	Acer negundo	5	5	
459	5	Common Buckthorn	Rhamnus cathartica	4	4	
460	4	Common Buckthorn	Rhamnus cathartica	5	5	
461	4	Common Buckthorn	Rhamnus cathartica	5	5	
462	6	Common Buckthorn	Rhamnus cathartica	4	5	
463	7	Common Buckthorn	Rhamnus cathartica	4	5	
464	9	Common Buckthorn	Rhamnus cathartica	4	4	
465	4	Box Elder	Acer negundo	4	4	

621	15	Eastern Cottonwood	Populus deltoides	4	4	
622	4	Box Elder	Acer negundo	4	4	
623	20	Eastern Cottonwood	Populus deltoides	4	4	
624	5	Siberian Elm	Ulmus pumila	5	5	
625	3	Siberian Elm	Ulmus pumila	4	5	
626	14	Eastern Cottonwood	Populus deltoides	4	4	
627	11	Eastern Cottonwood	Populus deltoides	4	4	
628	3	Common Buckthorn	Rhamnus cathartica	5	5	
629	6	Siberian Elm	Ulmus pumila	4	4	
630	16	Eastern Cottonwood	Populus deltoides	4	5	
631	3	Silver Maple	Acer saccharinum	5	5	
632	11	Eastern Cottonwood	Populus deltoides	4	4	lean
633	5	Eastern Cottonwood	Populus deltoides	4	4	
634	5	Box Elder	Acer negundo	4	4	
635	13	Eastern Cottonwood	Populus deltoides	3	4	
636	8	Eastern Cottonwood	Populus deltoides	4	4	bent
637	16	Eastern Cottonwood	Populus deltoides	4	4	
638	14	Eastern Cottonwood	Populus deltoides	4	4	
639	10	Green Ash	Fraxinus pennsylvanica	4	3	
640	10	Siberian Elm	Ulmus pumila	4	4	total codominant
641	5	Siberian Elm	Ulmus pumila	4	5	
642	9	Siberian Elm	Ulmus pumila	4	4	
643	5	Siberian Elm	Ulmus pumila	4	4	
644	6	Siberian Elm	Ulmus pumila	4	4	
645	17	Eastern Cottonwood	Populus deltoides	3	4	
646	4	Siberian Elm	Ulmus pumila	5	5	
647	6	Siberian Elm	Ulmus pumila	4	4	
648	11	Eastern Cottonwood	Populus deltoides	4	4	
649	7	Eastern Cottonwood	Populus deltoides	4	4	
650	16	Eastern Cottonwood	Populus deltoides	4	4	thin
651	3	Siberian Elm	Ulmus pumila	5	5	lean
652	3	Siberian Elm	Ulmus pumila	6	6	
653	10	Eastern Cottonwood	Populus deltoides	4	4	
654	11	Eastern Cottonwood	Populus deltoides	4	4	
655	24	Eastern Cottonwood	Populus deltoides	3	3	
656	22	Eastern Cottonwood	Populus deltoides	3	3	
657	10c	Common Buckthorn	Rhamnus cathartica	5	5	
658	6	Siberian Elm	Ulmus pumila	4	5	lean
659	17	Eastern Cottonwood	Populus deltoides	4	4	
660	5	Silver Maple	Acer saccharinum	5	5	
661	10	Green Ash	Fraxinus pennsylvanica	5	5	lean
662	4	Common Buckthorn	Rhamnus cathartica	5	5	
663	6	Siberian Elm	Ulmus pumila	5	5	
664	6	Common Buckthorn	Rhamnus cathartica	4	4	
665	6	Eastern Red Cedar	Prunus serotina	5	5	
666	4	Siberian Elm	Ulmus pumila	4	5	lean
667	8	Siberian Elm	Ulmus pumila	4	4	
668	12c	Common Buckthorn	Rhamnus cathartica	4	4	
669	6	Eastern Red Cedar	Juniperus virginiana	5	5	
670	15c	Common Buckthorn	Rhamnus cathartica	3	3	
671	4	Box Elder	Acer negundo	4	4	
672	10	Siberian Elm	Ulmus pumila	4	4	codominant
673	8	Siberian Elm	Ulmus pumila	4	3	
674	4	Siberian Elm	Ulmus pumila	5	4	
675	4	Common Buckthorn	Rhamnus cathartica	4	4	
676	4	Siberian Elm	Ulmus pumila	4	5	
677	5	Siberian Elm	Ulmus pumila	4	4	
678	5	Siberian Elm	Ulmus pumila	4	4	
679	6	Siberian Elm	Ulmus pumila	4	4	
680	4	Siberian Elm	Ulmus pumila	4	4	
681	4	Siberian Elm	Ulmus pumila	4	4	
682	8	Common Buckthorn	Rhamnus cathartica	3	3	
683	4	Siberian Elm	Ulmus pumila	4	4	
684	6	Box Elder	Acer negundo	4	4	
685	5	Siberian Elm	Ulmus pumila	5	5	
686	6	Siberian Elm	Ulmus pumila	5	5	
687	6	Box Elder	Acer negundo	4	5	contorted
688	5	Siberian Elm	Ulmus pumila	4	4	
689	6	Siberian Elm	Ulmus pumila	3	3	
690	5	Black Cherry	Prunus serotina	4	4	codominant
691	22	Silver Maple	Acer saccharinum	4	4	
692	10	Silver Maple	Acer saccharinum	5	5	
693	8	Siberian Elm	Ulmus pumila	4	4	
694	4	Silver Maple	Acer saccharinum	5	5	
695	7	Box Elder	Acer negundo	5	5	
696	5	Box Elder	Acer negundo	5	5	
697	6	Black Cherry	Prunus serotina	4	4	twisted
698	6	Silver Maple	Acer saccharinum	4	4	
699	6	Common Buckthorn	Rhamnus cathartica	5	5	
700	4	Box Elder	Acer negundo	4	4	
701	5	Box Elder	Acer negundo	3	3	
702	10	Box Elder	Acer negundo	4	4	
703	9	Siberian Elm	Ulmus pumila	3	4	
704	11	Eastern Cottonwood	Populus deltoides	3	3	
705	4	Siberian Elm	Ulmus pumila	3	3	
706	8	Siberian Elm	Ulmus pumila	4	4	
707	5	Siberian Elm	Ulmus pumila	4	4	
708	7	Siberian Elm	Ulmus pumila	4	4	
709	4	Common Buckthorn	Rhamnus cathartica	4	4	
710	4	Siberian Elm	Ulmus pumila	4	5	
711	5	Siberian Elm	Ulmus pumila	4	4	
712	6x3	Box Elder	Acer negundo	4	4	2 stems
713	4	Common Buckthorn	Rhamnus cathartica	4	4	
714	5	Siberian Elm	Ulmus pumila	5	5	
715	4	Siberian Elm	Ulmus pumila	4	4	
716	5	Siberian Elm	Ulmus pumila	4	4	
717	4	Common Buckthorn	Rhamnus cathartica	5	5	
718	3	Common Buckthorn	Rhamnus cathartica	4	5	
719	3	Siberian Elm	Ulmus pumila	4	4	
720	6	Siberian Elm	Ulmus pumila	4	4	
721	6	Siberian Elm	Ulmus pumila	4	4	
722	4	Common Buckthorn	Rhamnus cathartica	4	4	
723	4	Siberian Elm	Ulmus pumila	4	4	
724	3	Box Elder	Acer negundo	4	4	
725	3	Common Buckthorn	Rhamnus cathartica	4	4	
726	14	Eastern Cottonwood	Populus deltoides	4	4	lean
727	7	Siberian Elm	Ulmus pumila	4	4	
728	6	Siberian Elm	Ulmus pumila	4	4	
729	18	Box Elder	Acer negundo	5	5	
730	4	Siberian Elm	Ulmus pumila	4	4	
731	8	Common Buckthorn	Rhamnus cathartica	3	4	
732	4	Common Buckthorn	Rhamnus cathartica	4	4	
733	11	Siberian Elm	Ulmus pumila	4	4	
734	4	Common Buckthorn	Rhamnus cathartica	4	4	
735	4	Common Buckthorn	Rhamnus cathartica	4	4	
736	5	Siberian Elm	Ulmus pumila	4	4	
737	7	Common Buckthorn	Rhamnus cathartica	5	5	
738	4	Siberian Elm	Ulmus pumila	5	5	
739	4	Siberian Elm	Ulmus pumila	4	4	
740	4	Siberian Elm	Ulmus pumila	4	4	
741	6	Siberian Elm	Ulmus pumila	4	4	
742	8	Siberian Elm	Ulmus pumila	5	5	
743	5	Black Cherry	Prunus serotina	4	4	codominant
744	4	Siberian Elm	Ulmus pumila	4	4	
745	5	Siberian Elm	Ulmus pumila	4	4	
746	6	Siberian Elm	Ulmus pumila	4	4	
747	6	Siberian Elm	Ulmus pumila	4	4	
748	6	Siberian Elm	Ulmus pumila	4	4	
749	7	Siberian Elm	Ulmus pumila	4	4	
750	5	Siberian Elm	Ulmus pumila	4	4	
751	5	Siberian Elm	Ulmus pumila	4	4	
752	4	Common Buckthorn	Rhamnus cathartica	4	4	
753	3	Siberian Elm	Ulmus pumila	5	5	
754	7	Siberian Elm	Ulmus pumila	4	4	
755	4x5	Common Buckthorn	Rhamnus cathartica	4	4	
756	6	Siberian Elm	Ulmus pumila	5	4	cracked
757	6	Siberian Elm	Ulmus pumila	4	4	
758	12	Siberian Elm	Ulmus pumila	4	5	codominant
759	7	Siberian Elm	Ulmus pumila	5	5	
760	6	Siberian Elm	Ulmus pumila	5	5	
761	20	Eastern Cottonwood	Populus deltoides	4	4	codominant
762	4	Common Buckthorn	Rhamnus cathartica	5	5	
763	8	Siberian Elm	Ulmus pumila	5	5	
764	4	Common Buckthorn	Rhamnus cathartica	5	5	
765	9	Siberian Elm	Ulmus pumila	4	4	
766	5	Siberian Elm	Ulmus pumila	4	5	
767	5	Siberian Elm	Ulmus pumila	4	4	
768	4	Siberian Elm	Ulmus pumila	4	4	
769	10	Black Cherry	Prunus serotina	3	3	
770	6	Siberian Elm	Ulmus pumila	4	4	
771	5	Box Elder	Acer negundo	4	4	
772	5	Siberian Elm	Ulmus pumila	4	4	
773	4	Siberian Elm	Ulmus pumila	4	4	
774	7	Siberian Elm	Ulmus pumila	4	4	
775	4x3	Common Buckthorn	Rhamnus cathartica	4	4	

776	6	Common Buckthorn	Rhamnus cathartica	4	4	
777	5	Common Buckthorn	Rhamnus cathartica	4	4	
778	5	Common Buckthorn	Rhamnus cathartica	4	4	
779	5	Siberian Elm	Ulmus pumila	4	4	
780	3	Silver Maple	Acer saccharinum	4	5	
781	7	Green Ash	Fraxinus pennsylvanica	5	5	
782	6	Siberian Elm	Ulmus pumila	4	4	
783	5	Siberian Elm	Ulmus pumila	4	4	
784	4	Common Buckthorn	Rhamnus cathartica	4	5	
785	6	Siberian Elm	Ulmus pumila	4	4	
786	4	Siberian Elm	Ulmus pumila	4	4	
787	4	Siberian Elm	Ulmus pumila	4	4	
788	6	Silver Maple	Acer saccharinum	4	4	
789	4	Siberian Elm	Ulmus pumila	4	4	
790	6	Siberian Elm	Ulmus pumila	3	3	
791	4	Siberian Elm	Ulmus pumila	4	4	
792	9	Box Elder	Acer negundo	5	5	
793	5	Siberian Elm	Ulmus pumila	4	4	
794	4	Common Buckthorn	Rhamnus cathartica	4	4	
795	6	Siberian Elm	Ulmus pumila	4	4	
796	5	Siberian Elm	Ulmus pumila	4	4	
797	4	Siberian Elm	Ulmus pumila	4	4	
798	4	Siberian Elm	Ulmus pumila	5	5	
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802	4	Siberian Elm	Ulmus pumila	5	5	
803	4	Siberian Elm	Ulmus pumila	4	4	
804	4	Siberian Elm	Ulmus pumila	4	4	
805	4	Common Buckthorn	Rhamnus cathartica	4	4	
806	4	Common Buckthorn	Rhamnus cathartica	4	4	
807	5	Siberian Elm	Ulmus pumila	4	4	
808	4	Siberian Elm	Ulmus pumila	4	4	
809	4	Siberian Elm	Ulmus pumila	4	4	
810	5	Siberian Elm	Ulmus pumila	4	4	
811	5	Siberian Elm	Ulmus pumila	4	4	
812	6	Siberian Elm	Ulmus pumila	4	4	
813	6	Siberian Elm	Ulmus pumila	4	4	
814	6	Siberian Elm	Ulmus pumila	4	4	
815	6	Siberian Elm	Ulmus pumila	4	4	
816	4	Silver Maple	Acer saccharinum	4	4	
817	4	Siberian Elm	Ulmus pumila	4	4	
818	6	Silver Maple	Acer saccharinum	4	4	
819	8c	Common Buckthorn	Rhamnus cathartica	4	4	
820	4	Siberian Elm	Ulmus pumila	4	4	
821	4	Common Buckthorn	Rhamnus cathartica	4	4	
822	4	Eastern Red Cedar	Juniperus virginiana	5	5	
823	8	Siberian Elm	Ulmus pumila	4	4	
824	6	Green Ash	Fraxinus pennsylvanica	4	5 lean	
825	4	Siberian Elm	Ulmus pumila	4	4	
826	6	Green Ash	Fraxinus pennsylvanica	4	4	
827	7	Siberian Elm	Ulmus pumila	4	4	
828	10c	Common Buckthorn	Rhamnus cathartica	3	3	
829	5	Siberian Elm	Ulmus pumila	4	4	
830	5	Common Buckthorn	Rhamnus cathartica	4	4	
831	4	Common Buckthorn	Rhamnus cathartica	4	4	
832	3	Common Buckthorn	Rhamnus cathartica	4	4	
833	4	Common Buckthorn	Rhamnus cathartica	4	4	
834	4	Common Buckthorn	Rhamnus cathartica	4	4	
835	3	Box Elder	Acer negundo	4	4	
836	4	Siberian Elm	Ulmus pumila	4	4	
837	4	Siberian Elm	Ulmus pumila	4	4	
838	5	Siberian Elm	Ulmus pumila	4	4	
839	6	Siberian Elm	Ulmus pumila	4	4	
840	6	Siberian Elm	Ulmus pumila	4	4	
841	3	Common Buckthorn	Rhamnus cathartica	4	4	
842	7	Siberian Elm	Ulmus pumila	4	4	
843	6	Siberian Elm	Ulmus pumila	4	4	
844	8	Siberian Elm	Ulmus pumila	4	4	
845	6	Siberian Elm	Ulmus pumila	4	4	
846	4	Siberian Elm	Ulmus pumila	4	4	
847	5	Common Buckthorn	Rhamnus cathartica	4	4	
848	6	Siberian Elm	Ulmus pumila	4	4	
849	5	Siberian Elm	Ulmus pumila	4	4	
850	6	Common Buckthorn	Rhamnus cathartica	4	4	
851	4	Common Buckthorn	Rhamnus cathartica	4	4	
852	6	Siberian Elm	Ulmus pumila	4	4	
853	7	Siberian Elm	Ulmus pumila	4	4	
854	4	Siberian Elm	Ulmus pumila	4	4	
855	4	Box Elder	Acer negundo	5	5	
856	5	Box Elder	Acer negundo	4	4	
857	5	Siberian Elm	Ulmus pumila	4	4	
858	4	Siberian Elm	Ulmus pumila	4	4	
859	5	Box Elder	Acer negundo	4	4	
860	6	Siberian Elm	Ulmus pumila	3	3	
861	7	Box Elder	Acer negundo	4	4	
862	4	Siberian Elm	Ulmus pumila	4	4	
863	4	Siberian Elm	Ulmus pumila	4	4	
864	4	Green Ash	Fraxinus pennsylvanica	4	4	
865	5	Common Buckthorn	Rhamnus cathartica	5	5	
866	7	Siberian Elm	Ulmus pumila	4	4	
867	5	Common Buckthorn	Rhamnus cathartica	5	5	
868	4	Eastern Red Cedar	Juniperus virginiana	4	5	
869	8	Siberian Elm	Ulmus pumila	4	4	
870	7	Siberian Elm	Ulmus pumila	4	4	
871	5	Common Buckthorn	Rhamnus cathartica	4	4	
872	6c	Common Buckthorn	Rhamnus cathartica	3	3	
873	5	Eastern Red Cedar	Juniperus virginiana	4	4	
874	5	Eastern Red Cedar	Juniperus virginiana	3	3	
875	8	Box Elder	Acer negundo	4	5	
876	6	Common Buckthorn	Rhamnus cathartica	4	4	
877	8	Siberian Elm	Ulmus pumila	4	4	
878	4	Siberian Elm	Ulmus pumila	4	4	
879	4	Siberian Elm	Ulmus pumila	4	4	
880	5	Siberian Elm	Ulmus pumila	4	4	
881	4	Common Buckthorn	Rhamnus cathartica	4	4	
882	7	Siberian Elm	Ulmus pumila	3	4	
883	7	Common Buckthorn	Rhamnus cathartica	4	4	
884	3	Siberian Elm	Ulmus pumila	4	4	
885	5	Eastern Red Cedar	Juniperus virginiana	3	4	
886	4	Eastern Red Cedar	Juniperus virginiana	5	5	
887	7	Siberian Elm	Ulmus pumila	4	4	
888	6	Siberian Elm	Ulmus pumila	4	4	
889	4	Common Buckthorn	Rhamnus cathartica	4	4	
890	4	Common Buckthorn	Rhamnus cathartica	4	4	
891	9	Box Elder	Acer negundo	3	4	
892	5	Box Elder	Acer negundo	4	4	
893	4	Box Elder	Acer negundo	4	4	
894	3	Siberian Elm	Ulmus pumila	4	4	
895	4	Bradford Pear	Pyrus calleryana 'Bradford'	4	4	
896	7c	Common Buckthorn	Rhamnus cathartica	4	4	
897	4	Common Buckthorn	Rhamnus cathartica	4	4	
898	6	Siberian Elm	Ulmus pumila	4	4	
899	3	Box Elder	Acer negundo	4	4	
900	6c	Common Buckthorn	Rhamnus cathartica	4	4	
901	6	Slippery Elm	Ulmus rubra 'Muhl'	4	4	
902	3	Siberian Elm	Ulmus pumila	4	4	
903	3	Box Elder	Acer negundo	3	4	
904	3	Box Elder	Acer negundo	3	4	
905	4	Box Elder	Acer negundo	3	4	
906	4	Siberian Elm	Ulmus pumila	5	5	
907	8c	Common Buckthorn	Rhamnus cathartica	3	3	
908	7	Common Buckthorn	Rhamnus cathartica	4	4	
909	3	Eastern Red Cedar	Juniperus virginiana	4	4	
910	3c2	Common Buckthorn	Rhamnus cathartica	4	4	
911	6	Eastern Red Cedar	Juniperus virginiana	3	4	
912	5	Norway Spruce	Picea abies	4	5 2 Replacement Trees	
913	6	Box Elder	Acer negundo	5	5	
914	8	Siberian Elm	Ulmus pumila	4	4	
915	10	Box Elder	Acer negundo	5	5	
916	8	Siberian Elm	Ulmus pumila	4	4	
917	12	Siberian Elm	Ulmus pumila	4	4	
918	14	Box Elder	Acer negundo	4	4	
919	6	Box Elder	Acer negundo	5	5	
920	4	Siberian Elm	Ulmus pumila	5	5	
921	10	Box Elder	Acer negundo	5	5	
922	5	Common Buckthorn	Rhamnus cathartica	5	5 same tree as 953	
923	5	Common Buckthorn	Rhamnus cathartica	3	3	
924	4	Common Buckthorn	Rhamnus cathartica	5	5	
925	5	Siberian Elm	Ulmus pumila	4	4	
926	4	Box Elder	Acer negundo	4	4	
927	4	Silver Maple	Acer saccharinum	4	4	
928	8	Box Elder	Acer negundo	5	5	
929	7c2	Box Elder	Acer negundo	5	5	
930	5	Box Elder	Acer negundo	5	5	



OVERALL LANDSCAPE PLAN



GENERAL NOTES

- QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES, AND FOR PROVIDING SUFFICIENT MATERIALS TO COMPLETE THE JOB PER PLAN. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY VARIATION TO QUANTITIES.
- CONTRACTOR SHALL VERIFY UNDERGROUND UTILITY LOCATIONS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL AVOID ALL EXISTING UTILITIES, UNDERGROUND AND OVERHEAD WHERE APPLICABLE, AND IS RESPONSIBLE FOR ANY DAMAGE. IF ANY CONFLICTS SHOULD EXIST BETWEEN UTILITIES AND PROPOSED MATERIAL LOCATIONS, FIELD ADJUSTMENTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND SHALL REPORT TO LANDSCAPE ARCHITECT ANY VARIANCE OR CONDITION WHICH WOULD PREVENT ADHERENCE TO SCHEDULE, PLANS OR SPECIFICATIONS.
- WORK SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, STATE OF ILLINOIS HORTICULTURAL STANDARDS, AND LOCAL MUNICIPAL REQUIREMENTS.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT LANDSCAPE MATERIAL ON SITE WHETHER STOCK PILED OR INSTALLED IN PLACE.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT ALL PLANTED MATERIAL EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS OF VARIETY, SIZE AND QUALITY.
- ALL PLANTS SHALL BE INSTALLED PER THE LANDSCAPE PLAN AND SPECIFICATIONS. PLANTINGS NOT FOUND TO BE IN COMPLIANCE SHALL BE REPLANTED CORRECTLY AT NO ADDITIONAL EXPENSE TO THE OWNER.
- FINE GRADE, FERTILIZE AND SOD/SEED ALL DISTURBED AREAS WITHIN THE CONSTRUCTION LIMITS AS SHOWN. ALL AREAS SHALL DRAIN COMPLETELY AND SHALL NOT POND OR PUDDLE.
- WHERE PLANTING BEDS MEET TURF AREAS, THE CONTRACTOR SHALL PROVIDE A CULTIVATED EDGE. MULCH ALL SHRUB BEDS TO THE LINE SHOWN.
- FOR TREES PLANTED IN TURF AREAS, PROVIDE 5'-0" dia. MULCH RING AT 2-3" THICK WITH A CULTIVATED EDGE.
- CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THIS WORK AND COMPLY WITH ALL CODES APPLICABLE TO THIS WORK.
- ENSURE ALL TREES ARE 25 FEET FROM LIGHT POLES, 4 FEET FROM DRIVES, 8 FEET FROM HYDRANTS AND 5 FEET FROM MANHOLES.
- MATERIAL QUALITY AND MEASUREMENT SHOULD CONFORM TO THE MOST RECENT EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK, ANSIZ60 BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL SHADE/OVERSTORY TREES SHALL HAVE A 'CENTRAL LEADER'.
- THE LANDSCAPE ARCHITECT/DESIGNER SHALL INSPECT AND APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION. ANY MATERIAL INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN IN ACCORDANCE WITH THE PLAN DESIGN AND MATERIALS QUANTITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING UNDERGROUND UTILITIES, SIDEWALKS, AND OTHER PREVIOUSLY CONSTRUCTED SITE IMPROVEMENTS.
- FIELD ADJUSTMENTS TO THE PLANTING OF PARKWAY TREES SHALL PROVIDE FOR A MINIMUM OF 10' SEPARATION FROM THE TRUNK OF ANY TREE TO SANITARY MANHOLES LOCATED WITHIN THE PARKWAY.

PLANT MATERIAL KEY					
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
Replacement Trees - 69 Trees Total					
AF4	13	Acer x freemanii	Autumn Blaze Maple	4"	Central Leader
CO4	6	Celtis occidentalis	Common Hackberry	4"	Central Leader
GD4	10	Gymnocladus dioicus	Kentucky Coffee Tree	4"	Central Leader
QB4	9	Quercus bicolor	Swamp White Oak	4"	Spring Dig
QM4	6	Quercus macrocarpa	Bur Oak	4"	Spring Dig
QR4	6	Quercus rubra	Red Oak	4"	Spring Dig
TR4	9	Tilia euchlora 'Redmond'	Redmond Linden	4"	Central Leader
Deciduous Trees					
CO	5	Celtis occidentalis	Common Hackberry	2 1/2"	Central Leader
GB	5	Ginkgo biloba	Ginkgo	2 1/2"	Central Leader (Male)
Evergreen Trees					
AC	10	Abies concolor	White Fir	10'	
PA	10	Picea abies	Norway Spruce	10'	
PM	5	Pseudotsuga menziesii	Douglas Fir	10'	
Ornamental Trees					
BN	5	Betula nigra	River Birch	10'	Spring Dig
CM	5	Cornus mas	Corneliancherry Dogwood	10'	
Deciduous Shrubs					
CS	64	Cornus sericea	Red-Twig Dogwood	30"	
EA	21	Euonymus alatus 'Compacta'	Compact Burning Bush	30"	
FM	15	Forsythia 'Meadowlark'	Meadowlark Forsythia	30"	
VD	54	Viburnum dentatum	Arrowwood Viburnum	30"	
Ornamental Grasses					
CK	72	Calamagrostis 'Karl Foerster'	Karl Foerster Reed Grass	1 Gal.	36" O.C.
PF	66	Pennisetum alopecuroides	Fountain Grass	1 Gal.	36" O.C.

Miscellaneous Materials*

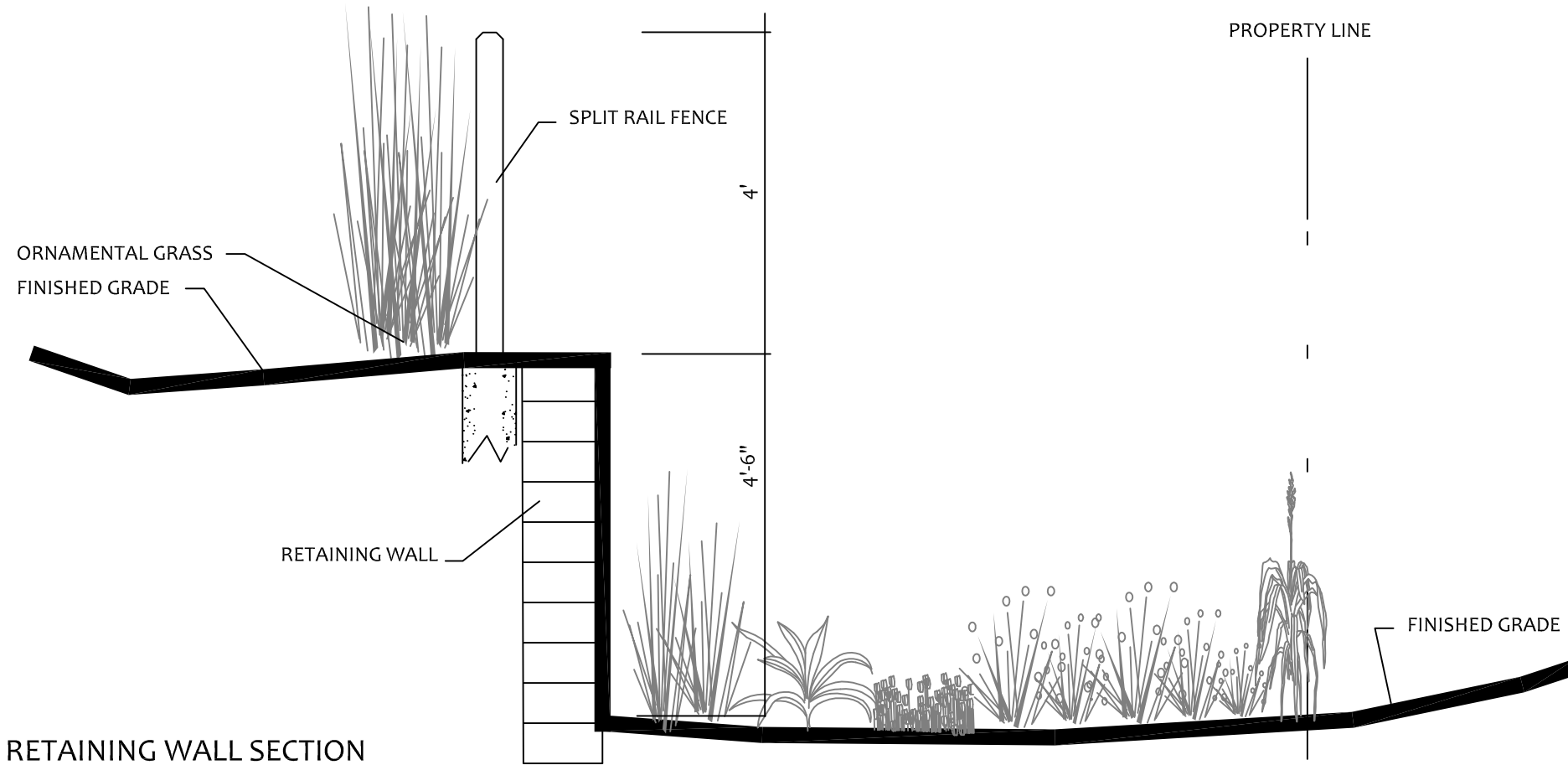
Shredded Hardwood Mulch

Parkway Sod

Olive Street Parkway and Detention Seed

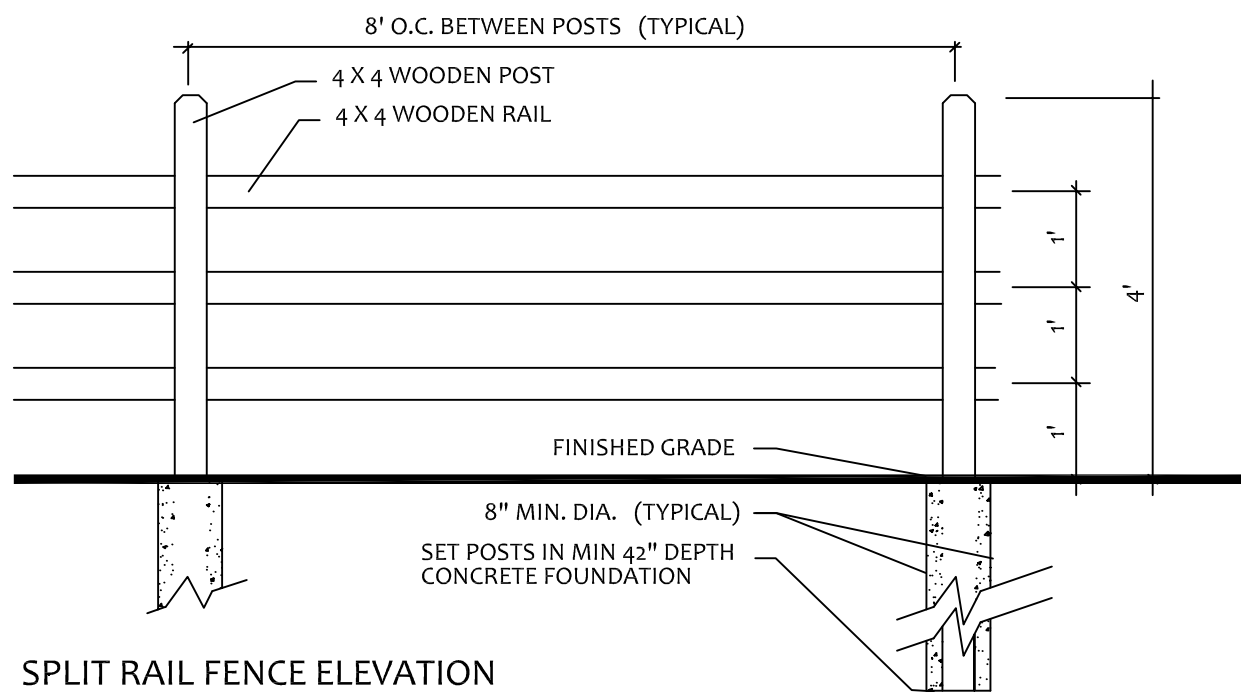
Native planting (Seed Mix to be determined at time of Final Plans)

* Quantities to be determined at time of Final Construction Plans.



RETAINING WALL SECTION

SCALE: 1/2" = 1'-0"



SPLIT RAIL FENCE ELEVATION

SCALE: 1/2" = 1'-0"

REVISIONS		DATE	PER REVIEW	PER COMMENTS
1	1 of 1	1/23/15	4/30/15	5/13/15
SHEET NO.		PROJECT	DRAWN	CHECKED
		KHH401	KTK	KTK

Christina Court, Arlington Heights, IL
K. Hovnanian Homes
PRELIMINARY LANDSCAPE PLAN

KROGSTAD
LAND DESIGN LIMITED
LANDSCAPE ARCHITECTURE • CONSULTING
519 PEARBROOK CT., N. CRYSTAL LAKE, IL 60014
P. 815-539-1511
KROGSTAD@LANDDESIGNLIMITED.COM

Arlington Heights

Exhibit E

Christina Court lot range is 9,374 - 12,288

YELLOW = Lots smaller than Christina Ct

BLUE = Lots similar to Christina Ct

GREEN = Lots bigger than Christina Ct

YELLOW	%	BLUE	%	GREEN	%	TOTAL
57	40%	75	52%	11	8%	143

Prospect Heights

Exhibit G – Double Frontage Lots

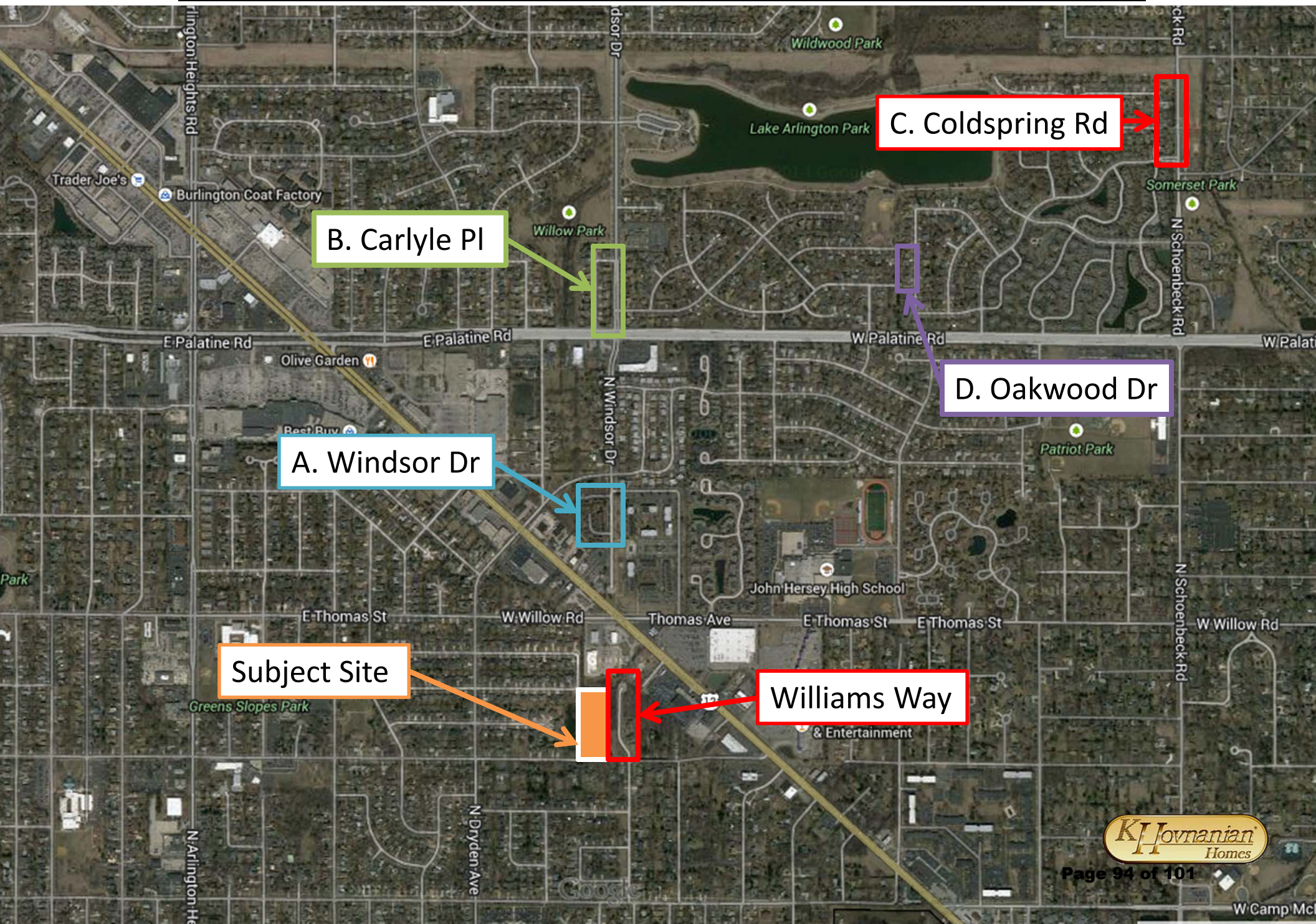


EXHIBIT G - EXAMPLE A

Double Frontage Lots

N Wilshire Ave

N Windsor Dr



EXHIBIT G - EXAMPLE B

Double Frontage Lots

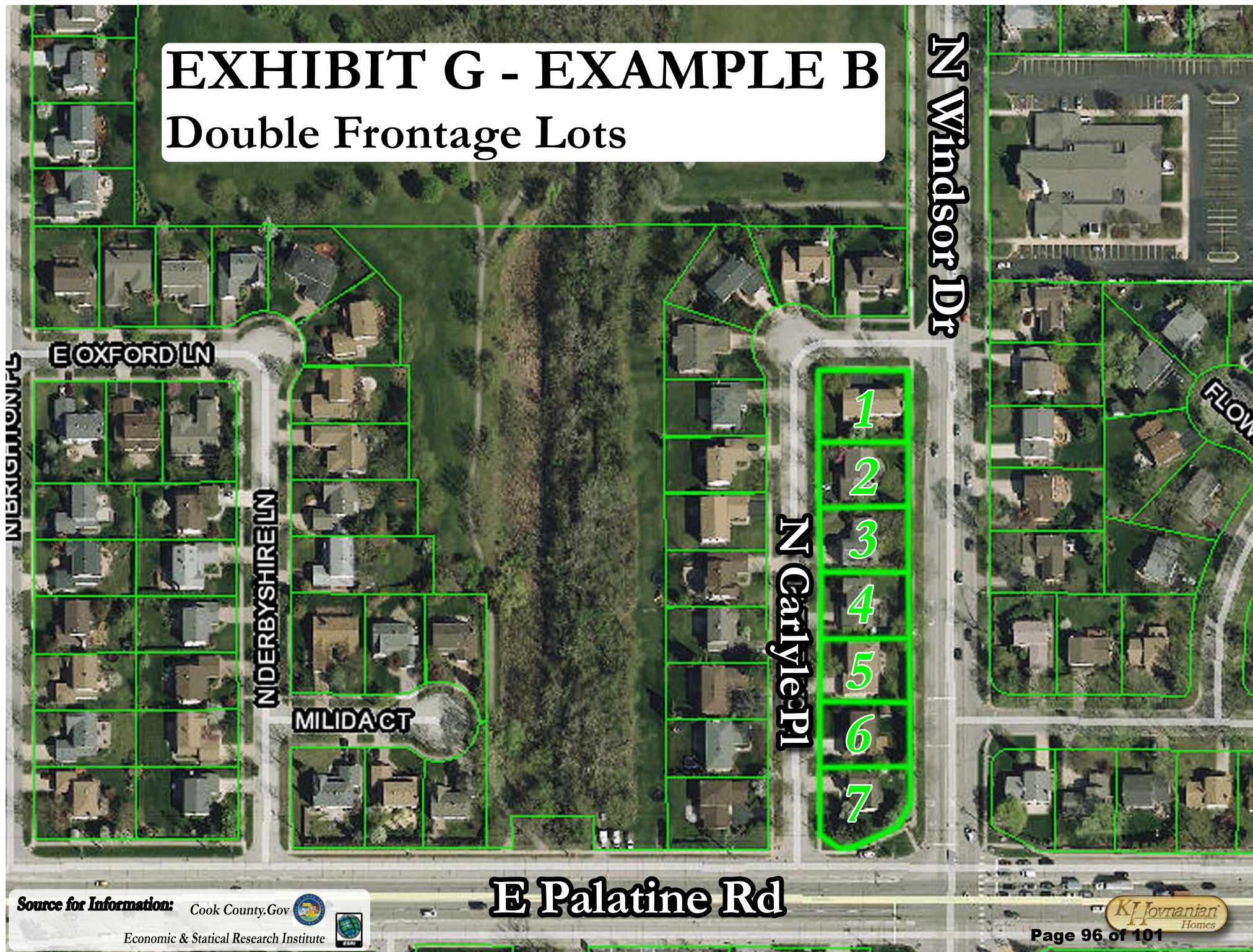


EXHIBIT G - EXAMPLE C

Double Frontage Lots

Woodbury Dr

Country Lake Rd

Coldspring Rd

N Schoenbeck Rd

WILDWOOD DR W

WILDWOOD DR W

1

2

3

4

5

6

7

8



EXHIBIT G - EXAMPLE D

Double Frontage Lots

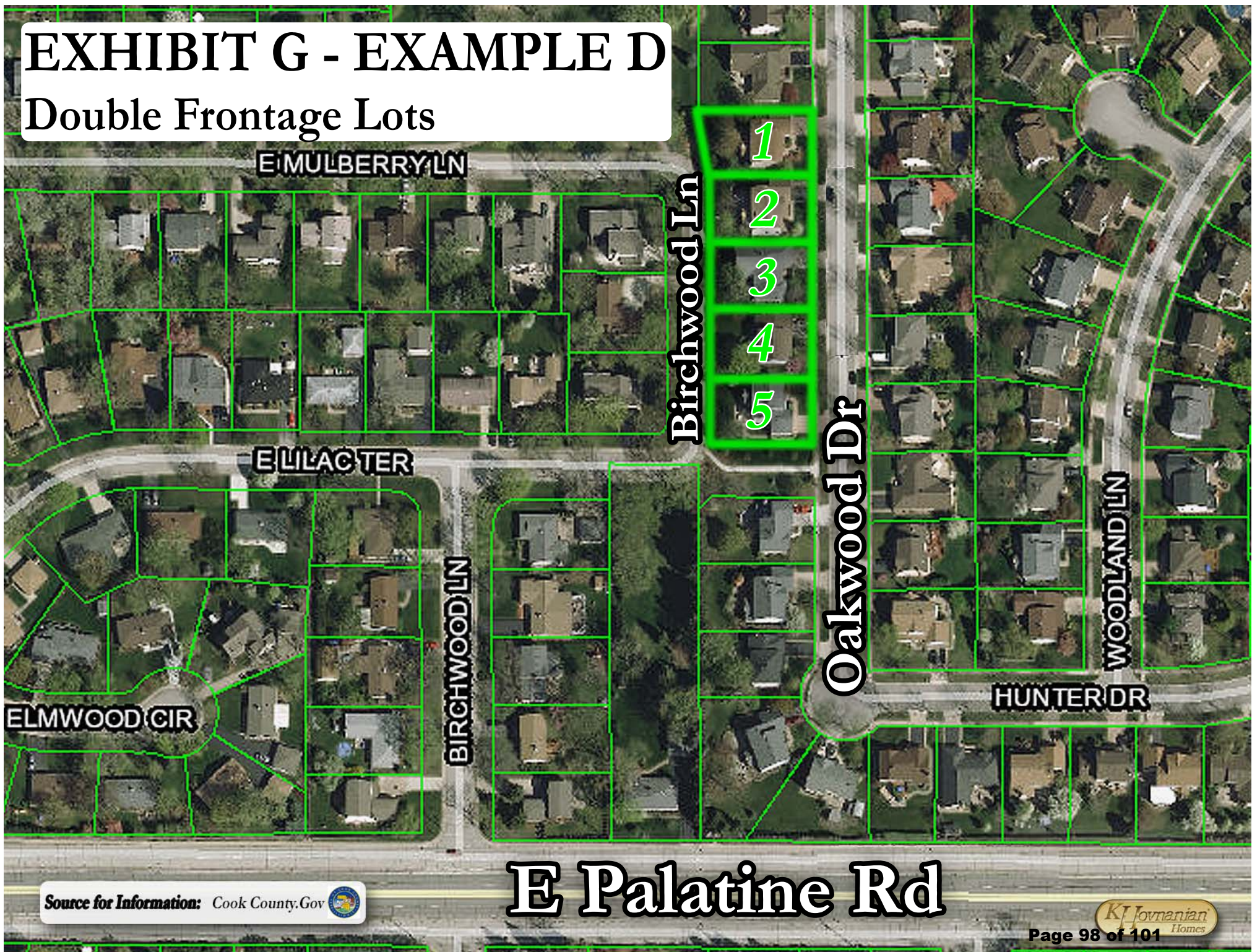


Exhibit H

Cul-de-sac design examples

A series of horizontal bars in teal and light blue colors, some with a dotted pattern, extending across the width of the page below the title.

N Windsor Dr

EXHIBIT H - EXAMPLE A

Extended Cul-de-sac

1 2 3 4 5

Jonquil Cir

10 9 8 7 6

CHERRY HILL DR

KJovnanian
Homes

EXHIBIT H - EXAMPLE B & C

Extended Cul-de-sac

E Hintz Rd

N Arlington Heights Rd

N Pine Ave

Chapel Hill Dr

N Eladdow Ave

B

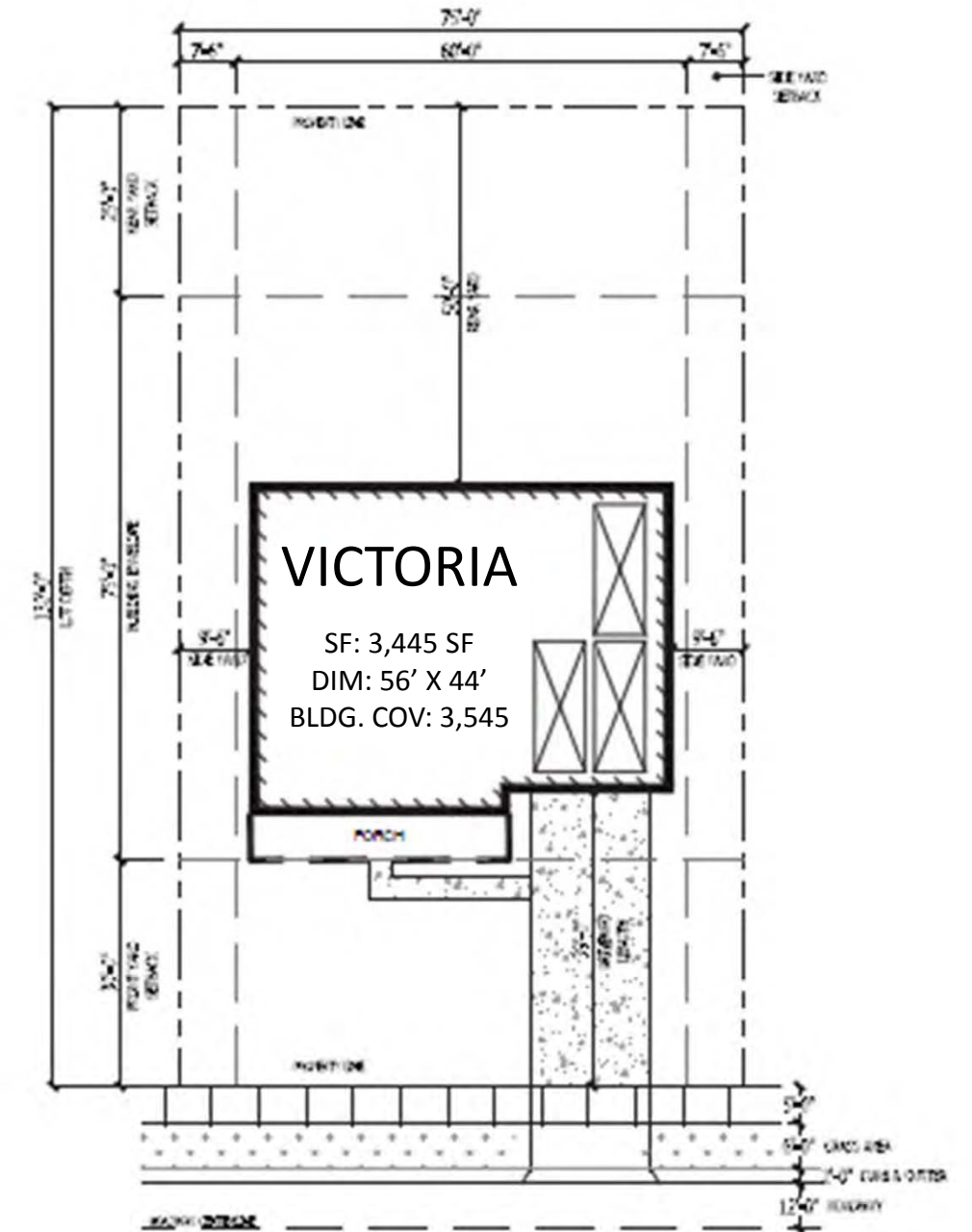
C

*Please note
Example B abuts
to non-residential
zoning

KJ Jovnanian
Homes

D. Floor Plans

Victoria | 3445 SF 56' x 44'



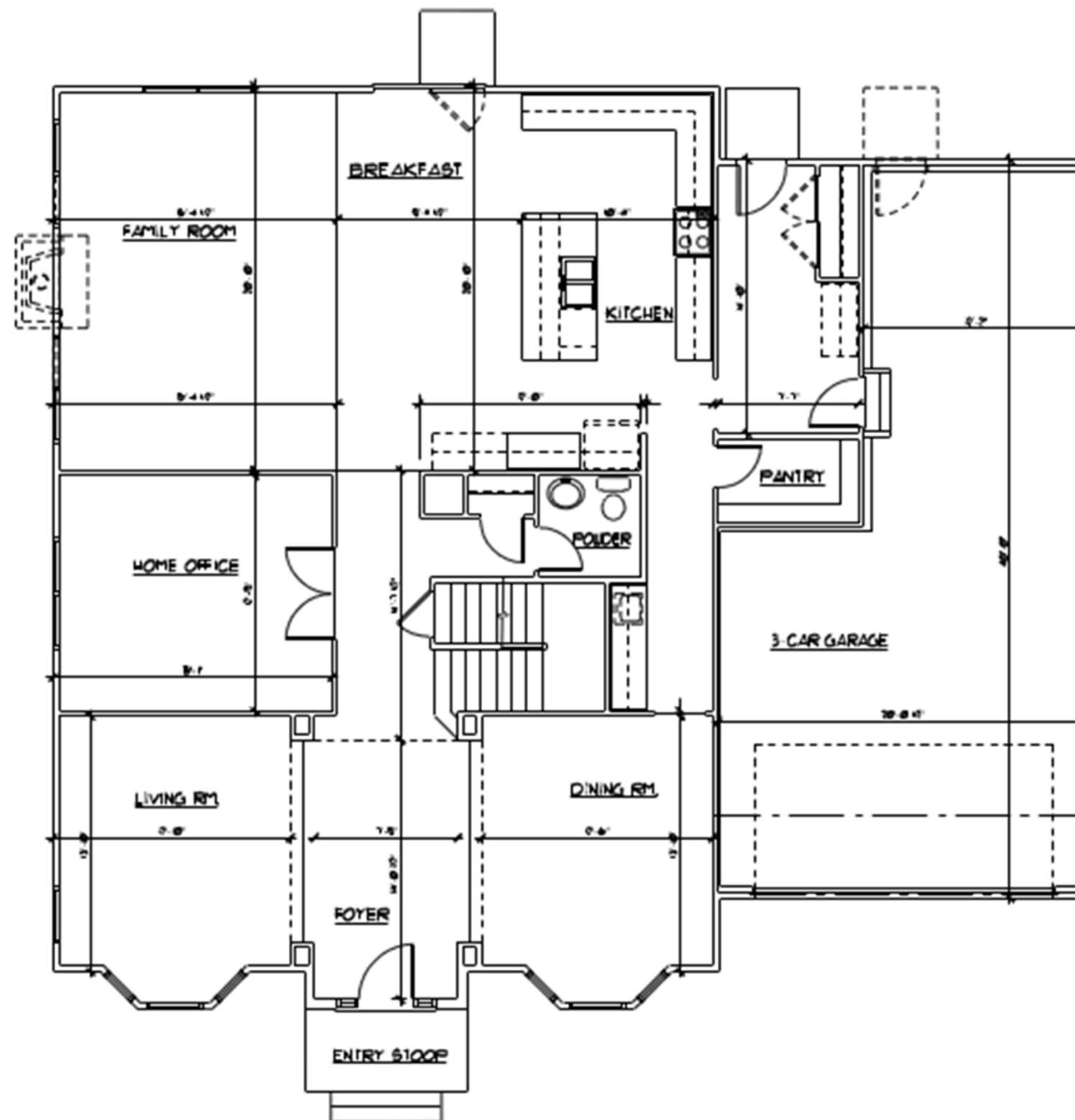
TYPICAL LOT

VICTORIA

3445 Square Feet: 56' x 44'

FIRST FLOOR PLAN

3 CAR GARAGE



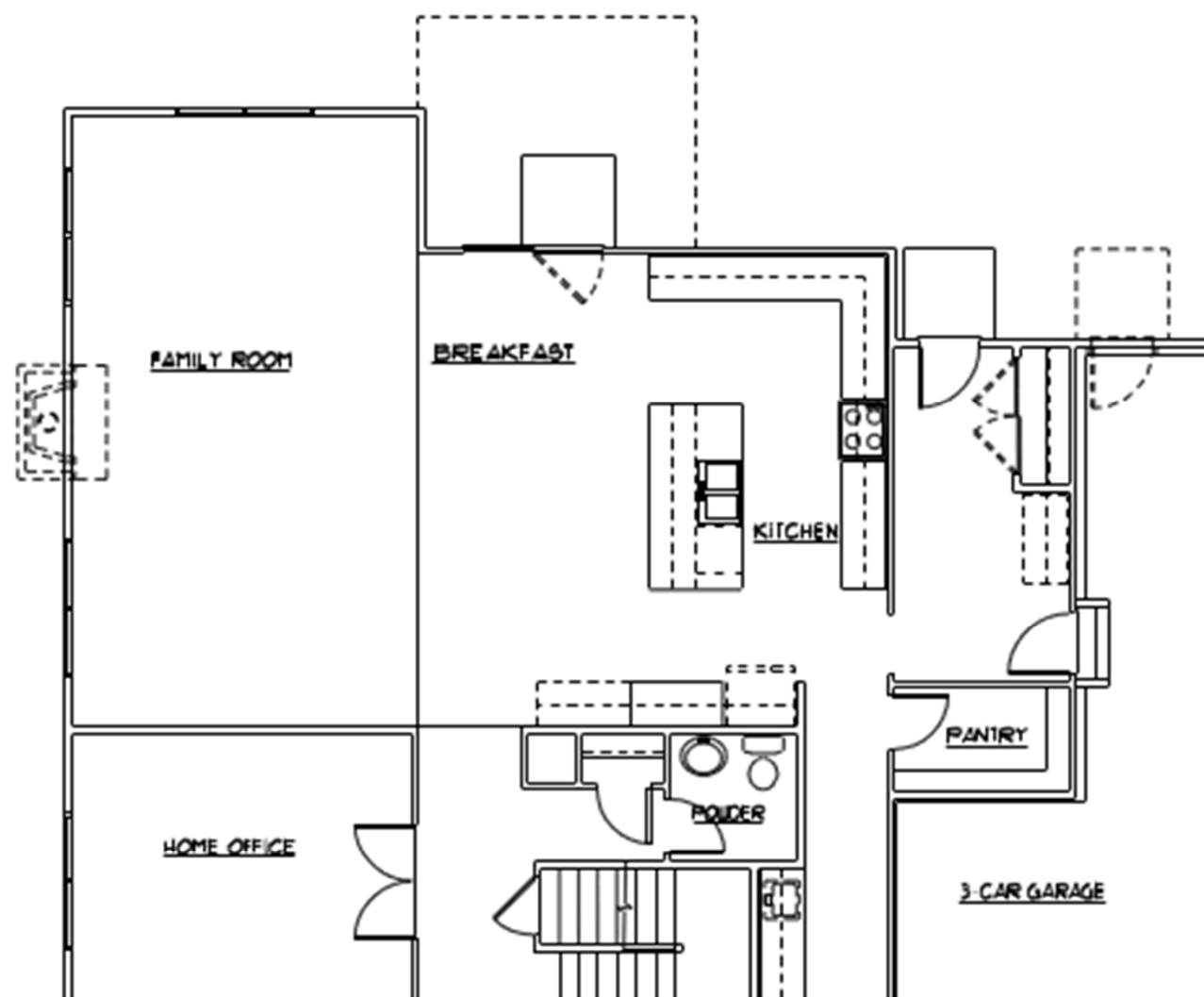
PN  FIRST FLOOR PLAN - STANDARD "GS" ELEVATION
SCALE: 1/4" = 1'-0"

LIVING AREA	1,863 SQ. FT.
GARAGE	682 SQ. FT.
TOTAL	2,545 SQ. FT.

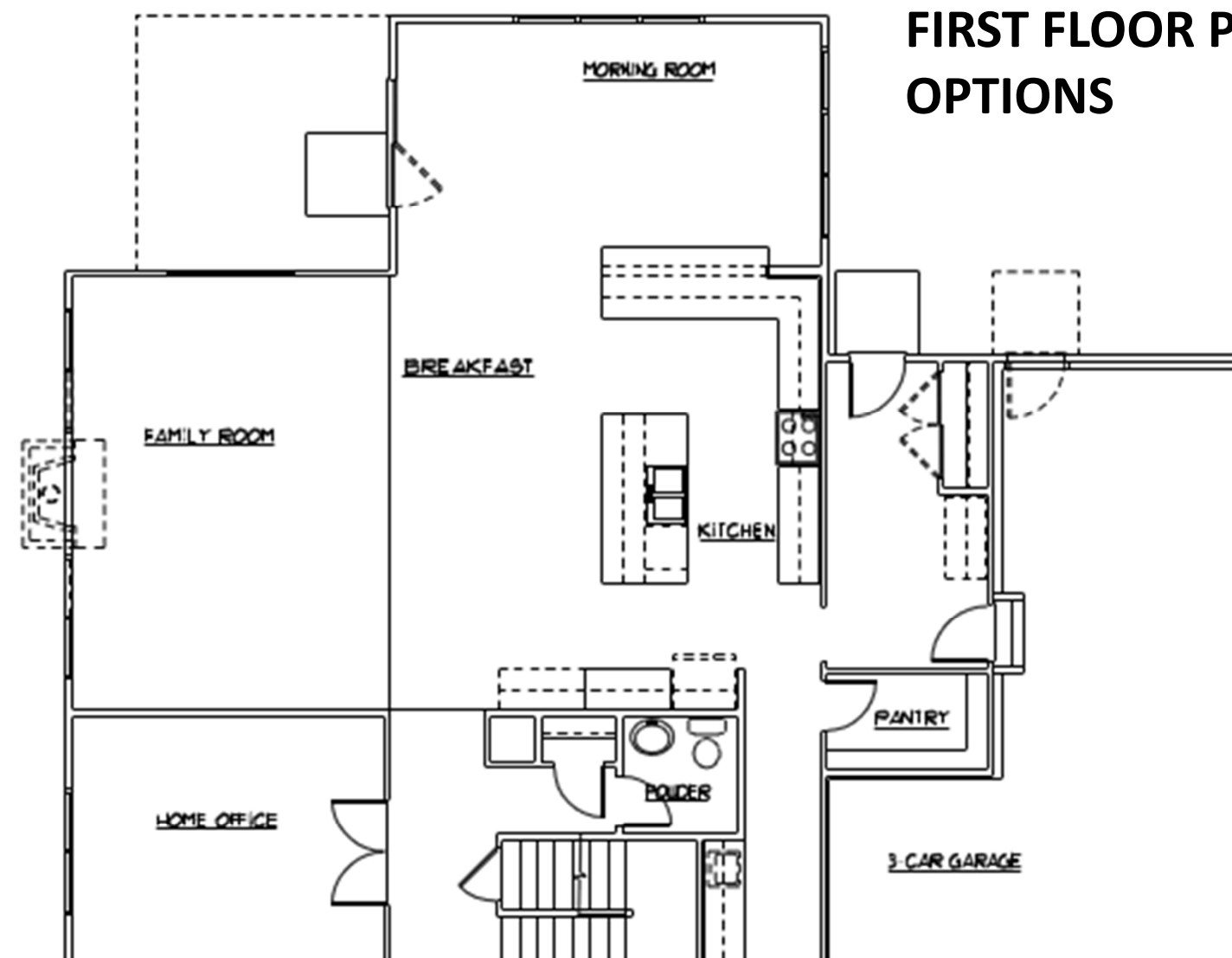
VICTORIA

3445 Square Feet: 56' x 44'

FIRST FLOOR PLAN OPTIONS

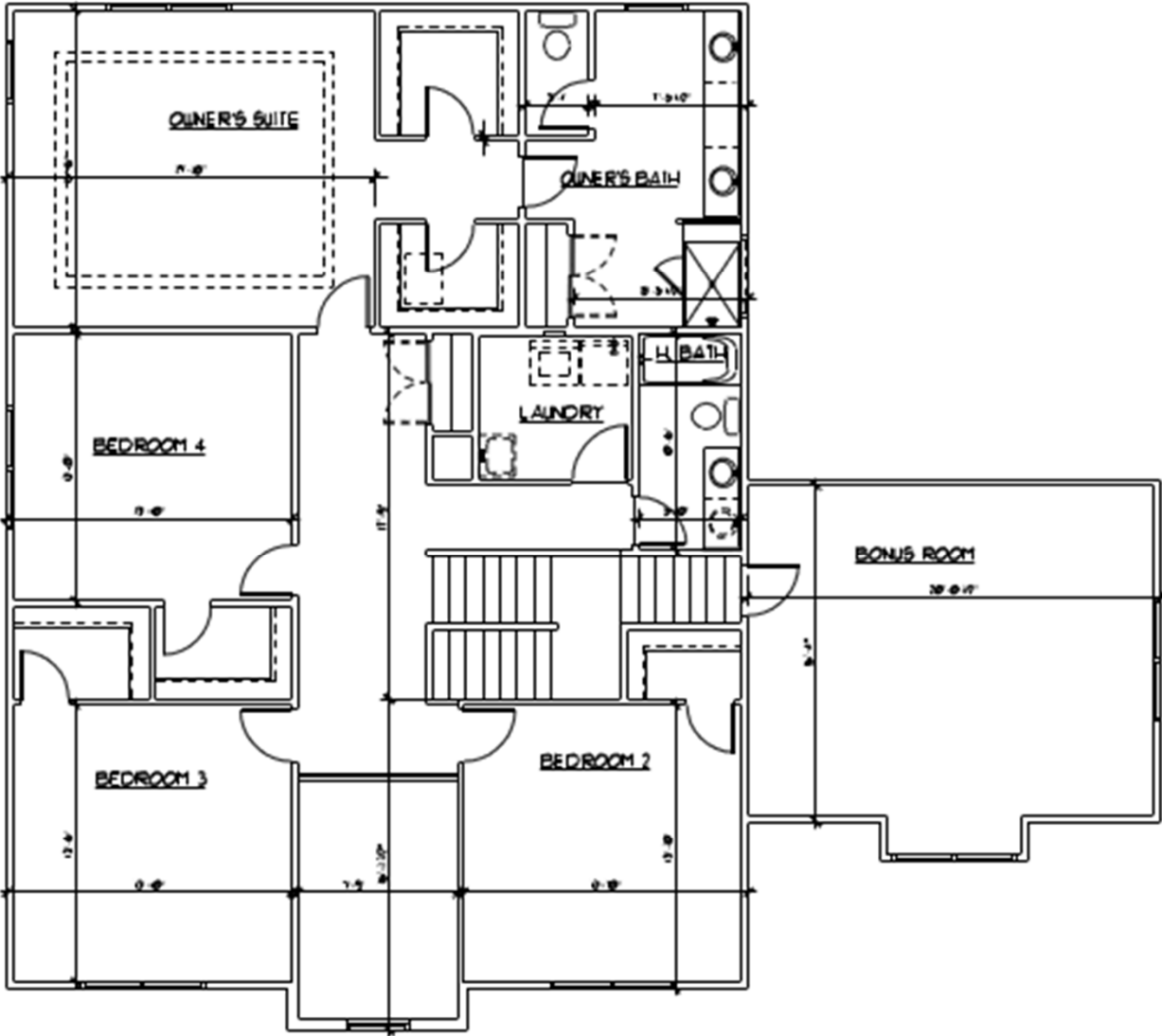
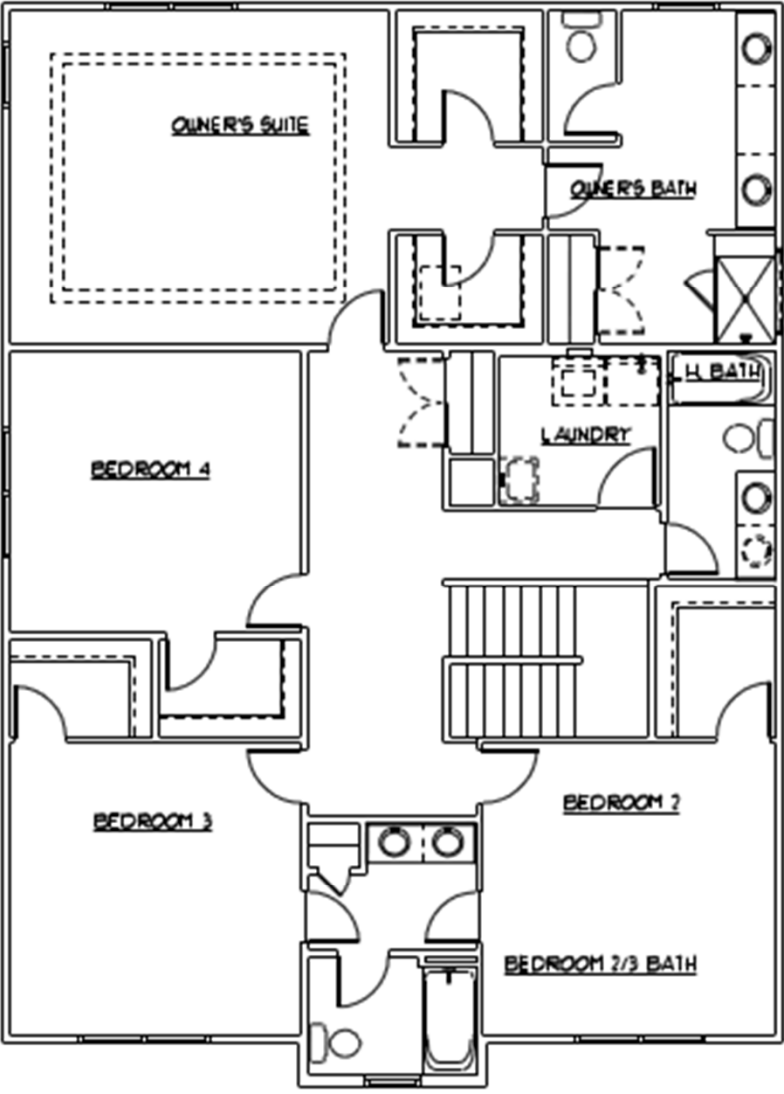
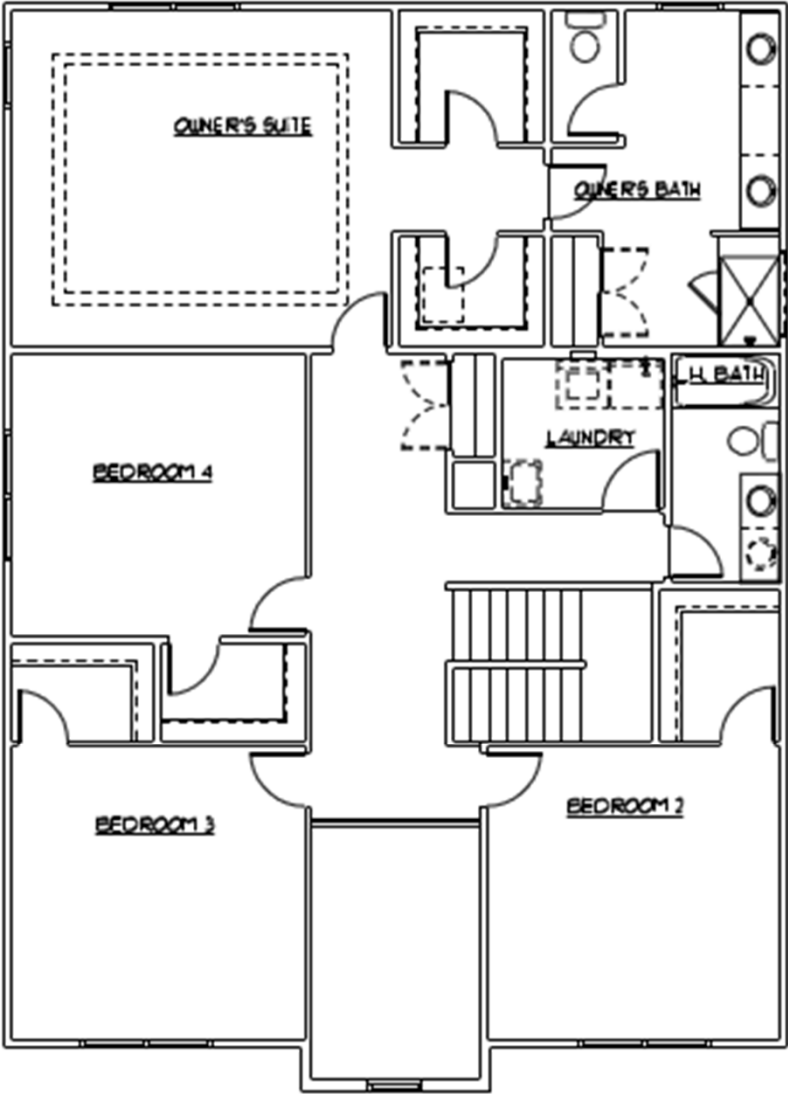


PN  **OPTIONAL FAMILY ROOM EXTENSION**
SCALE: 1/4" = 1'-0"



PN  **OPTIONAL MORNING ROOM**
SCALE: 1/4" = 1'-0"

VICTORIA
3445 Square Feet: 56' x 44'
SECOND FLOOR PLAN
OPTIONS



SECOND FLOOR PLAN – STANDARD “GS” ELEVATION
SCALE: 1/4" = 1'-0"

(FIRST FLOOR) 1,863 SQ. FT.
SECOND FLOOR 1,582 SQ. FT.
TOTAL 3,445 SQ. FT.

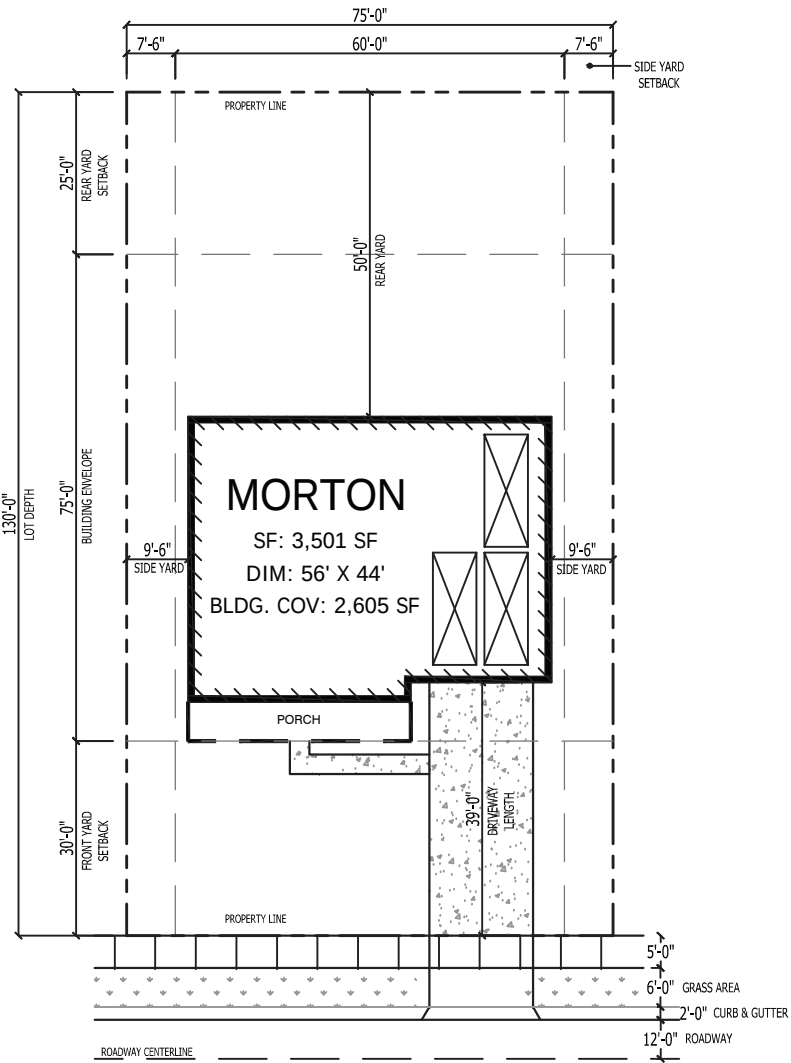
CHICAGO DIVISION

CHRISTINA COURT

SECOND FLOOR PLAN – OPT. BEDROOM 2/3 BATH – STANDARD “GS” ELEVATION
SCALE: 1/4" = 1'-0"

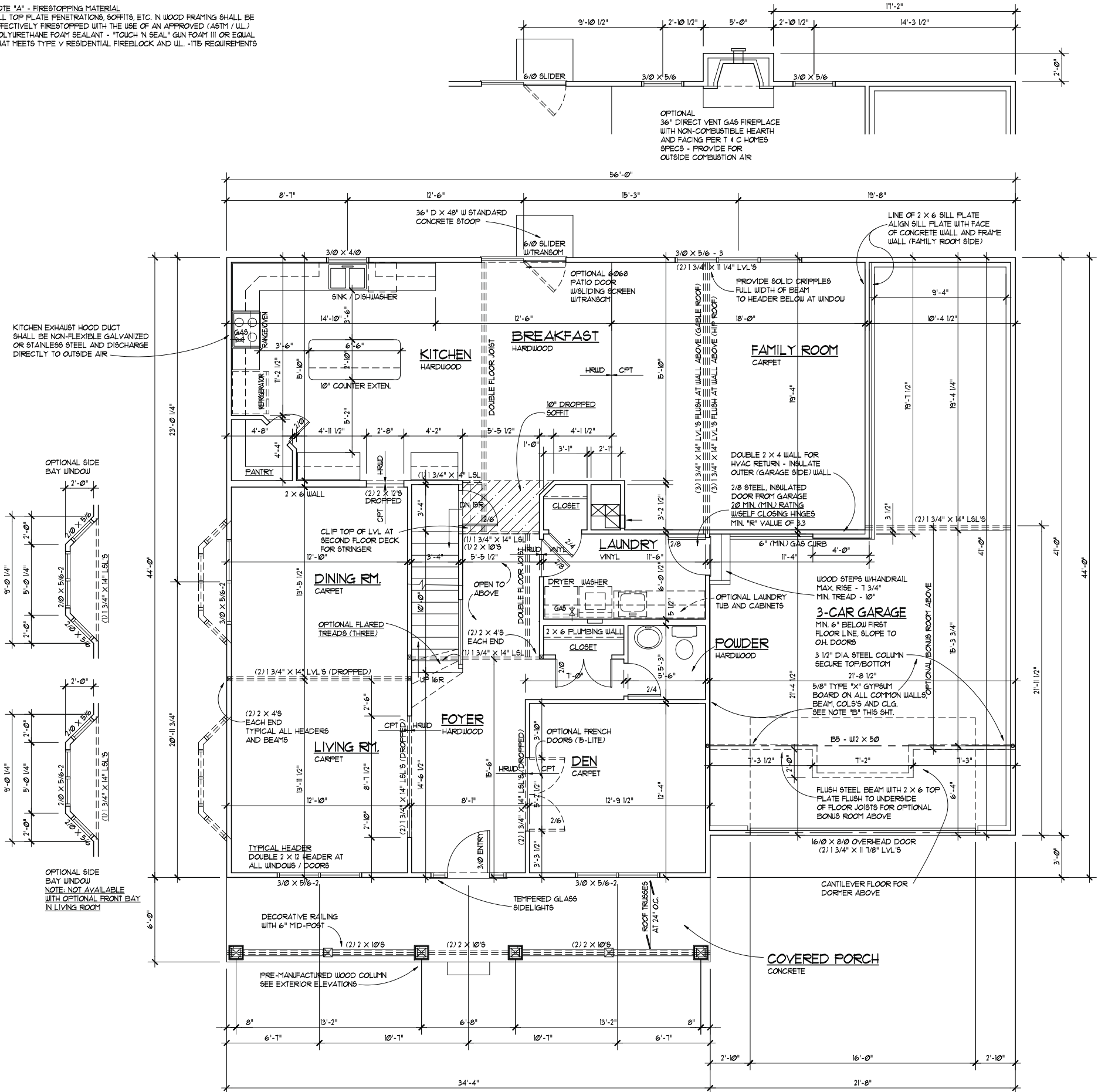
SECOND FLOOR PLAN – STANDARD “GS” ELEVATION W/OPTIONAL BONUS ROOM
SCALE: 1/4" = 1'-0"

Morton | 3501 SF 56' x 44'



TYPICAL LOT

NOTE "A" - FIRESTOPPING MATERIAL
ALL TOP PLATE PENETRATIONS, SOFFITS, ETC. IN WOOD FRAMING SHALL BE
EFFECTIVELY FIRESTOPPED WITH THE USE OF AN APPROVED (ASTM / U.L.)
POLYURETHANE FOAM SEALANT - "TOUCH 'N SEAL" GUN FOAM III OR EQUAL
THAT MEETS TYPE V RESIDENTIAL FIREBLOCK AND U.L. -1115 REQUIREMENTS

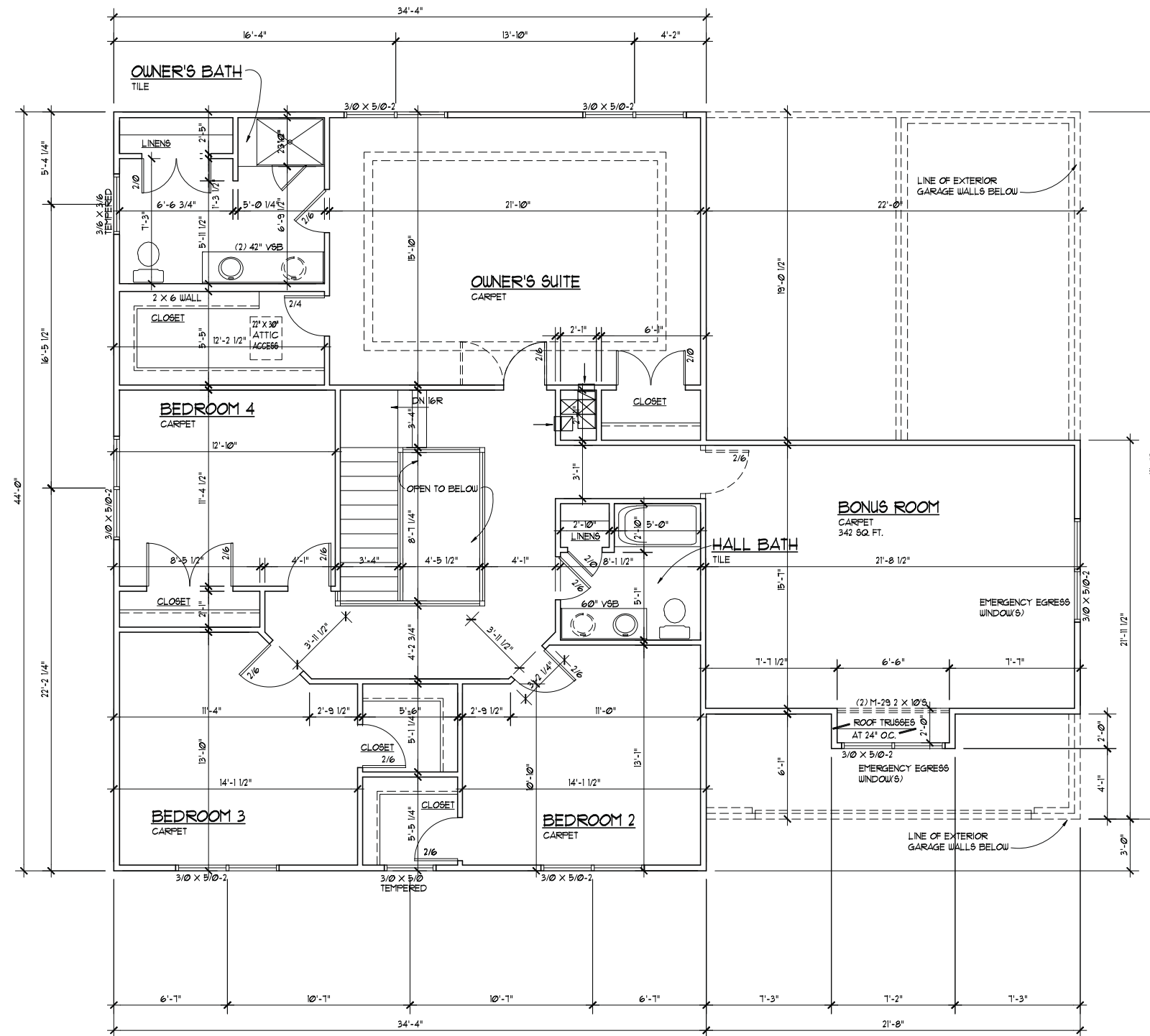


STAIR SPECIFICATIONS:
MAX. RISE - 1 3/4" / MAXIMUM TREAD 10"
BALUSTERS SHALL NOT PERMIT A 4" SPHERE
TO PASS THRU (5" O.C.)
PROVIDE CONTINUOUS HANDRAILS / GUARDRAILS
RAILINGS SHALL BE ABLE TO WITHSTAND 200 LBS. LATERAL FORCE
RAILINGS SHALL BE CONTINUOUS THE ENTIRE FLIGHT
GUARD RAILING(S) AT 36" ABOVE TREAD / FLOOR



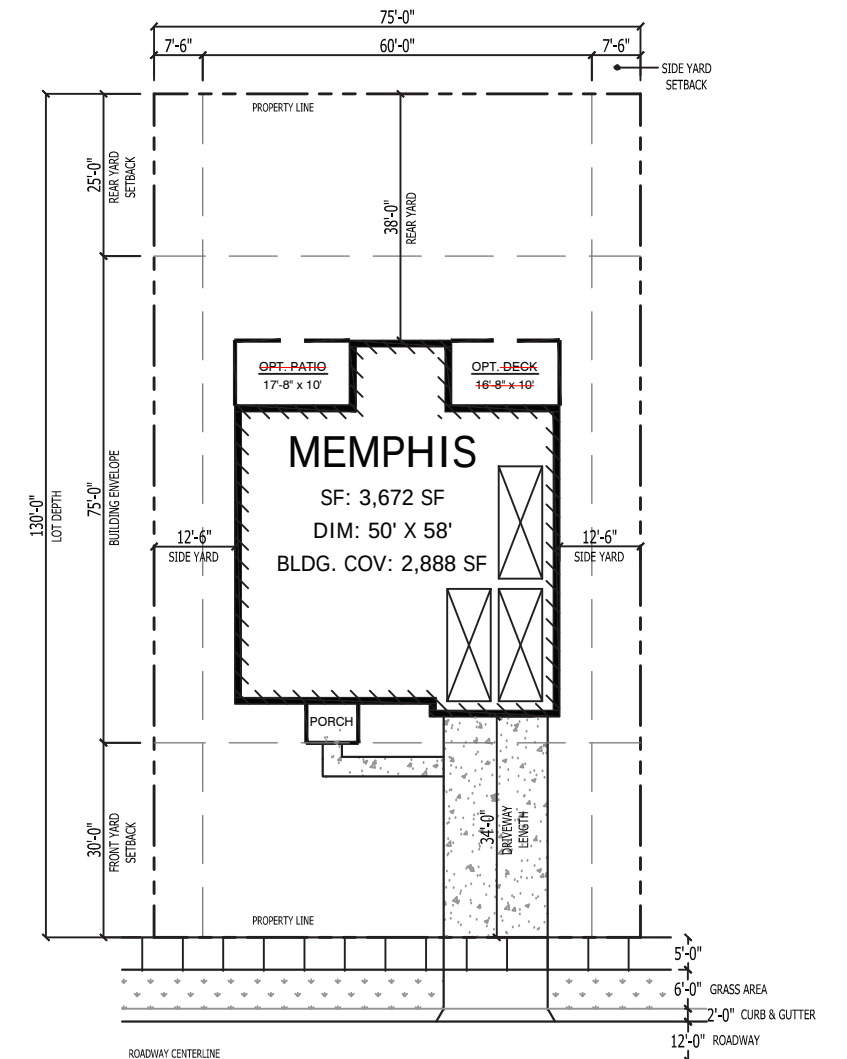
FIRST FLOOR PLAN - FORM GT

SCALE: 1/4" = 1'-0"

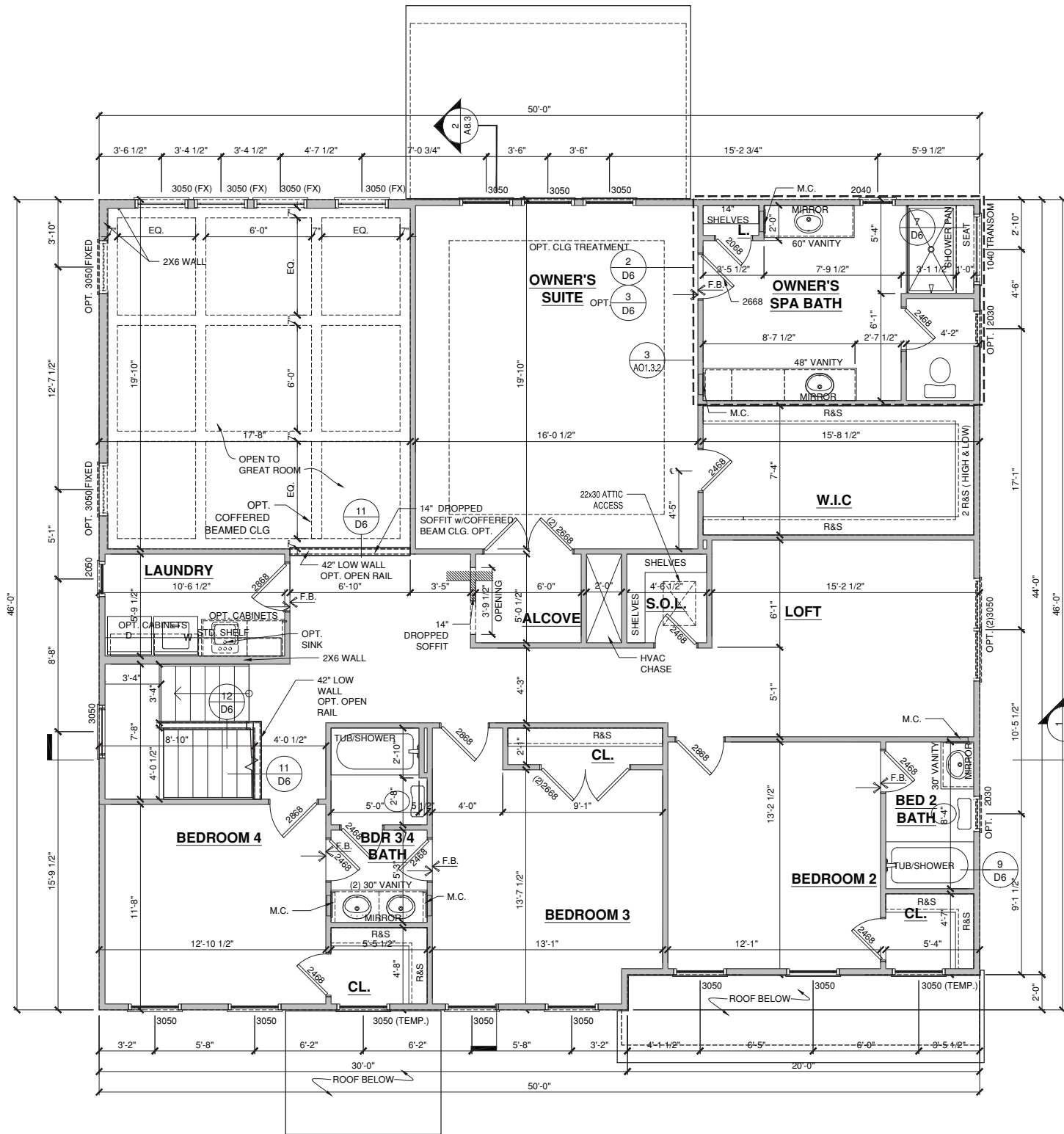


PN  **SECOND FLOOR PLAN W/OPTIONAL BONUS ROOM**
SCALE: 1/4" = 1'-0"

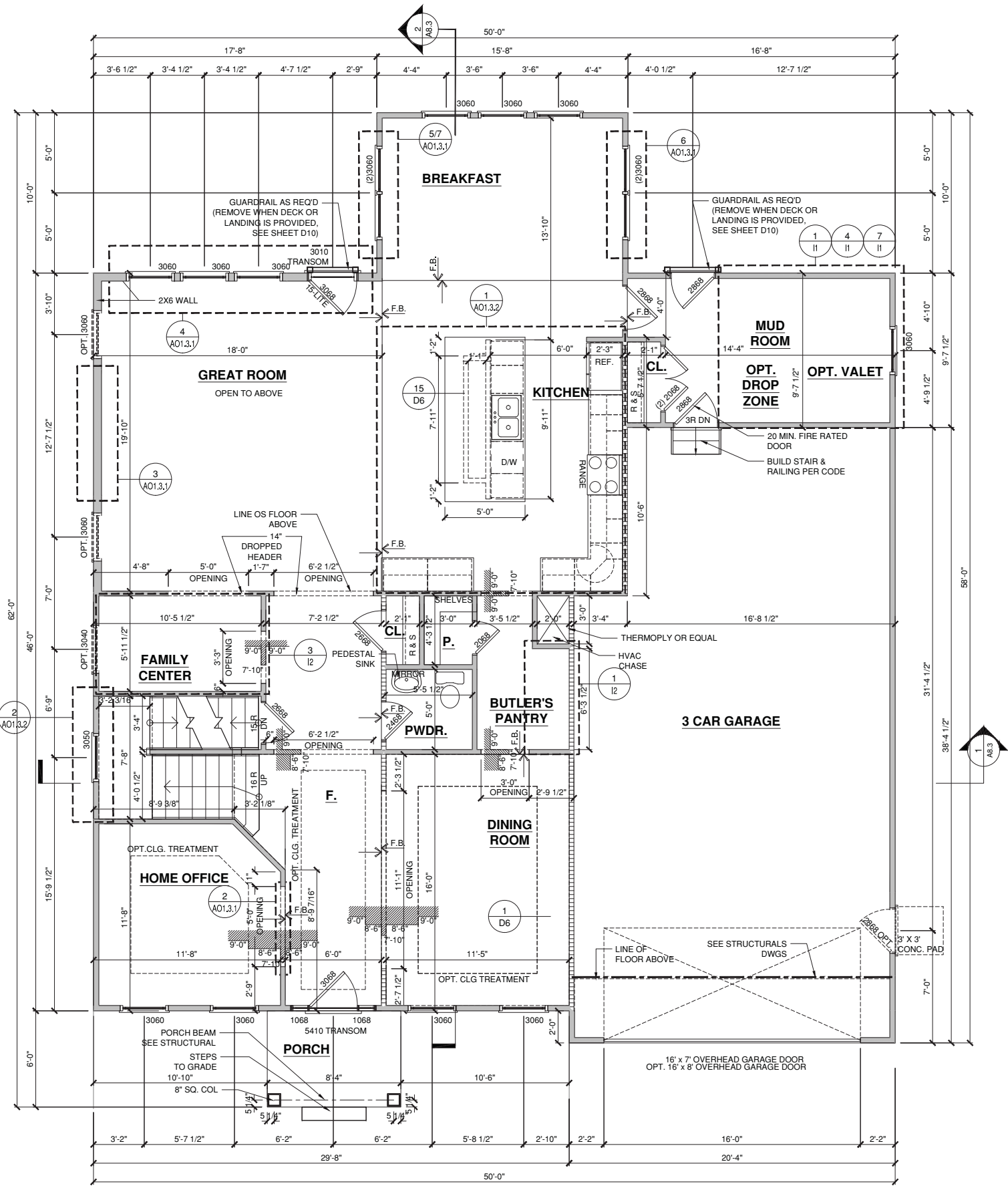
Memphis | 3672 SF 50' x 58'



TYPICAL LOT

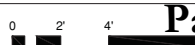


2 SECOND FLOOR PLAN - FORMS 'AS' & 'AT' (SIDING / STONE)
SCALE: 1/4"=1'-0"



1 FIRST FLOOR PLAN - FORMS 'AS' & 'AT' (SIDING / STONE)
SCALE: 1/4"=1'-0"

NOTE: EXTERIOR WALLS ARE 4" THICK
CONSISTING OF 3 1/2" STUDS WITH 1/2"
SHEATHING ALIGNED FLUSH WITH
FOUNDATION U.O.N. REFER TO DETAILS



NOTES: VARIATIONS FROM THESE CONSTRUCTION DOCUMENTS WILL BE PERMITTED WITHOUT THE APPROVAL OF ARA HOVNANIAN, TOM PELLERITO, OR NICK PAPPAS

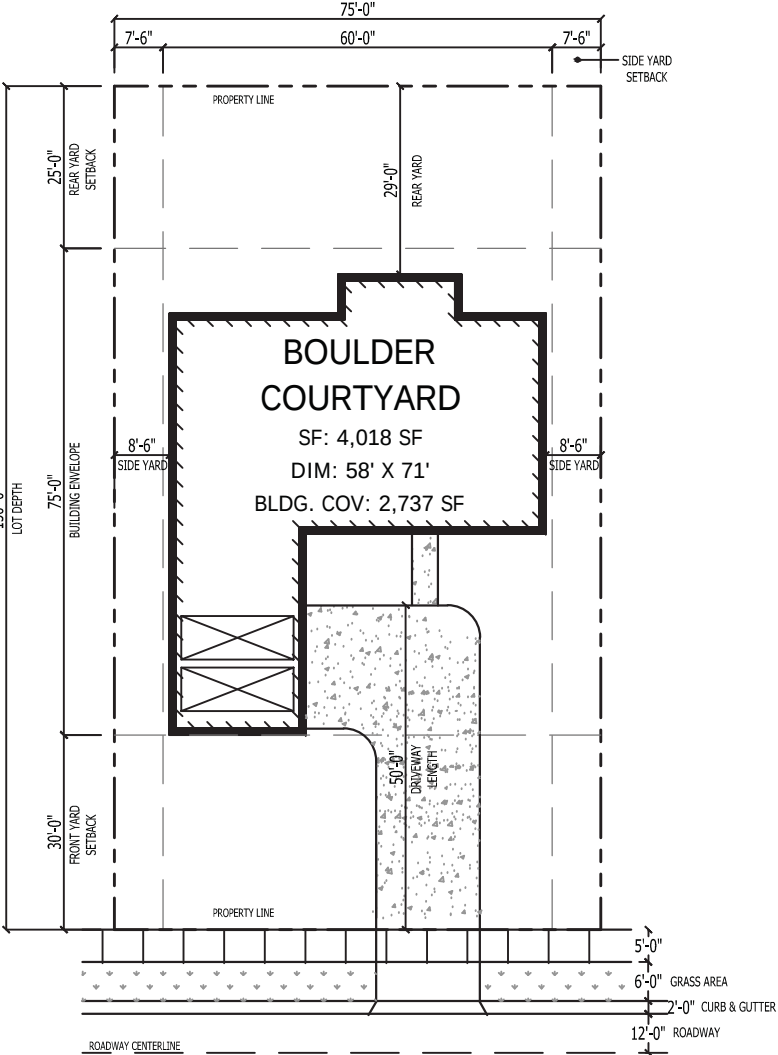
ARCHITECTS: DAWN KORBELAK
LICENSE #: 014770
SIGNATURE: *Dawn Korbelak*


KHOVNANIAN™
Homes
110 WEST FRONT STREET
RED BANK, NJ 07701 (732) 363-2200

MODEL: MEMPHIS - 2009 IRC
DRAWING TITLE: ARCHITECTURAL FLOOR PLANS - FULL BASEMENT FORM A PAGE 1
SHEET NO.: 42.3A.1

RELEASE #: 0
RELEASE DATE: 7/2/2014
SHEET VERSION #: 1
HOME STYLE: HS3

Boulder Courtyard | 4018 SF 58' x 71'

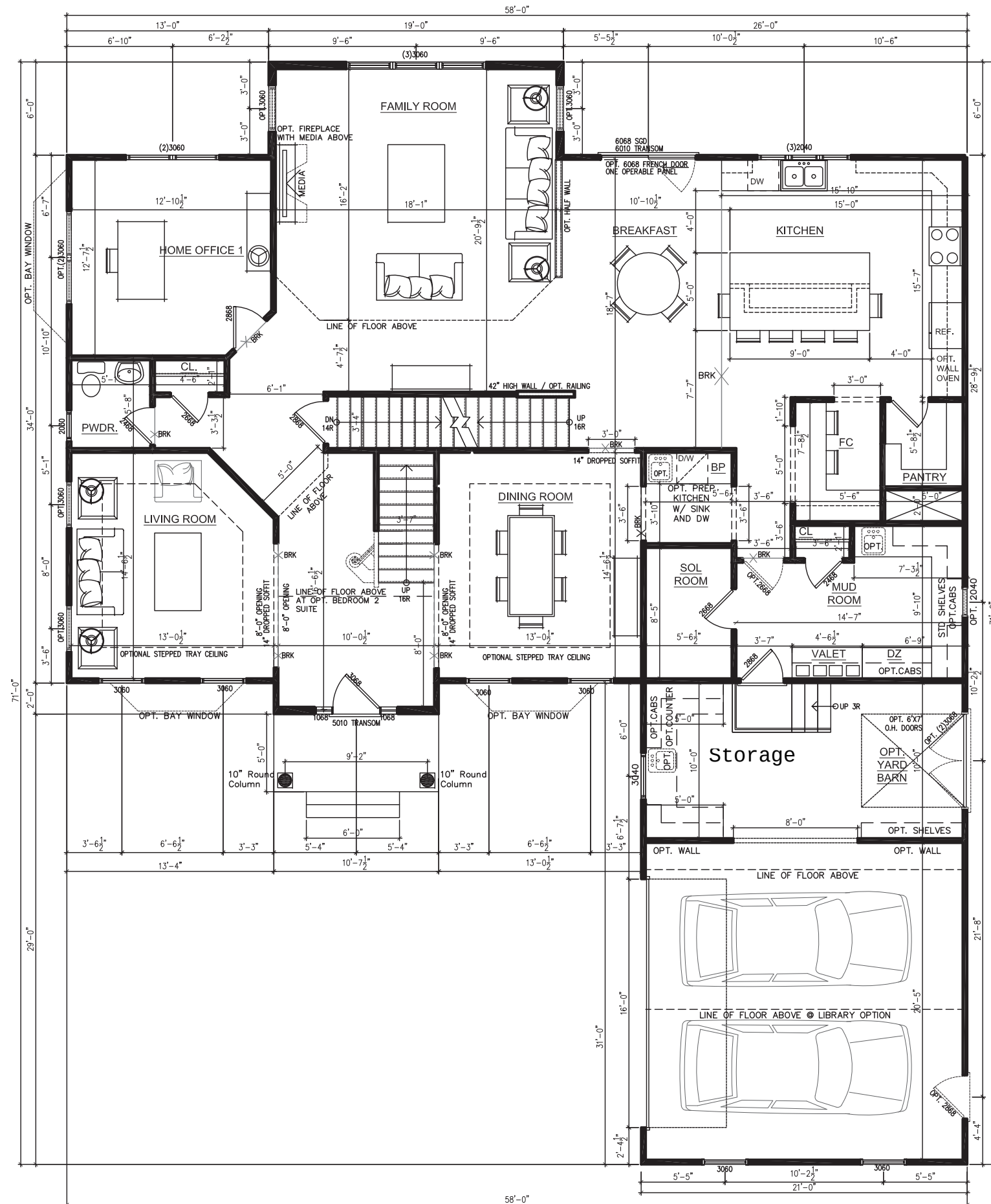


TYPICAL LOT

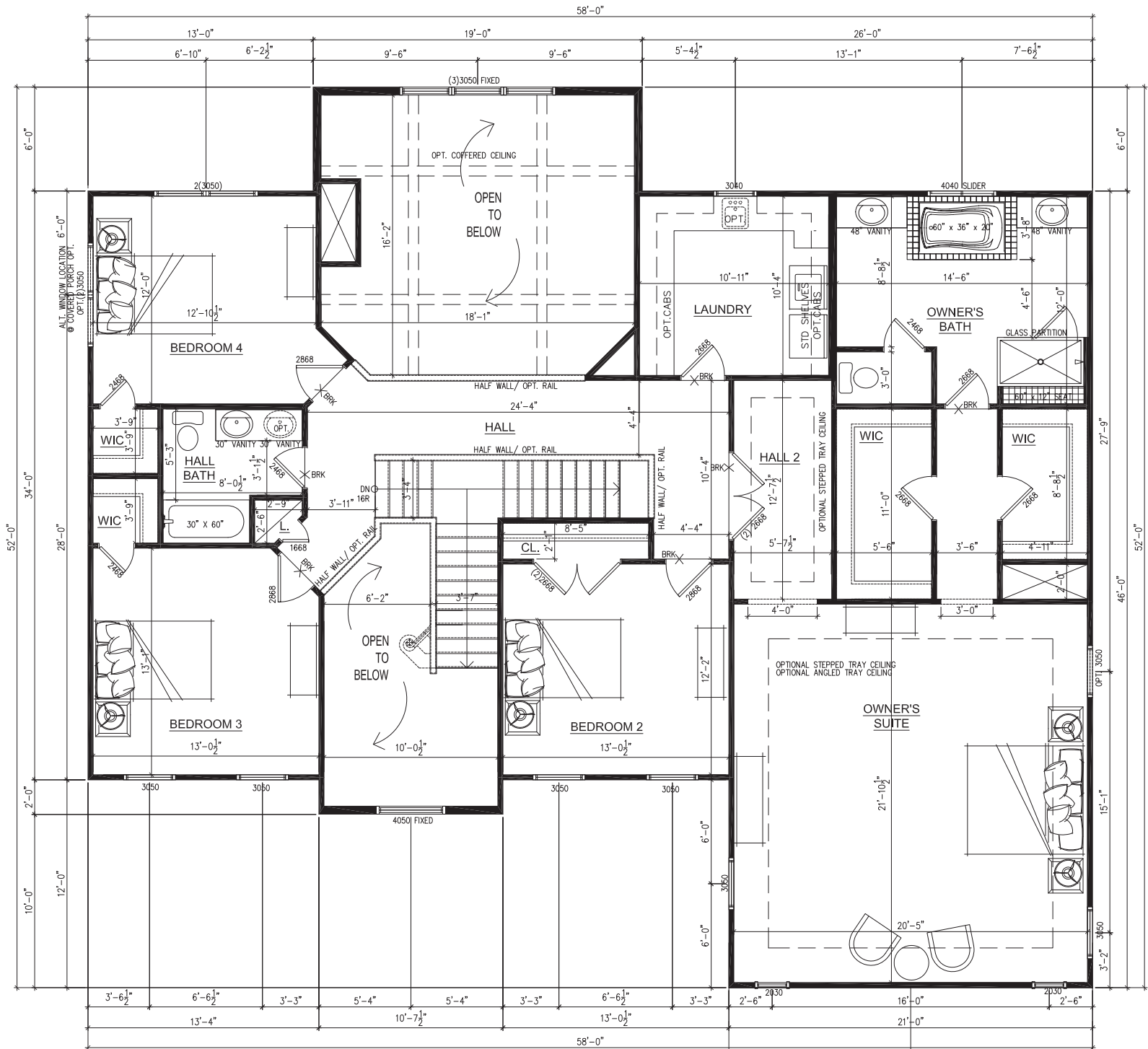
BOULDER COURTYARD

4018 Square Feet: 58'x71'

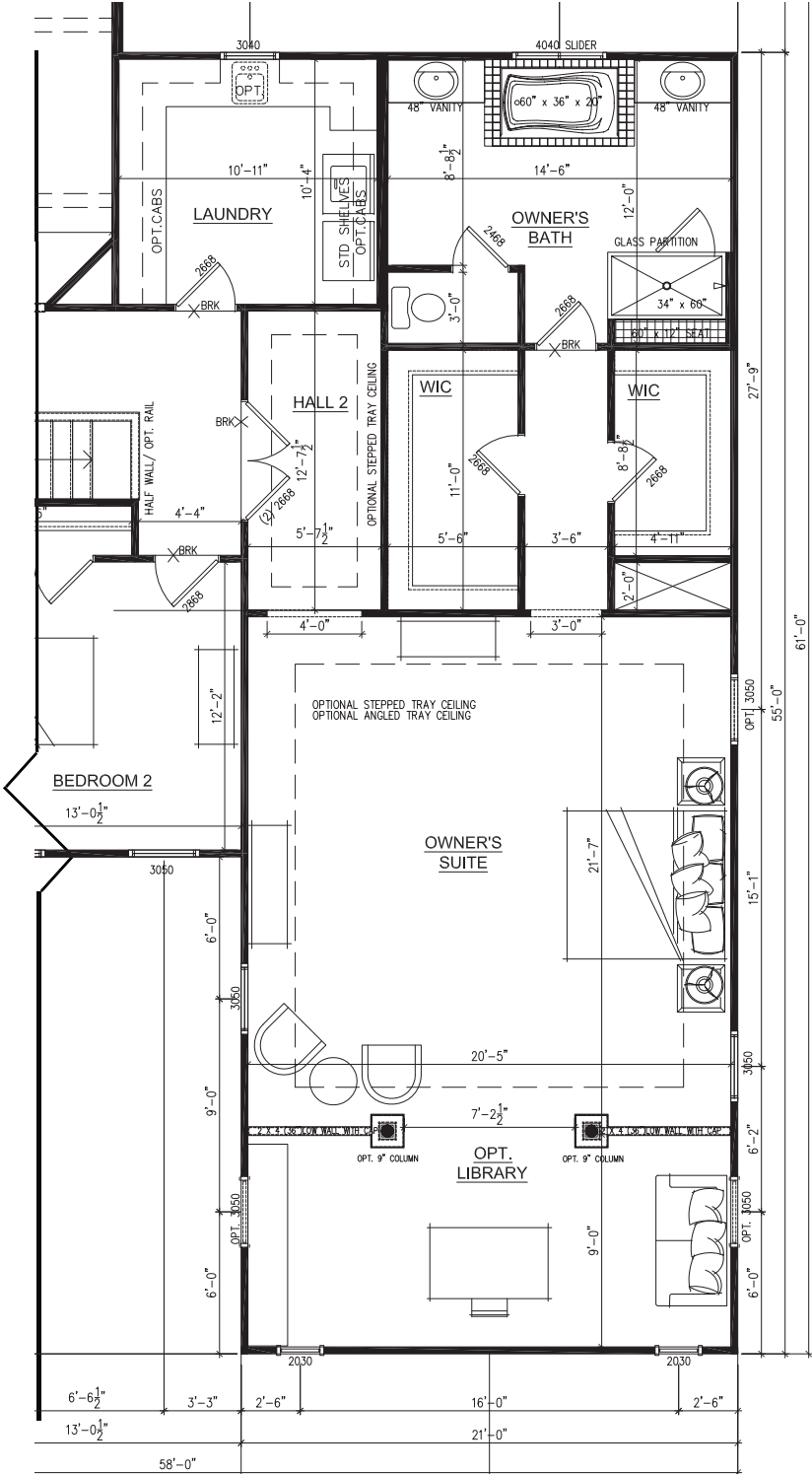
FIRST FLOOR PLAN 2 CAR COURTYARD ENTRY GARAGE



BOULDER COURTYARD
4018 Square Feet: 58'x71'
SECOND FLOOR PLAN



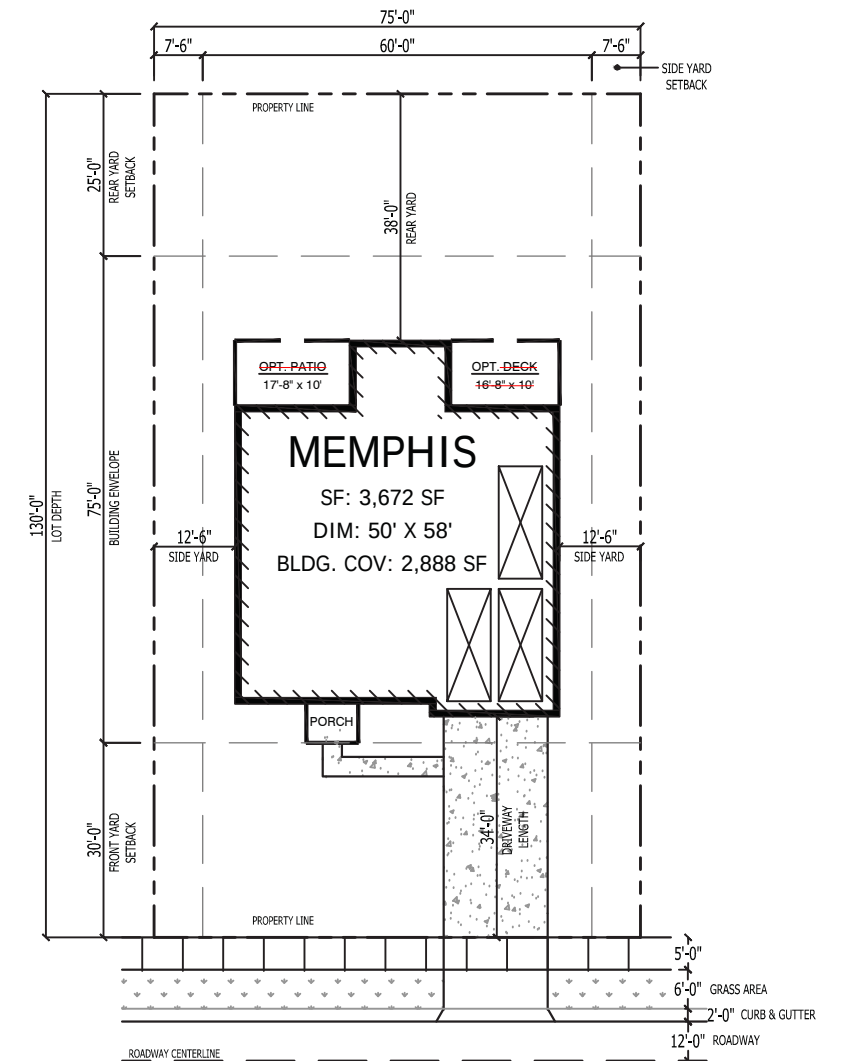
SECOND FLOOR PLAN
1/8" = 1'0"



OPT. EXTENDED LIBRARY
AT OWNER'S SUITE +225 SQFT

C. Elevations

Memphis | 3672 SF 50' x 58'



TYPICAL LOT



ELEVATION B (BRICK)



ELEVATION B (STONE)



ELEVATION B (SIDING)

MEMPHIS

3672 Square Feet: 50'x58'

ELEVATION G



1 FRONT ELEVATION - FORM 'GT' (STONE)
SCALE: 1/4"=1'-0"



2 FRONT ELEVATION - FORM 'GB' (BRICK)
SCALE: 1/4"=1'-0"

CHICAGO DIVISION
CHRISTINA COURT

MEMPHIS

3672 Square Feet: 50'x58'

ELEVATION G



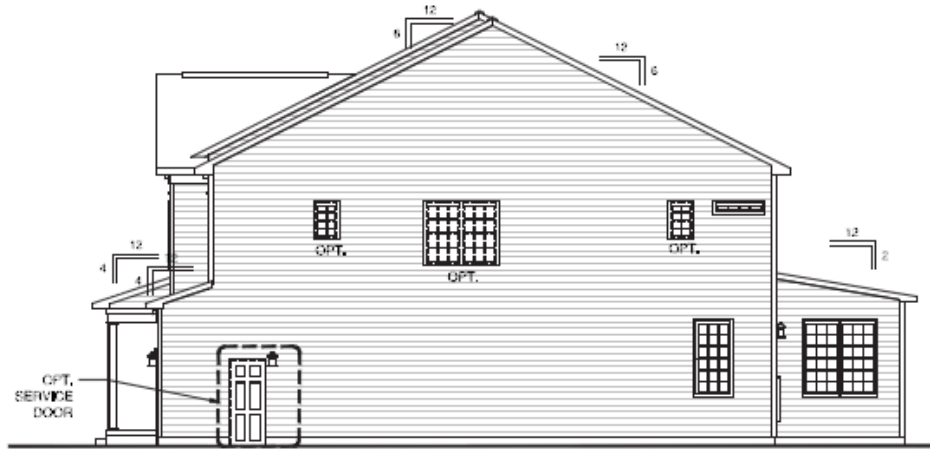
1 FRONT ELEVATION - FORM 'GS' (SIDING)
SCALE: 1/4"=1'-0"



3 LEFT SIDE ELEVATION - FORM 'G'
SCALE: 1/8"=1'-0"



4 REAR ELEVATION - FORM 'G'
SCALE: 1/8"=1'-0"



5 RIGHT SIDE ELEVATION - FORM 'G'
SCALE: 1/8"=1'-0"

CHICAGO DIVISION
CHRISTINA COURT

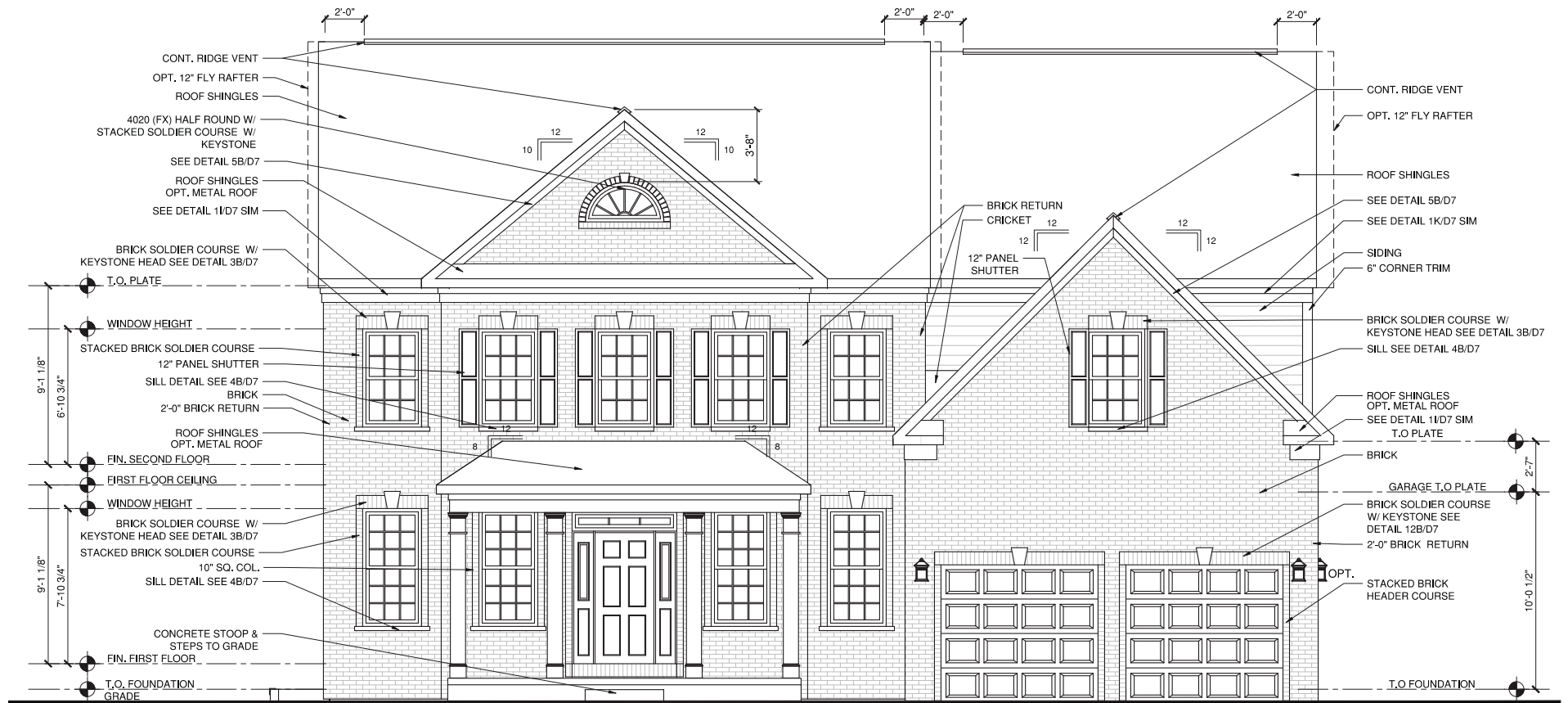
MEMPHIS

3672 Square Feet: 50'x58'

ELEVATION H



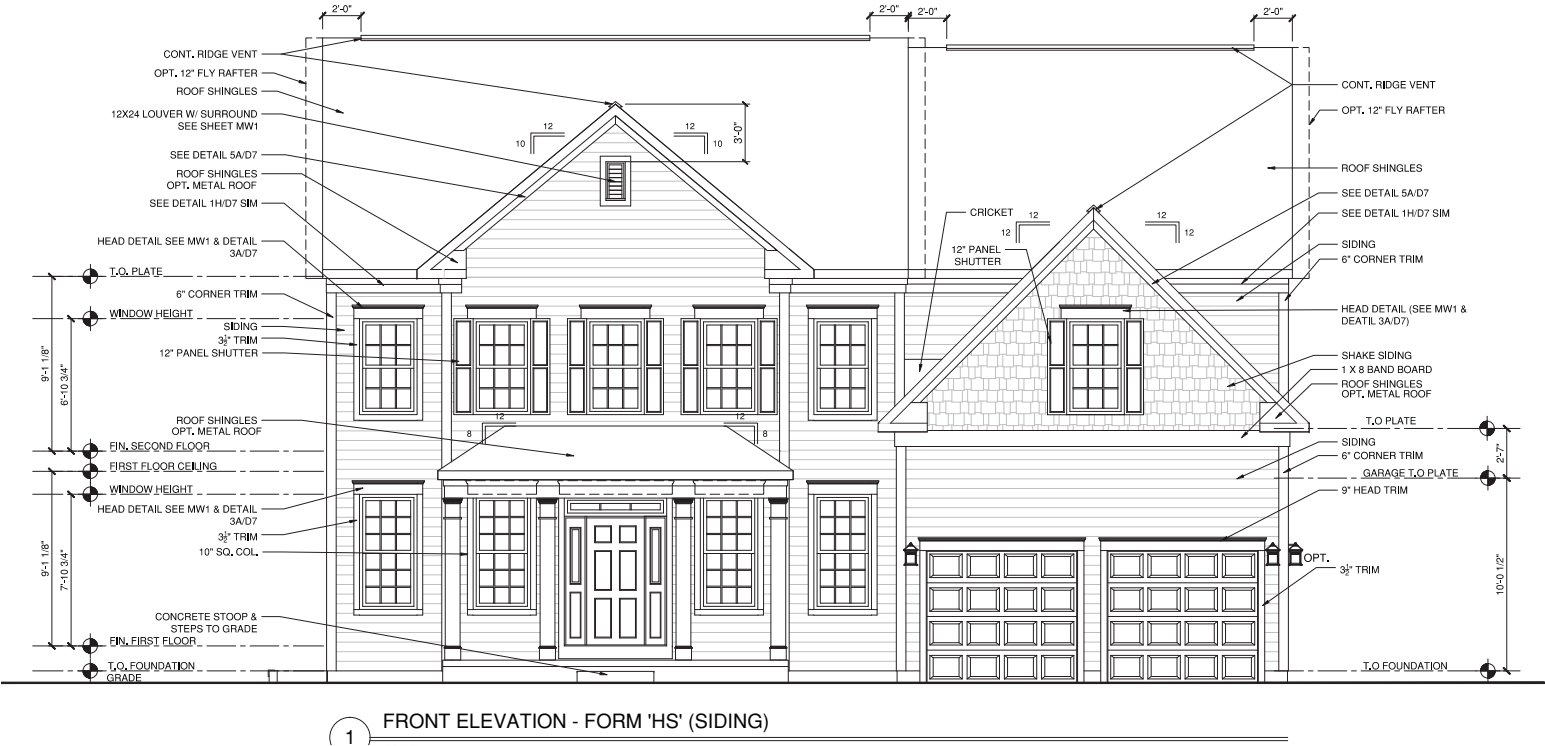
1 FRONT ELEVATION - FORM 'HT' (STONE)
SCALE: 1/4"=1'-0"



4 FRONT ELEVATION - FORM 'HB' (BRICK)
SCALE: 1/4"=1'-0"

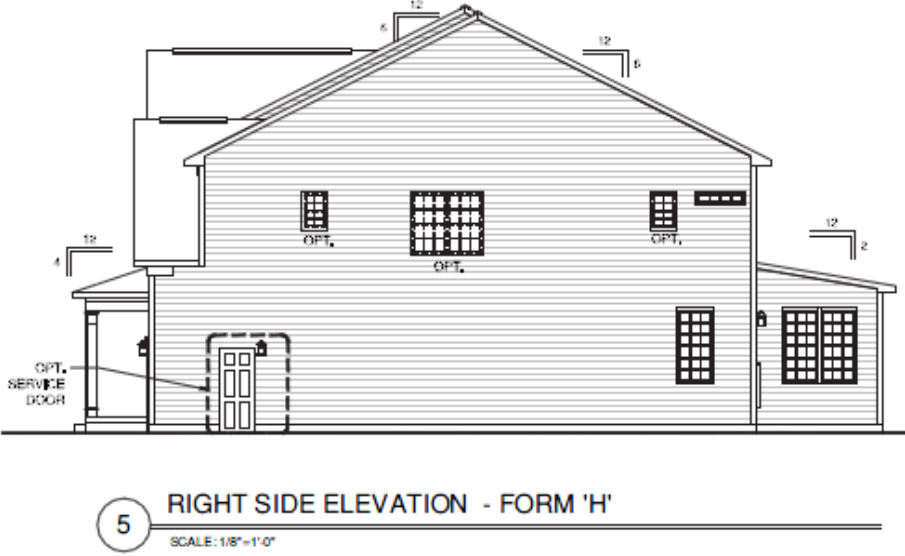
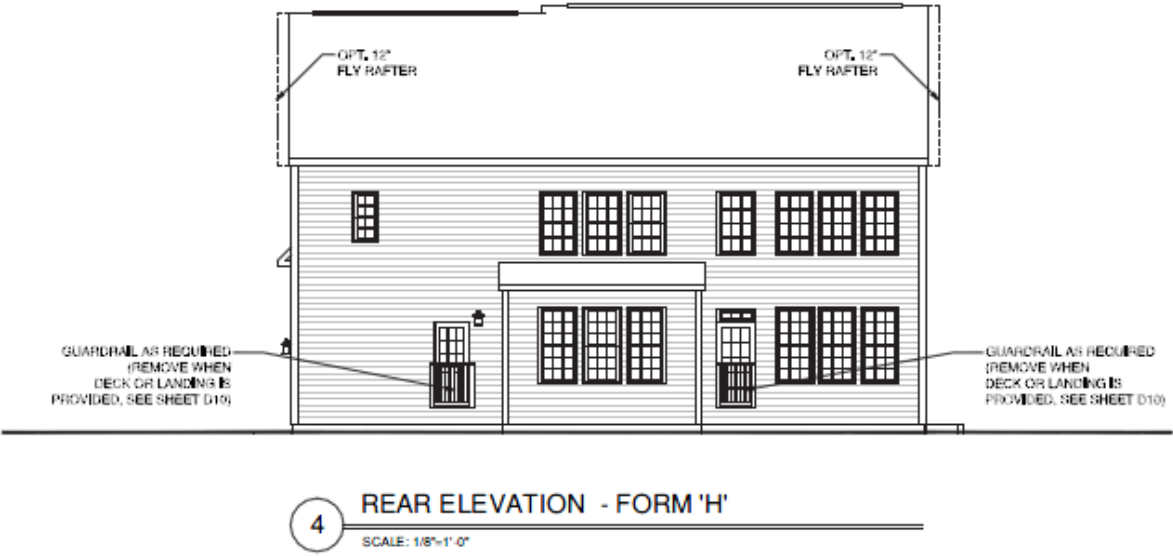
CHICAGO DIVISION
CHRISTINA COURT

MEMPHIS
3672 Square Feet: 50'x58'
ELEVATION H

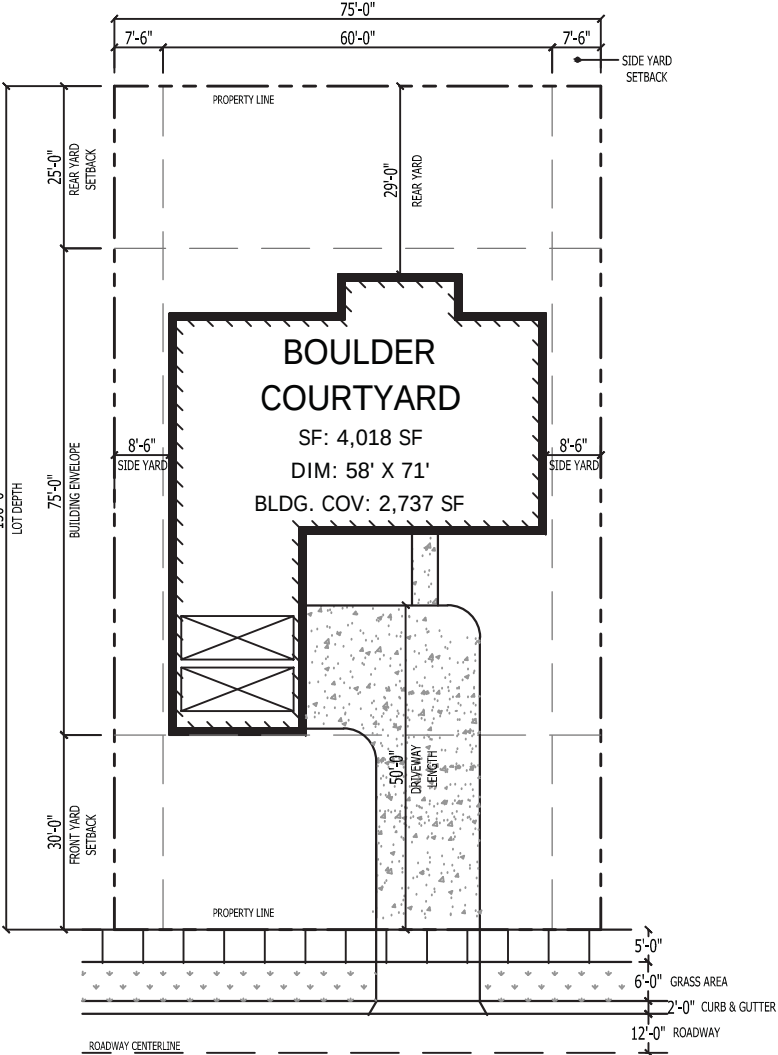


NOTE: WINDOW GRID PATTERNS ON SIDES AND REAR ELEVATION SHALL MATCH FRONT ELEVATION

NOTE: PROVIDE A DOUBLE LAYER OF ROOF UNDERLAYMENT ON ROOFS WITH PITCHES LESS THAN 4:12



Boulder Courtyard | 4018 SF 58' x 71'

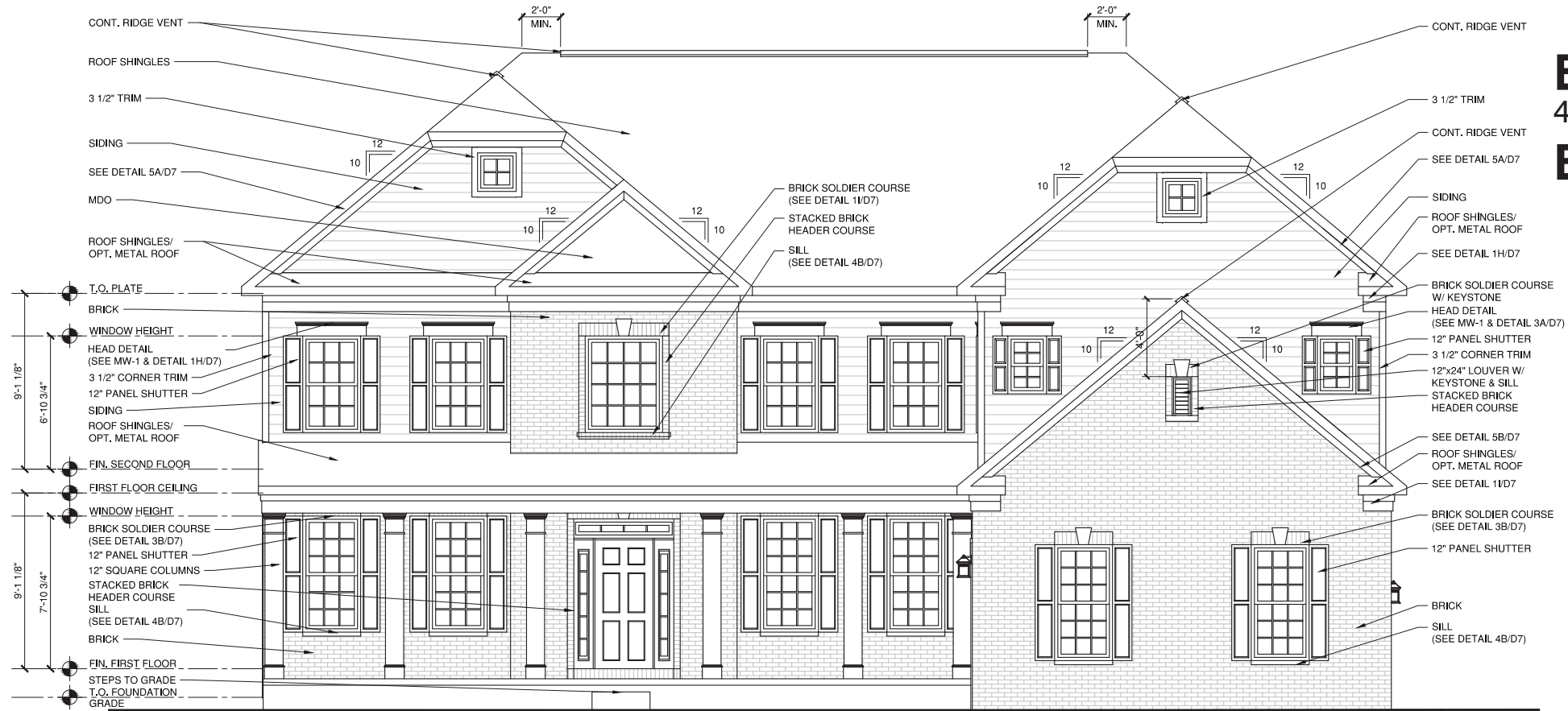


TYPICAL LOT

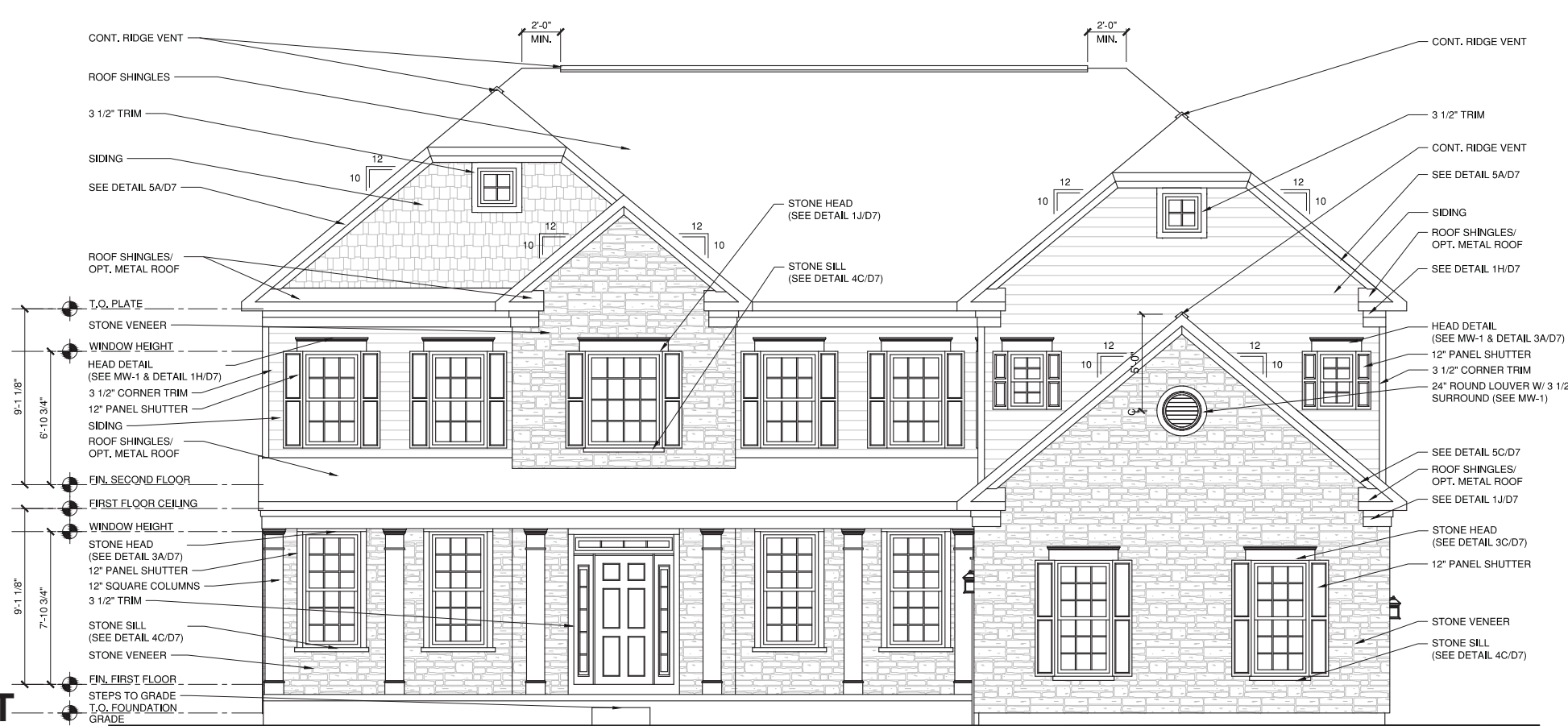
BOULDER COURTYARD

4018 Square Feet: 58'x71'

ELEVATION H



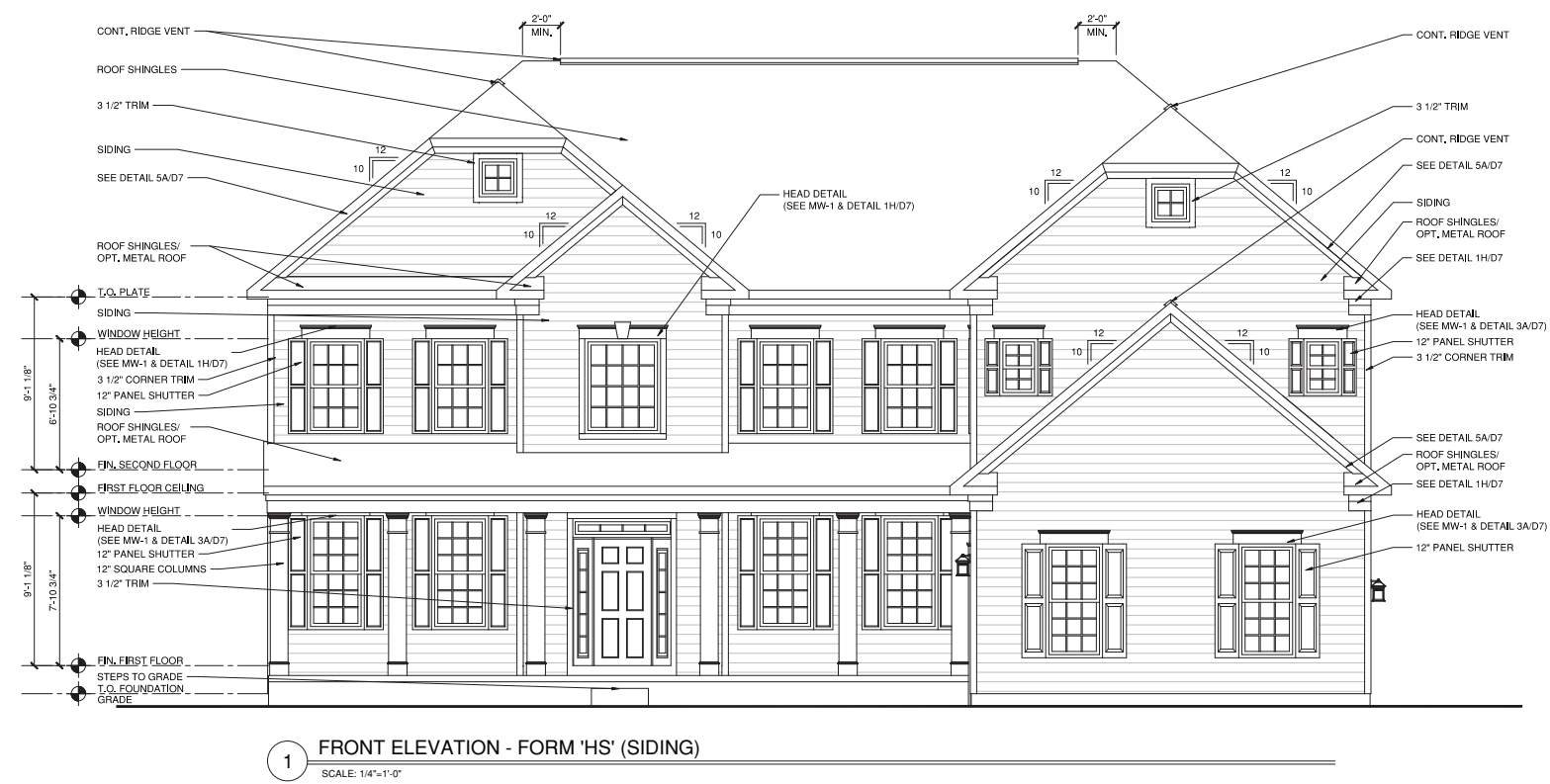
1 FRONT ELEVATION - FORM 'HB' (BRICK)
SCALE: 1/4"=1'-0"



4 FRONT ELEVATION - FORM 'HT' (STONE)
SCALE: 1/4"=1'-0"

CHICAGO DIVISION
CHRISTINA COURT

BOULDER COURTYARD
4018 Square Feet: 58'x71'
ELEVATION H



REAR ELEVATION

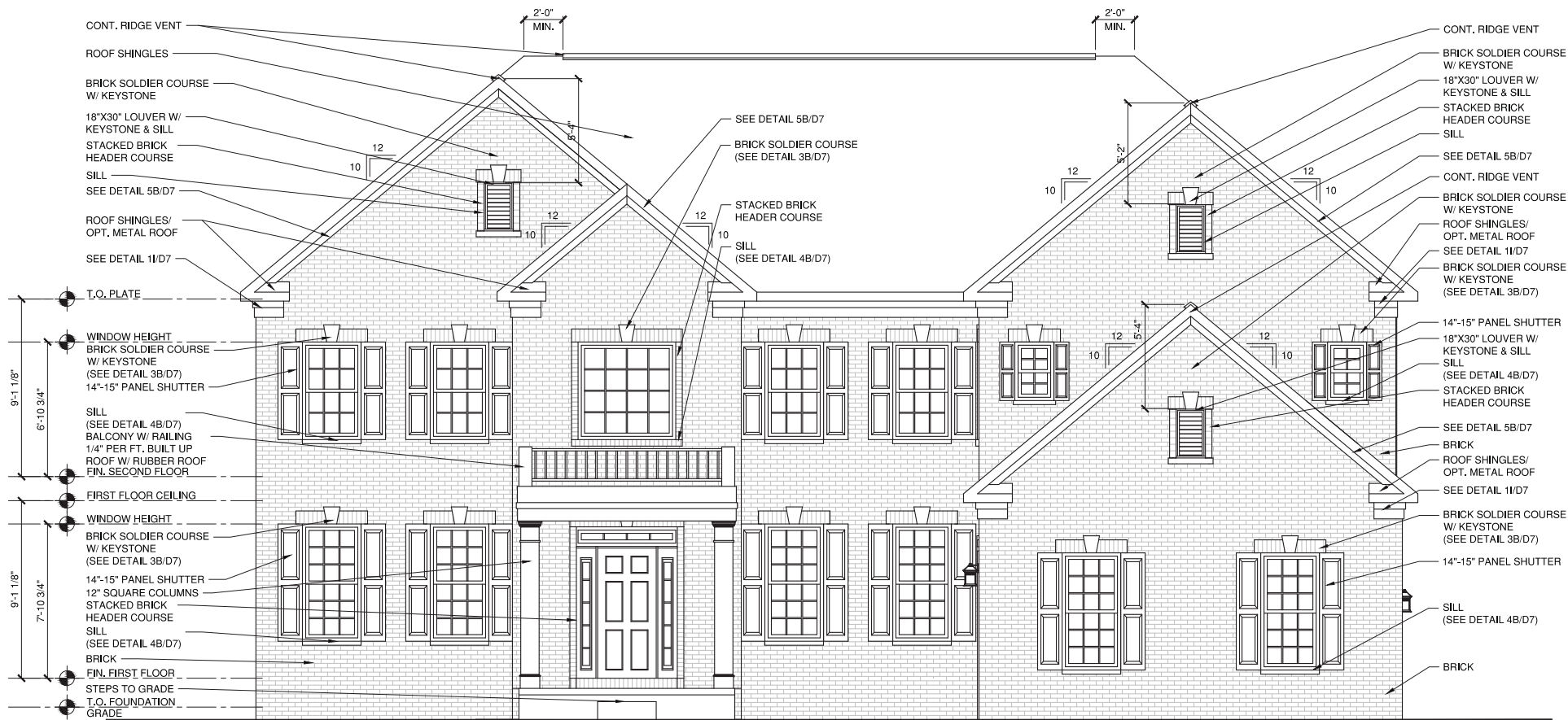


RIGHT SIDE ELEVATION

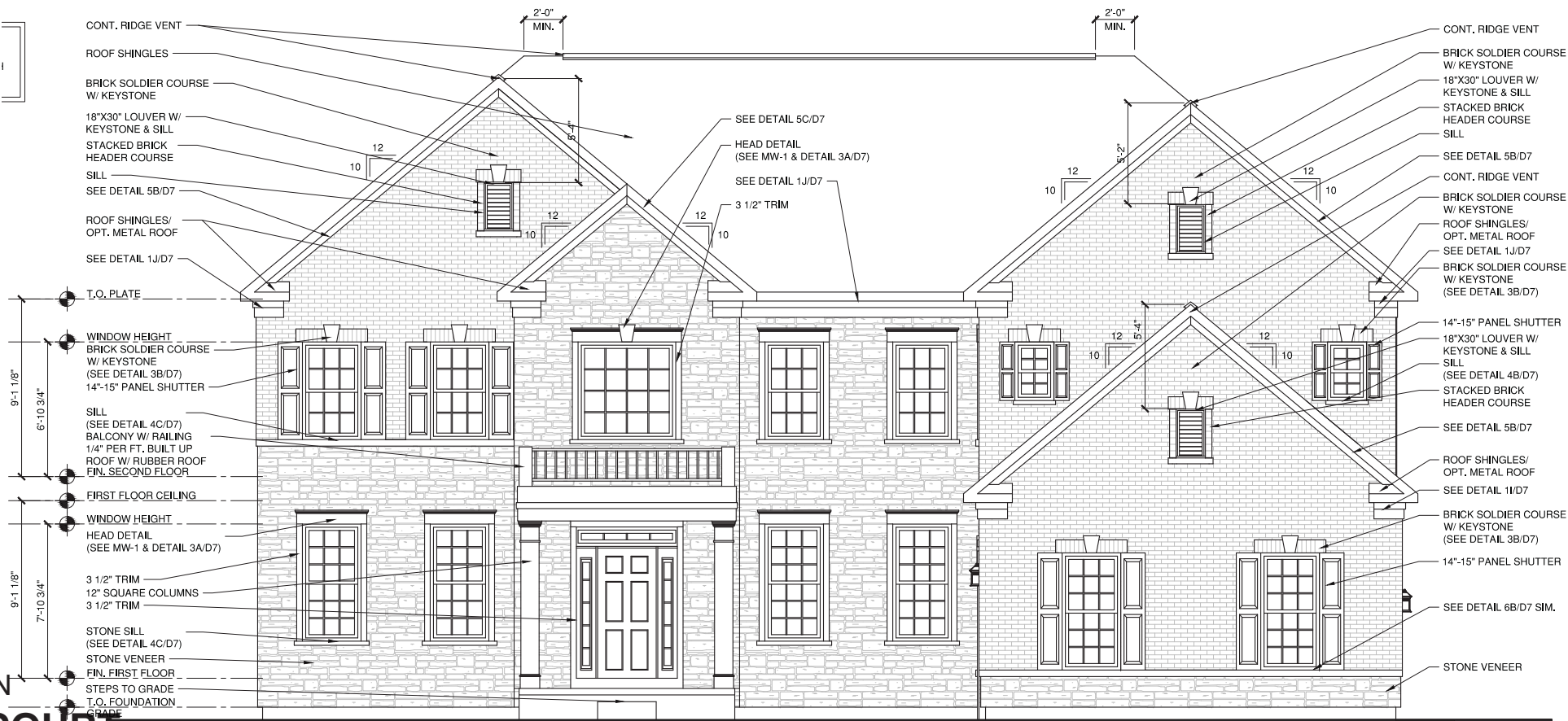


LEFT SIDE ELEVATION

BOULDER COURTYARD
4018 Square Feet: 58'x71'
ELEVATION J



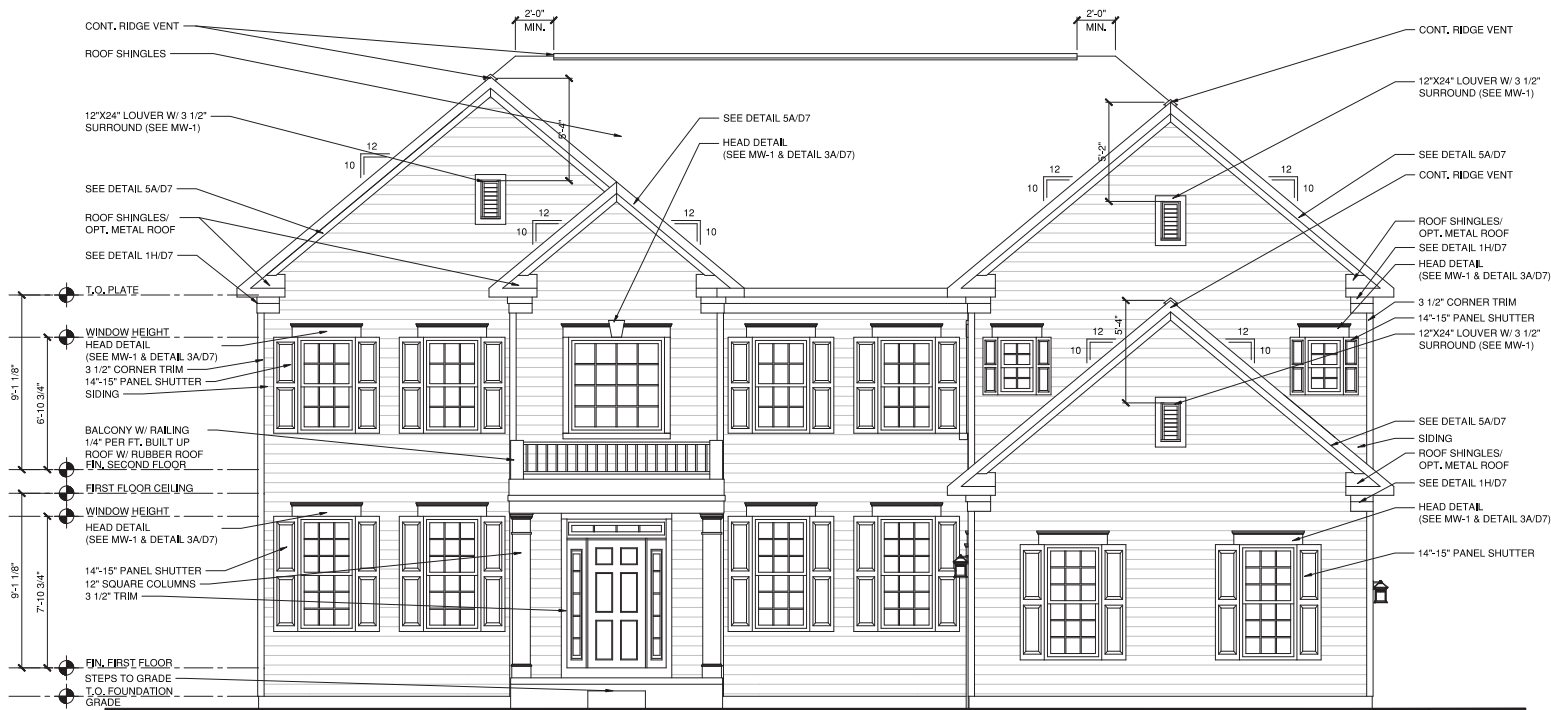
1 FRONT ELEVATION - FORM 'JB' (BRICK)
SCALE: 1/4"=1'-0"



4 FRONT ELEVATION - FORM 'JT' (STONE)
SCALE: 1/4"=1'-0"

CHICAGO DIVISION
CHRISTINA COURT

BOULDER COURTYARD
4018 Square Feet: 58'x71'
ELEVATION J



1 FRONT ELEVATION - FORM 'JS' (SIDING)
SCALE: 1/4"=1'-0"



REAR ELEVATION



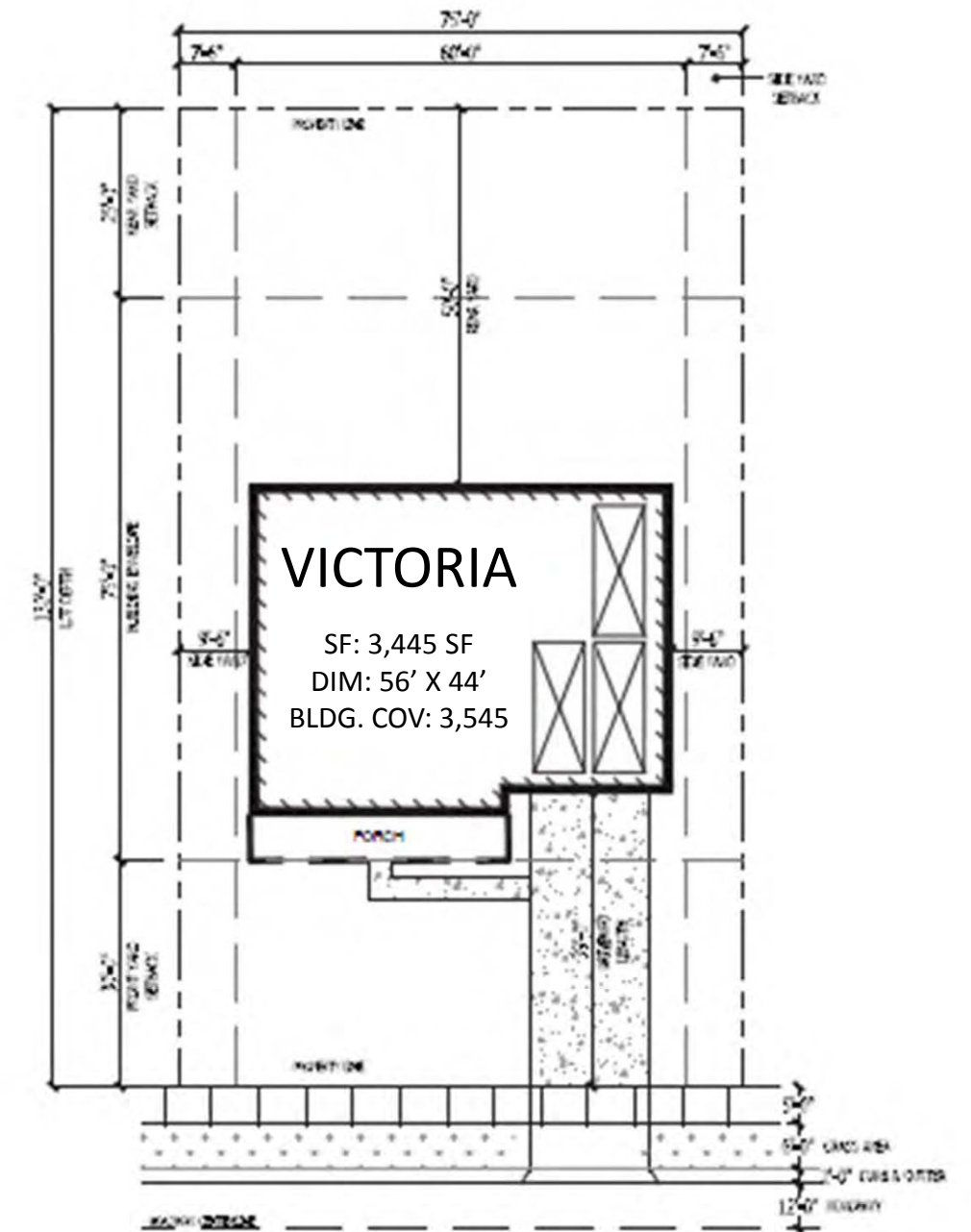
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

C. Elevations

Victoria | 3445 SF 56' x 44'



TYPICAL LOT

VICTORIA G ELEVATION



OPTIONAL SIDE CANTILEVERE

SCALE: 1/4" = 1'-0"

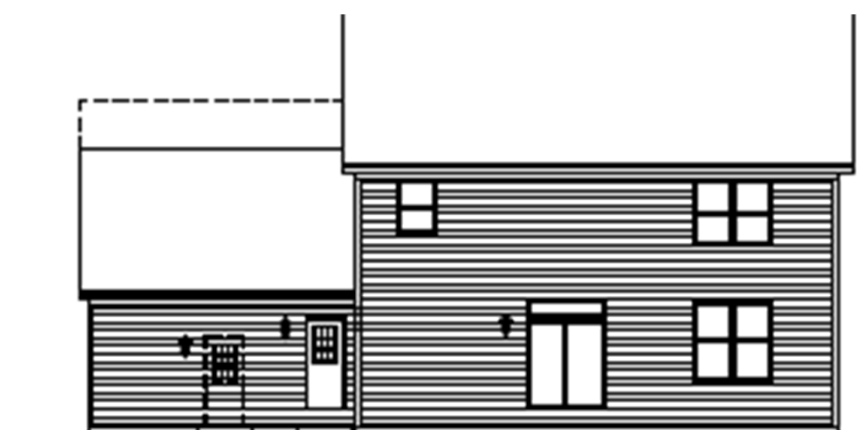
STANDARD "GS" ELEVATION

SCALE: 1/4" = 1'-0"



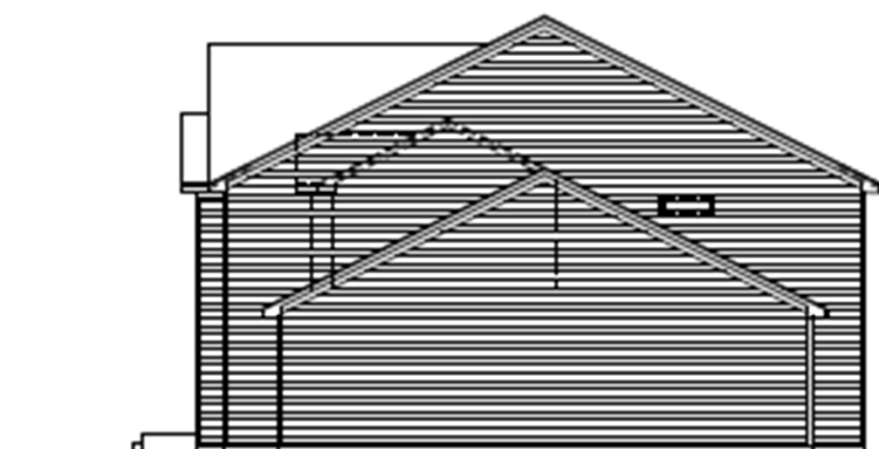
STANDARD "GS" ELEVATION — LEFT SIDE

SCALE: 1/8" = 1'-0"



STANDARD "GS" ELEVATION — REAR

SCALE: 1/8" = 1'-0"



STANDARD "GS" ELEVATION — RIGHT SIDE

SCALE: 1/8" = 1'-0"

CHICAGO DIVISION
CHRISTINA COURT

VICTORIA F ELEVATION



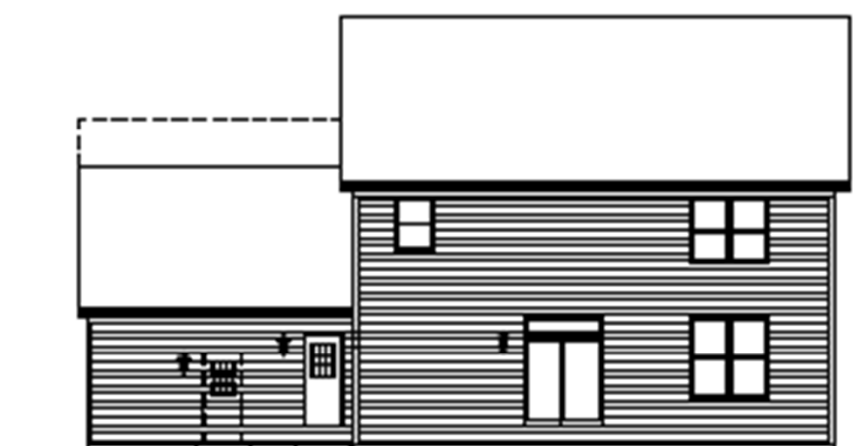
STANDARD "FT" ELEVATION

SCALE: 1/8" = 1'-0"



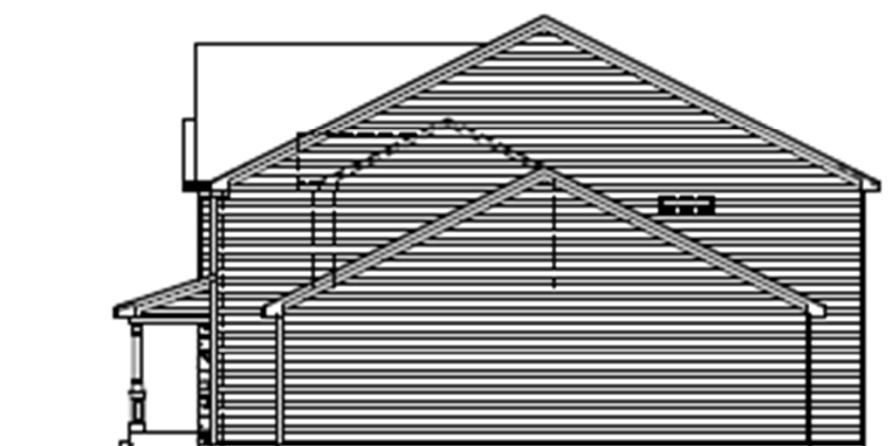
STANDARD "FT" ELEVATION — LEFT SIDE

SCALE: 1/8" = 1'-0"



STANDARD "FT" ELEVATION — REAR

SCALE: 1/8" = 1'-0"



STANDARD "FT" ELEVATION — RIGHT SIDE

SCALE: 1/8" = 1'-0"

CHICAGO DIVISION
CHRISTINA COURT

VICTORIA H ELEVATION



STANDARD "HB" ELEVATION

SCALE: 1/4" = 1'-0"



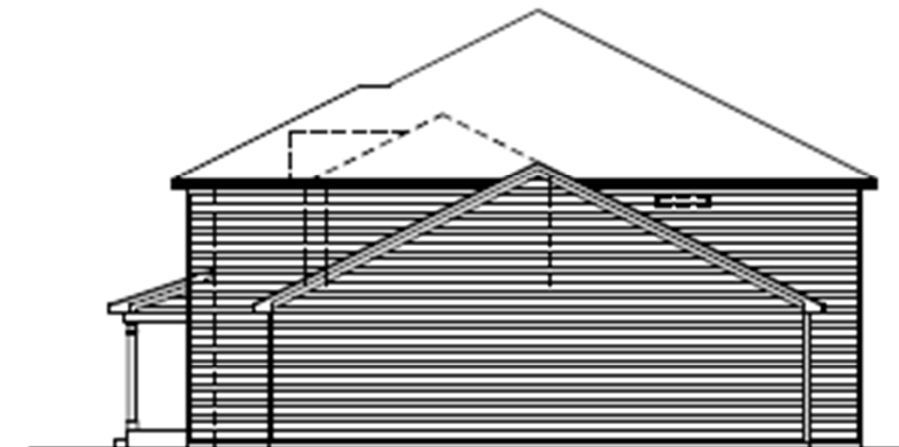
STANDARD "HB" ELEVATION — LEFT SIDE

SCALE: 1/8" = 1'-0"



STANDARD "HB" ELEVATION — REAR

SCALE: 1/8" = 1'-0"

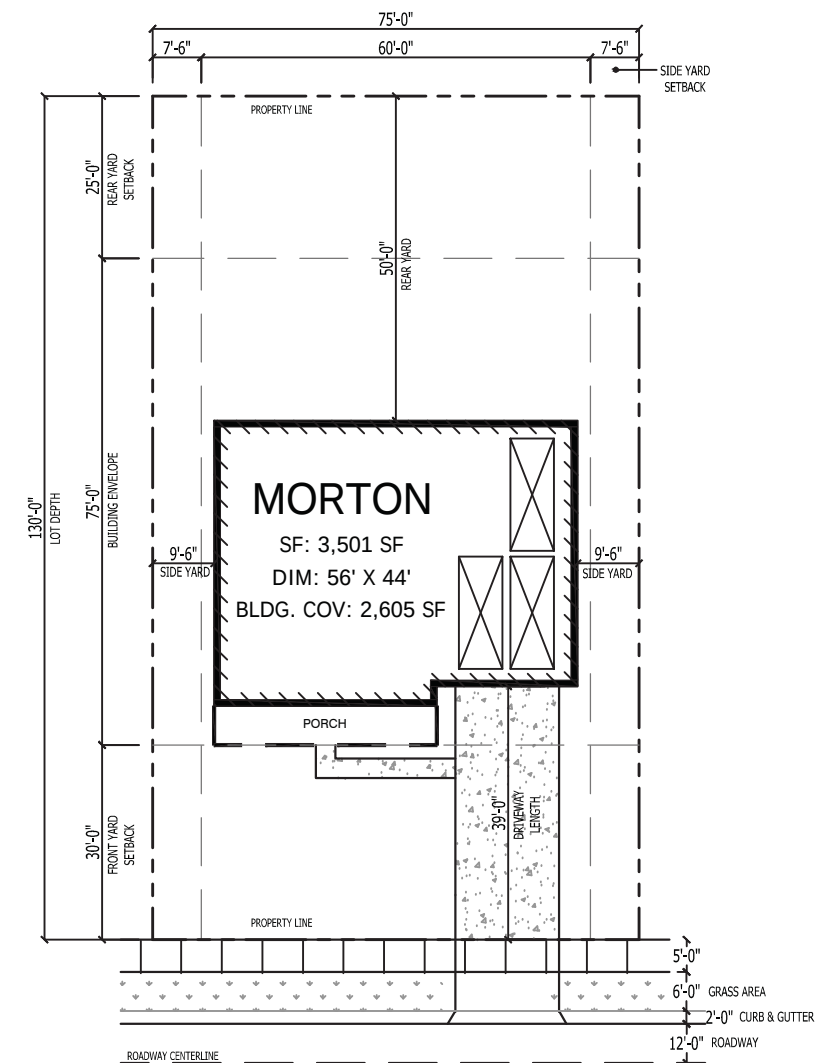


STANDARD "HB" ELEVATION — RIGHT SIDE

SCALE: 1/8" = 1'-0"

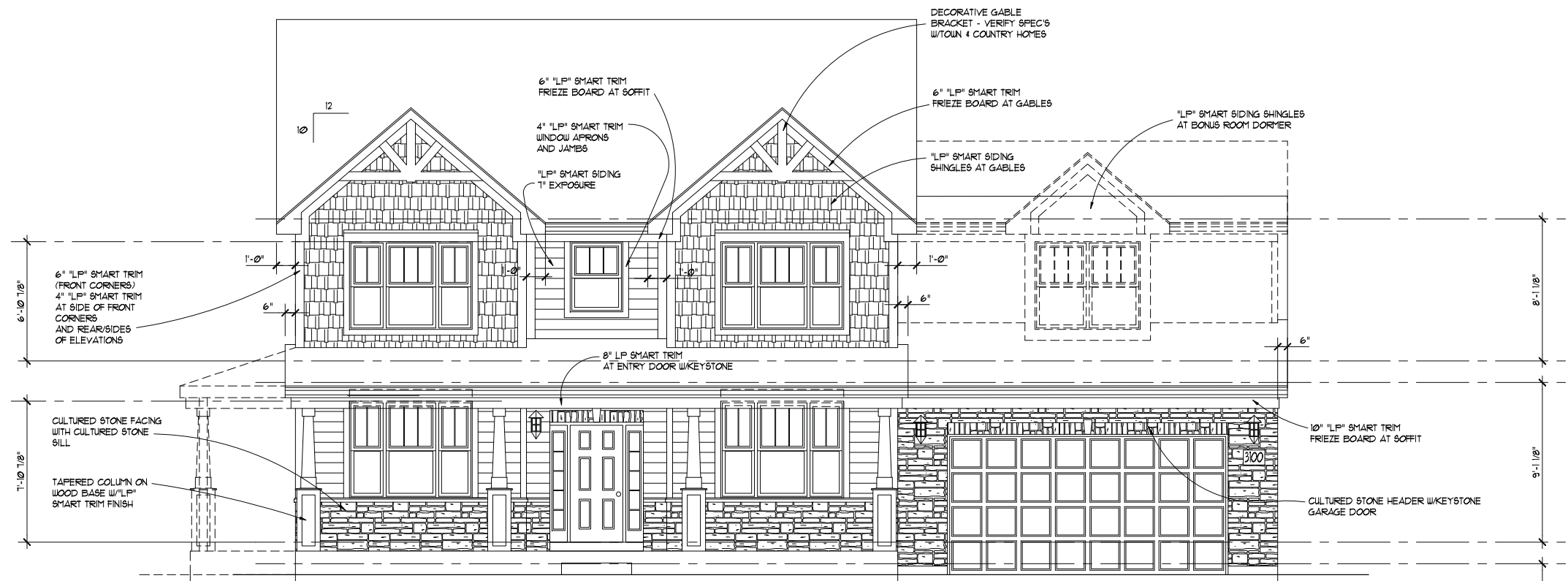
CHICAGO DIVISION
CHRISTINA COURT

Morton | 3501 SF 56' x 44'

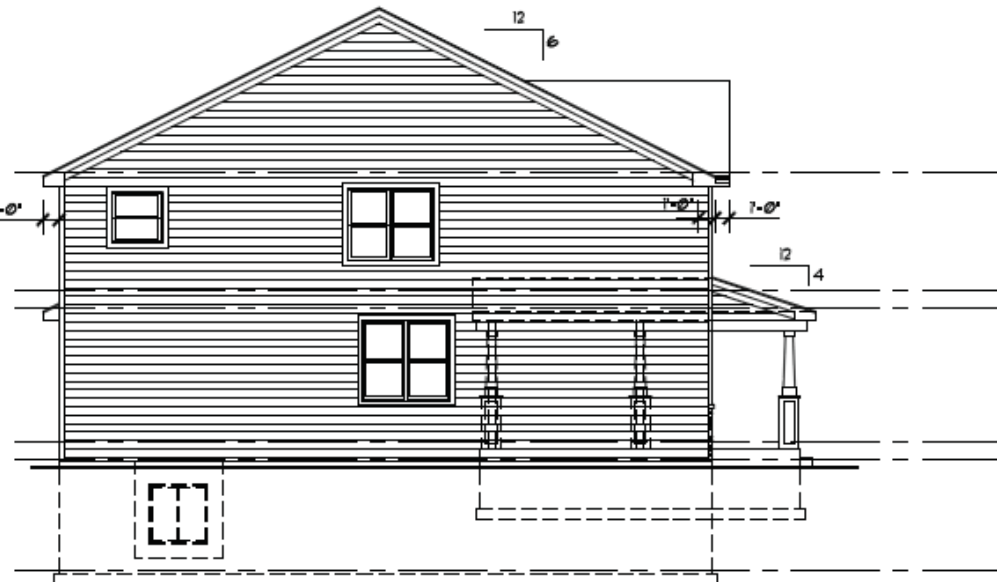


TYPICAL LOT

MORTON ELEVATION F

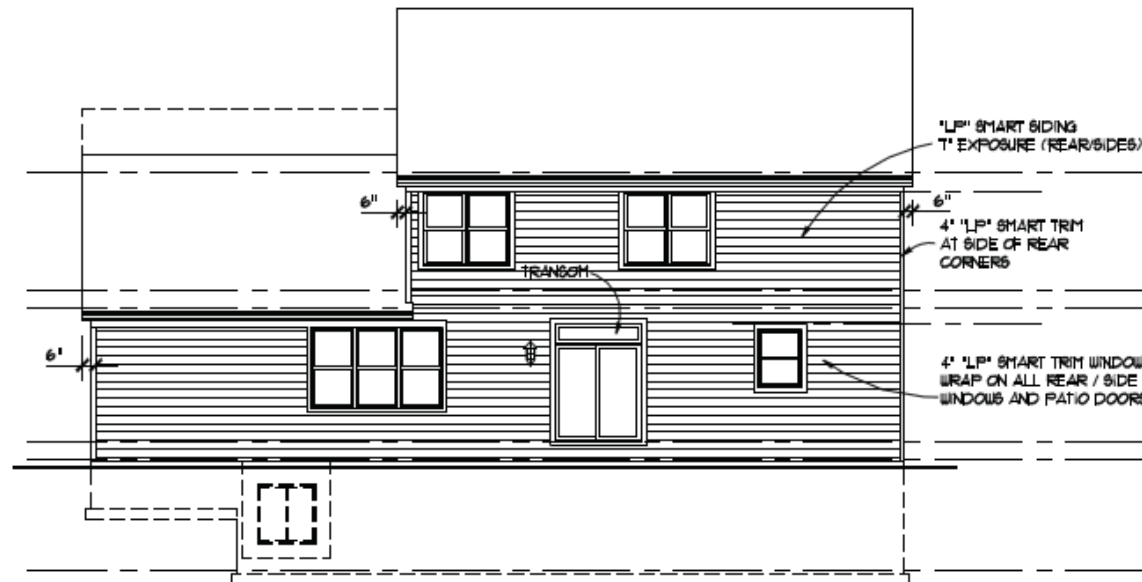


ELEVATION F STONE - EXISTING



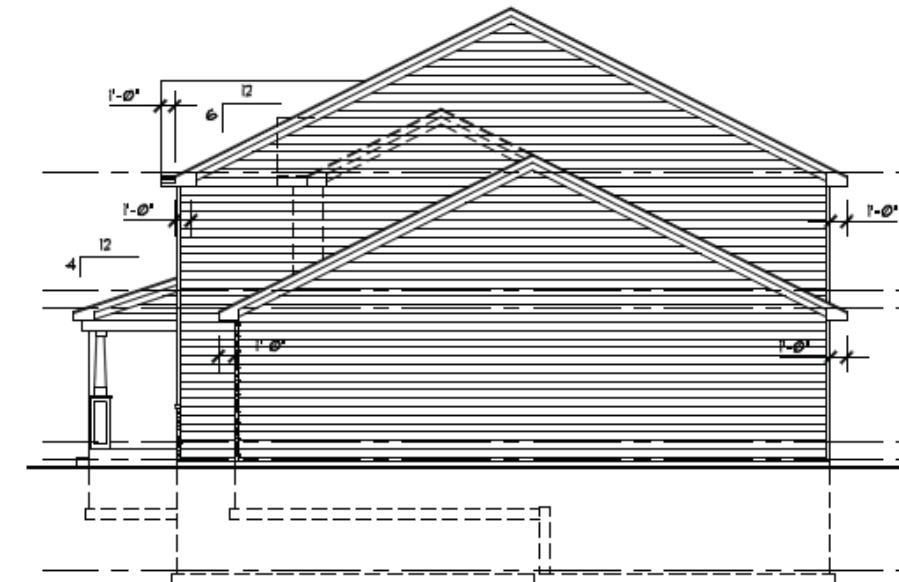
LEFT SIDE ELEVATION - FORM FT

SCALE: 1/8" = 1'-0"



REAR ELEVATION - FORM FT

SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION - FORM FT

SCALE: 1/8" = 1'-0"

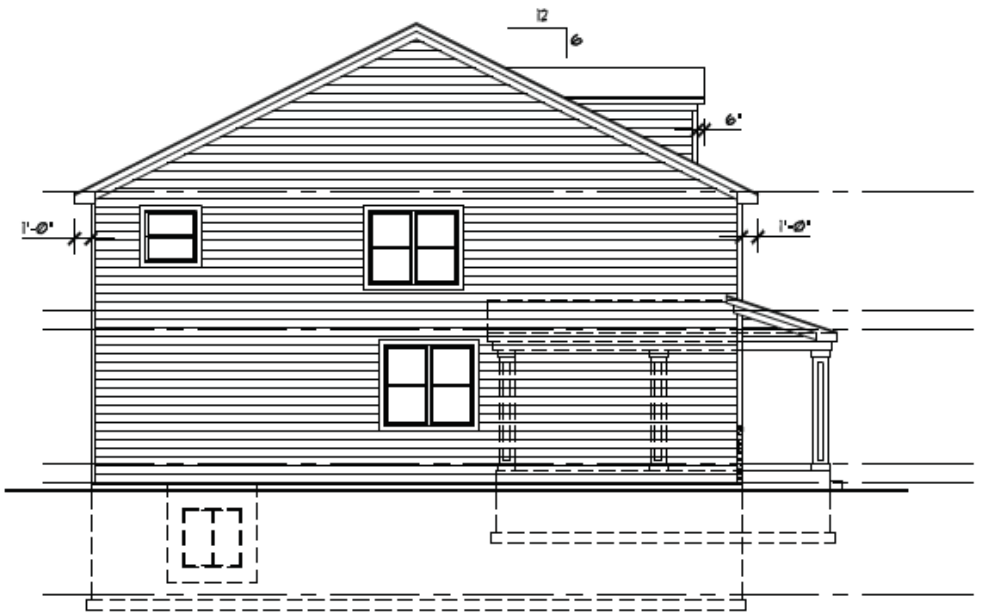
MORTON ELEVATION G



ELEVATION G SIDING - EXISTING

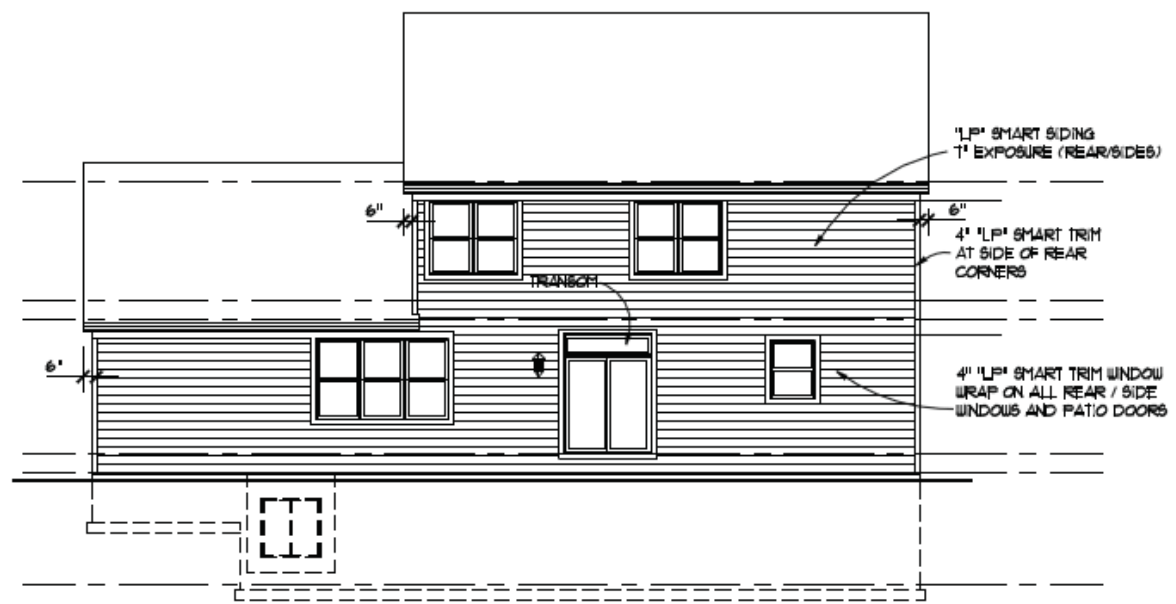


ELEVATION G STONE - EXISTING



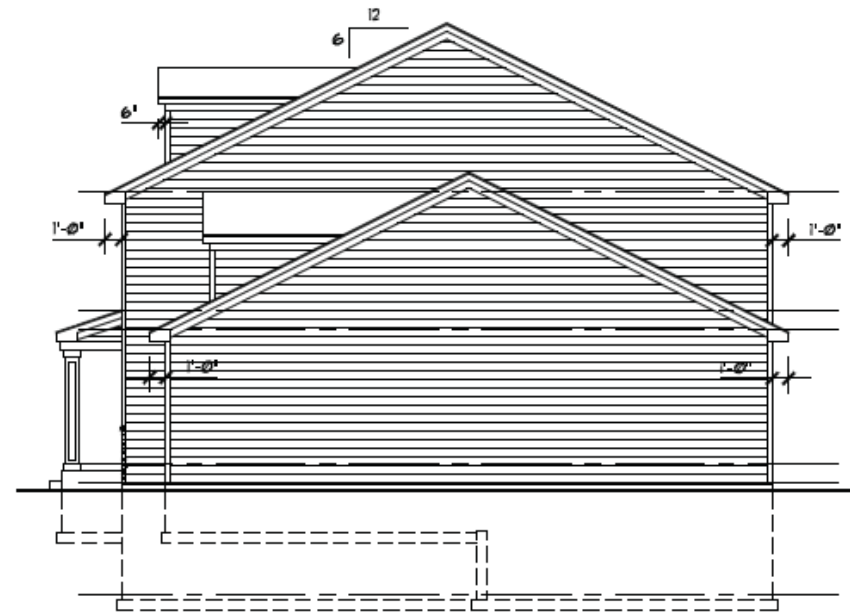
LEFT SIDE ELEVATION - FORM GT

SCALE: 1/8" = 1'-0"



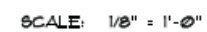
REAR ELEVATION - FORM GT

SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION - FORM GT

SCALE: 1/8" = 1'-0"



LAND USE VARIATION CRITERIA

(ALSO APPLIES TO ZONING CODE VARIATIONS)

Variation Request:

- A variation from Arlington Heights Village Code, Ch. 29 Subdivision Control Regulations - Section 29-307, Residential Lot Standards to allow double frontage lots on a non-arterial street.

1. The Property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the underlying R-3 zoning district.

Original development of the neighborhood surrounding the Property dates to the 1940's and early-1950's. That original development was for large rural type lots generally consistent in character along the north and south sides of Olive Street. However, by the 1970's the character of neighborhood had changed as surrounding agricultural uses had largely been replaced with traditional suburban residential development. In fact, the original large rural parcels along the south side of Olive Street between Dryden Avenue and Windsor Drive appear to have been resubdivided in the late-1960's or early-1970's to facilitate additional residential development (Clarandon Street). This 1960's/1970's resubdivision of properties along the south side of Olive Street set the stage for the prevailing trend of redevelopment in the neighborhood.

Through the 1990's and early 2000's, Properties on the south side of Olive Street began to redevelop utilizing existing lot configurations resulting from the 1970's development. While these lots were generally larger than those in other surrounding subdivisions, these lots didn't have sufficient depth to justify further resubdivision. To the contrary, the lots along the north side of Olive Street generally retained original configurations dating back to 1950's development. Due to the depth of these lots and the underlying value of the land, lots along the north side of Olive Street justified resubdivision with smaller lots typical of the broader neighborhood. In fact, the parcels on the north side of Olive Street immediately west of the Subject Property and continuing to Dryden Avenue established this trend of development as early as the 1970's and continued this development pattern through the early 2000's.

Due to the trend of redevelopment throughout the neighborhood the value of the Subject Property is in redevelopment consistent with the character of other lots north of Olive Street. Absent the ability to subdivide, the Subject Property loses significant value as each of the existing two lots are

approximately 3 times the size of the lots on the south side of Olive Street (only other large lots in general vicinity). Moreover, due to the configuration of the Subject Property (long and narrow with limited roadway frontage) the additional acreage attributed to each lot of the Subject Property does not create a proportionate increase in value because of practical factors associated with buildability and desirability in the marketplace.

The proposed Christina Court development is consistent with the established trend of development in the neighborhood. The only departure from standards of the underlying R-3 zoning district is the variation for double frontage lots- a variation driven by redevelopment that has occurred all around the Subject Property. The issue is most pronounced along the western property line where an atypical development of the adjacent parcel was permitted in the City of Prospect Heights. This adjacent development permitted right-of-way located along the common property line without taking account for the manner in which the Subject Property might be most efficiently developed. K. Hovnanian explored an alternative site plan, attached as Exhibit C, that netted a comparable value and complies with R-3 district requirements, but said plan was rejected by Village staff, see attached exhibit D, due to jurisdictional issues associated with Arlington Heights' utilities being located in Prospect Heights' right-of-way.

While Lot 8 of the proposed subdivision also abuts adjacent right-of-way at the rear property line, the street frontage is minimal in this location and Somerset Court wasn't intended or designed to accommodate traffic from the Subject Property. Accordingly, staff has not raised this as a double-frontage situation that the code was intended to prevent or for which a variance was required. To suggest otherwise, would bifurcate the Subject Property in an unnatural fashion and create a connection to Somerset Court that is inconsistent with the nature of that existing subdivision.

2. The plight of the owner of the Subject Property is due to unique circumstances associated with the manner in which adjacent properties have been developed.

All of the property surrounding the Subject Property has been subject of redevelopment in the last two decades. That redevelopment never appeared to contemplate the manner in which the Subject Property would most appropriately and efficiently development. Accordingly, the Subject Property is left with some unique adjacencies that create some practical difficulties associated with the ultimate development. In this instance, the development cannot reasonably avoid a double frontage lot condition that is prohibited by Code, but can rationally address the issue to minimize any perceived impact on the neighborhood as set forth in Section 29-307 of the Code (additional landscape).

Immediately west of the Subject Property is a single family subdivision located in Arlington Heights which is consistent with the character of the proposed development. However, this existing subdivision provides no connectivity to the Subject Property and is isolated from the Subject Property by a stormwater detention facility.

Immediately east of the Subject Property is an atypical single family subdivision located in Prospect Heights. The right-of-way for this subdivision extends along the common boundary line of the Subject Property. However, Petitioner has no present right to connect to the right-of-way located in Prospect Heights. Moreover, Petitioner has no right to connect to any Prospect Heights utilities that may be located in the right-of-way nor does Petitioner have the right to install Arlington Heights utilities in the right-of-way belonging to Prospect Heights. In fact, Arlington Heights has provided written communication stating that its municipal utilities should not be located in the Prospect Heights right-of-way. Accordingly, the location of the roadway along the common boundary of the communities creates a unique jurisdictional situation not applicable to most properties.

In addition to the jurisdictional issues outlined above, the Subject Property does not layout well utilizing the adjacent Prospect Heights right-of-way. The lots located west of the Prospect Heights right-of-way would have two to three times the depth of the lots located east of the Prospect Heights right-of-way. Moreover, the Prospect Heights right-of-way utilizes a substandard design with no sidewalk or curb-and-gutter type improvements which are expected in a new high-end residential subdivision. Utilizing the Prospect Heights right-of-way would devalue the lots located in Arlington Heights to the detriment of the Petitioner, the property owner and the Village.

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

The proposed variance to permit double frontage lots will not alter the essential character of the locality. The character of this neighborhood has transformed multiple times over the last 60 years. Originally utilized for agricultural purposes, the property along Olive street was originally developed with a large-lot rural character in the 1940's and early-1950's. As early as 1970, the original rural lots began to transform for more traditional suburban single family residential development. Due to the manner in which redevelopment has occurred over the last forty years, lots on the south side of Olive Street have stayed slightly larger and maintained that rural character- defined by under-improved street frontage with front-yard drainage swales and no sidewalk. The north side of the street is similarly defined by the underimproved street frontage, but with much smaller lots that are in keeping the character of the bulk of existing residential properties in the surrounding Arlington Heights subdivisions.

Petitioner's proposed subdivision is consistent with the redevelopment that has occurred along the north side of Olive Street- all consistent with the underlying R-3 zoning district requirements. In contemplation of the existing streetscape, Petitioner proposes to maintain that under-improved rural character along the Olive Street frontage. In lieu of physical improvements, K. Hovnanian will make a contribution to the Village for its portion of future improvements to Olive Street as requested by Village staff and permitted by Code. Only a single buildable lot will be located along Olive Street. A consolidated stormwater facility will be located at the northwest corner of Olive and

Christina and will provide a large open-space along the Olive Street frontage. The stormwater facility will be improved with natural landscape consistent with the rural character of Olive Street. Within the subdivision Petitioner will provide modern amenity consistent with adjacent subdivisions including curbed streets, storm sewers and sidewalks. The approval of a variance to permit double frontage lots will not alter the character of the proposed subdivision or the broader character of the neighborhood. The Prospect Heights right-of-way is under-improved and functions similar to a long rural driveway. The existence of homes backing to the Prospect Heights right-of-way will not seem out of character as said lot can and will be appropriately treated with landscape enhancements to clearly delineate separation.

There are a number of double frontage lots that currently exist in the Village of Arlington Heights. There are numerous examples where double frontage lots exist adjacent to Major Arterials such as Palatine Road or Buffalo Grove Rd. K. Hovnanian has identified a number of double frontage lots that do not front a Major Arterial Road. The attached Exhibit G includes four (4) examples of double frontage lots in the Village of Arlington Heights all within 1.5 miles of the Subject Property. The highlighted double frontage lots do not alter the essential character of the locality.

- A. Windsor Dr.** – Just 1500 feet north of the subject site these townhome units also back to a cul-de-sac as Windsor Dr ends in a cul-de-sac just north of Rand Road
- B. Carlyle Pl** – Approximately .7 miles due north of the subject property are 6 lots that are accessed via Carlyle Pl, but have a rear yards that abut Windsor Drive.
- C. ColdSpring Rd** – Approximately 1.5 miles northeast of the subject property are 8 lots that are accessed via Coldspring Rd, but have a rear yards that abut N. Schoenbeck Rd. This example is of particular significance as it Schoenbeck Road is the border between Arlington Heights and Prospect Heights. It should be noted that similar to Williams Way, Schoenbeck Road serves as access of homes on its East side in Prospect Heights.
- D. N. Oakwood Dr** – Approximately 1 mile northeast of the subject property are 5 lots that are accessed via N. Oakwood Dr., but have rear yards that abut the east side of N. Birchwood Ln. This example is of particular significance because both roads are local residential streets, the same as the newly proposed Christina Ct and the existing Williams way. Further, N. Birchwood Ln does serve as access for homes along the west side of the street.



May 6, 2015

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

RE: Christina Court Development - Plan Commission Application – Response Possible Sidewalk Connection between Marion Street/Somerset Court and Christina Court

Dear Mr. Enright,

A request was made by the Village of Arlington Heights to explore the possibility of including a walkway/sidewalk connecting Marion Street and Somerset Court to Christina Court. This request originated from a local resident who lives in the neighborhood to the west of the proposed Christina Court development. Attached is an email from the Village of Arlington Heights in regards to above mentioned request. Below is a summary to our conclusion.

We have carefully examined the proposed sidewalk connection between Marion Street and Somerset Court to Christina Court and have concluded that it is not possible based on the following:

1. The elevation/grade change between Marion Street and Somerset Court to Christina Court.

The change in elevation between Marion Street and Christina Court makes the installation of a public walk difficult without the use of steps. The current topography of the site requires a retaining wall be constructed along the west and north property lines of lot 8 to ensure proper storm water management. The suggested sidewalk path or any sidewalk path would have to bisect the retaining wall, thus requiring steps in order to transition the grade and connect with Christina Court. This is not a desirable solution, as a public walk with steps inherently limits its functionality.

2. The location of the sidewalk connection.

The pathway of the sidewalk will have to be located in a rear and side yard, which is not desirable. Further the sidewalk route may conflict with planned dry utilities and storm sewers in the rear yards. This would create future conflicts for maintenance and repairs of dry utilities and storm sewers. Lastly, the addition of significant impervious area in these rear and side yards may adversely affect or impair the functionality of the planned storm water management system.

1306 & 1310 E. Olive St
May 6, 2015

3. **The addition of a sidewalk to lot 8 would require a variance to permit impervious surface coverage in excess of the permitted 50%.**

The path proposed on lot 8 would introduce a substantial area, up to 1,000 SF, of impervious surface to the lot. The addition of this impervious area would require a variance from Arlington Heights Municipal Code Chapter 28, Section 5.1-2.9 Maximum Impervious Surface Coverage that states:

Lot greater than 6,600 square feet in area: Total Lot Maximum of 50%

K. Hovnanian will not seek this variance and is therefore unable to accommodate the proposed public walk in a private yard.

We look forward to working with you on a successful residential development. Please contact me if you have any questions for concerns.

Best regards,

K. HOVNANIAN T&C HOMES AT ILLINOIS, L.L.C.



Mark J. Rykovich, Land Acquisition Advisor

Cc: Latika Bhide, Development Planner – Arlington Heights
Andy Konovodoff, Division President – Hovnanian
Brian Murphy, Area Vice President – Hovnanian
Jon Isherwood, Land Acquisition Manager - Hovnanian

Rykovich, Mark

From: Bhide, Latika <lhide@vah.com>
Sent: Friday, April 17, 2015 12:37 PM
To: Rykovich, Mark
Cc: Isherwood, Jon; Enright, Bill; Murphy, Brian
Subject: FW: Christina Court

Hello Mark,

I wanted to touch base and follow up with you regarding the Christina Court Subdivision cul-de-sac. Staff has discussed 2 options for the cul-de-sac:

1. 88' B-B (back of curb to back of curb) diameter. We would ask that you to show a plan with additional ROW to accommodate a 5' parkway and sidewalk. If that does not work from a layout of the lots and setbacks we can reconsider the carriage walk and/or a private easement for the sidewalk or
2. 80' pavement diameter, sprinkler systems for specified homes (Lots 7, 8, 9, and 10 - homes serviced by the cul-de-sac head)

As previously discussed, we also need to see a revised plan addressing the detention concerns. Please provide the revised concept plans, so staff can discuss prior to making a final determination.

On another note, a resident contacted me earlier this week. The proposed Christina Court neighborhood is to the east of his property. He wanted to explore the possibility of including a walkway/sidewalk connecting Marion Street/Somerset Court to Christina Court - possibly along the south side of Lot 8 (located in the same easement as the water main). Could you also explore this possibility?

Please call or email with any questions.

Regards,

Latika Bhide, AICP, LEED Green Associate
Development Planner
Village of Arlington Heights
33 S. Arlington Heights Road
T: 847.368.5223
F: 847.368.5988

From: Rykovich, Mark [mailto:MRykovich@KHOV.COM]
Sent: Friday, April 17, 2015 11:15 AM
To: Bhide, Latika
Cc: Isherwood, Jon; Enright, Bill; Murphy, Brian
Subject: RE: Christina Court

Latika,

Per our conversation this morning, I will look for your email later this afternoon to confirm what the Fire Department has decided in regards to our cul-de-sac dimensions.

Thank you,

Mark J. Rykovich, CCIM
Land Acquisition Advisor
K. Hovnanian Companies, LLC
1804 N. Naper Blvd., Ste. 200

Naperville, IL 60563
Direct (630) 210-8897
Mobile: (630) 940-6698
mrykovich@khov.com

From: Bhide, Latika [<mailto:lbhide@vah.com>]
Sent: Tuesday, April 07, 2015 12:51 PM
To: Rykovich, Mark
Cc: Isherwood, Jon; Enright, Bill
Subject: Christina Court

Hello Mark,

I wanted to follow up with you regarding the Christina Court Subdivision. As I mentioned to you over phone yesterday, the Planning Director discussed the project at the Staff Development Committee (SDC) meeting this morning.

- The SDC is not in favor of the carriage walk in the cul-de-sac.
- The Fire Department will shortly confirm the dimensional requirement for the cul-de-sac. As soon as I hear from them, I will let you know.

If you have any questions in the meanwhile, please do not hesitate to contact me.

Regards,

Latika Bhide, AICP, LEED Green Associate
Development Planner
Village of Arlington Heights
33 S. Arlington Heights Road
T: 847.368.5223
F: 847.368.5988

BUILDING DEPARTMENT

1

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 15-001
 Petitioner: K. Hovnanian Homes
1804 N. Naperville Rd.
Naperville, IL 60563
 Owner: The Country G, LLC
900 N. Shore Dr.
Lake Bluff, IL 60044
 Contact Person: Jon Isherwood
 Address: 1804 N. Naperville Rd.
Naperville, IL 60563
 Phone #: (630) 210-8869
 Fax #: (630) 946-6629
 E-Mail: JIsherwood@khov.com

P.I.N.# 03-20-401-015 & 03-20-401-016
 Location: 1306 & 1310 E. Olive St
 Rezoning: Current: R-3 Proposed:
 Subdivision: ✓
 # of Lots: 14 Current: 2 Proposed:
 PUD: For: n/a
 Special Use: ✓ For: n/a
 Land Use Variation: For: n/a
 Land Use: Current: House
 Proposed: Residential
 Site Gross Area: 4.77 Acres
 # of Units Total: n/a
 1BR: 2BR: 3BR: 4BR: 14

(Petitioner: Please do not write below this line.)

DO EXISTING STRUCTURES, IF ANY, MEET MINIMUM REQUIREMENTS OF THE FOLLOWING:

YES NO

1. VILLAGE BUILDING CODE
2. PRESENT ZONING USE
3. REQUESTED ZONING USE
4. SUBDIVISION REQUIRED
5. SIGN CODE

6. GENERAL COMMENTS:

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

Director

Date

BUILDING DEPARTMENT

1

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 15-001
 Petitioner: K. Hovnanian Homes
1804 N. Naperville Rd.
Naperville, IL 60563
 Owner: The Country G, LLC
900 N. Shore Dr.
Lake Bluff, IL 60044
 Contact Person: Jon Isherwood
 Address: 1804 N. Naperville Rd.
Naperville, IL 60563
 Phone #: (630) 210-8869
 Fax #: (630) 946-6629
 E-Mail: JIsherwood@khov.com

P.I.N.# 03-20-401-015 & 03-20-401-016
 Location: 1306 & 1310 E. Olive St
 Rezoning: Current: R-3 Proposed:
 Subdivision: ✓
 # of Lots: 14 Current: 2 Proposed:
 PUD: For: n/a
 Special Use: ✓ For: n/a
 Land Use Variation: For: n/a
 Land Use: Current: House
 Proposed: Residential
 Site Gross Area: 4.77 Acres
 # of Units Total: n/a
 1BR: 2BR: 3BR: 4BR: 14

(Petitioner: Please do not write below this line.)

DO EXISTING STRUCTURES, IF ANY, MEET MINIMUM REQUIREMENTS OF THE FOLLOWING:

YES NO

1. VILLAGE BUILDING CODE
2. PRESENT ZONING USE
3. REQUESTED ZONING USE
4. SUBDIVISION REQUIRED
5. SIGN CODE

6. GENERAL COMMENTS:

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

Director

Date

MEMORANDUM

TO: Latika Bhide - Development Planner
FROM: Paul Butt – Fire Safety Plan Reviewer
DATE: 2/17/15
RE: Christina Court Subdivision
1306-1310 Olive St.
PC# 14-001 – Round 1

I have reviewed the submitted material for the above referenced project and offer the following comments:

1. 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.

RECEIVED

MAR - 6 2015

Village of Arlington Heights
Public Works Department

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Memorandum

To: Latika Bhide, Planning and Community Development

From: Cris Papierniak, Assistant Director of Public Works 

Date: March 5, 2015

Subject: Christina Court Subdivision, P.C. #15-001

With regard to the proposed preliminary plat of subdivision and variation, I have the following comments:

1. The minimum size of storm sewer is 8".
2. The pressure connections will be in vaults with a minimum diameter of 60".
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.
4. The street light between lot 5 & 6 is not marked on sheet 3 with a symbol.
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.
6. The contact for Old Towne Sanitary District has changed.
7. Show the Somerset Ct. R.O.W. lines and easements on the plans to ensure water main connection is properly located.
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.
9. Additional inlet is needed in cul-de-sac to accommodate proper drainage.
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.
11. Street lights should be LED. The Village must approve manufacturer.
12. The condition and location of sewer main handling drainage along northern boundary needs to be verified as it leaves corporate boundary immediately.
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.

14. Landscaping plans show a "community identification pillar" and additional landscaping along both southern and northern property lines of detention pond. Who will maintain this landscaping in the future? Will the homeowner's association be responsible?
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. R.O.W.
16. Labeling of Chanticleer tree is incorrect on landscaping plan.
17. Chanticleer tree should be replaced. We suggest any of the following:
 - a. Celtis Occidentalis
 - b. Plantanus x Acerifolia
 - c. Ulmus "Morton Glossy" or Ulmus x "Morton"
 - d. Carpinus Betulus Fastigiata
18. On the tree planting specification:
 - Change thickness of mulch to be 2-3" as too much mulch is a problem.
 - Waterproof tree wrap (fall only) must be removed in spring.
 - Remove notation "Prune 1/5 but retain natural form. Do not cut central lead."

Thank you for the opportunity to comment on the plans. If you have any questions, please feel free to contact me.

C: file

LF

ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 15-001
 Petitioner: K. Hovnanian Homes
1804 N. Naperville Rd.
Naperville, IL 60563
 Owner: The Country G, LLC
900 N. Shore Dr.
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P.I.N.# 03-20-401-015 & 03-20-401-016
 Location: 1306 & 1310 E. Olive St
 Rezoning: _____ Current: R-3 Proposed: _____
 Subdivision: ✓
 # of Lots: 14 Current: 2 Proposed: _____
 PUD: _____ For: n/a
 Special Use: ✓ For: n/a
 Land Use Variation: _____ For: n/a
 Land Use: _____ Current: House
 Proposed: Residential
 Site Gross Area: 4.77 Acres
 # of Units Total: n/a
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: 14

(Petitioner: Please do not write below this line.)

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water _____ X _____

Sanitary Sewer _____ X _____

Storm Sewer _____ X _____

b. Surface Improvement

Pavement _____ X _____

Curb & Gutter _____ X _____

Sidewalks _____ X _____

Street Lighting _____ X _____

c. Easements

Utility & Drainage _____ X _____

Access _____ X _____

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC _____ X b. IDOT _____

c. ARMY CORP _____ d. IEPA _____ X

e. CCHD _____

3. R.O.W. DEDICATIONS? _____

4. SITE PLAN ACCEPTABLE? _____

5. PRELIMINARY PLAT ACCEPTABLE? _____

6. TRAFFIC STUDY ACCEPTABLE? _____

7. STORM WATER DETENTION REQUIRED? _____

8. CONTRIBUTION ORDINANCE EXISTING? _____

9. FLOOD PLAIN OR FLOODWAY EXISTING? _____

10. WETLAND EXISTING? _____

YES NO COMMENTS

X _____

X _____

X _____

X _____

SEE COMMENTS

N/A

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: PEARSON, BRENN & ASSOC., INC.DATE OF PLANS: 1-30-15

Jean F. Whill 2/27/15
 Director Date

PLAN COMMISSION PC #15-001
Christina Court Subdivision
1306 & 1310 E. Olive St.
Preliminary Plat of Subdivision
Round 1

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.
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. An Engineers 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.
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:	984250.00000000
False_Northing:	0.00000000
Central_Meridian:	-88.33333333
Scale_Factor:	0.99997500
Latitude_Of_Origin:	36.66666667
Linear Unit:	Foot_US
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

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 scheduled 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.
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 catch basin.

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.
17. The exhibit provide showing the turning path of the Fire Department's responding vehicle is acceptable.
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.
19. The proposed 8" DIP water main is acceptably looped. Installation of this main will require an IEPA water permit.
20. The proposed sanitary sewer will require an MWRD permit, an IEPA Sanitary permit, and a permit from the Old Towne Sanitary District. Contact information for OTSD was previously provided.
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; they won't have to try to climb out over the wall.
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.
23. The north side of Lots 8 and 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 overdigging. Is the wall to be publically maintained or privately maintained?
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.
25. The proposed 685 contour lines along the Christina Court sidewalks are disconnected.
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.
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?
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.
29. Under Contribution Ordinance #91-031, Parcel 03-20-401-015, 1306 E. Olive, 2.45 ac. will owe \$9,500.00 for the connection to the storm sewer on Olive Street. There is a release rate restriction in the ordinance of 0.0872 cfs/acre.
30. Under Contribution Ordinance #91-031, Parcel 03-20-401-016, 1310 E. Olive, 2.45 ac. will owe \$9,500.00 for the connection to the storm sewer on Olive Street. There is a release rate restriction in the ordinance of 0.0872 cfs/acre.

Preliminary Plat of Subdivision:

31. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. Items #2-5, & 7-13 are complete. Please address the following:
 - a. Item #1: Clarify that the name of the subdivision is "Christina Court Subdivision".
 - b. Item #6: The west and north boundary lines need to have the length and bearing shown.
32. There should be existing property pins in the northwest corner where the Marion Street ROW 'tees' 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.
33. 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. Add the utility signature blocks. Keep an area open for the ComEd utility provisions.


James J. Massarelli, P.E. 2/27/15
Director of Engineering Date

Attachments:

- Preliminary Plat of Subdivision Checklist (1 page)
- Final Plat of Subdivision Checklist (3 pages)
- Contacts for Plat Signatures (1 page)
- Sample Utility Signature Blocks (1 page)

Preliminary Plat of Subdivision Checklist

Municipal Code Section 29-201(b)(1 - 13)

- ☐ 1. The name of the proposed subdivision.
- ☒ 2. A north-point indication, scale, date of preparation of the Preliminary plat, and by whom prepared.
- ☒ 3. A legal description of land proposed to be subdivided, by section, township and range, and other terms as used in describing land on the records of the Recorder of Deeds or Registrar of Titles, Cook County, Illinois.
- ☒ 4. Sufficient information to locate accurately the proposed subdivision in relation to its general neighborhood, by means of references to streets, railroad lines, recorded plats, etc. If the foregoing references cannot be made, then a vicinity plat showing the location of the proposed subdivision, drawn to a smaller scale, shall accompany the Preliminary plat.
- ☒ 5. The description and location of all survey monuments, existing and to be erected, in the area of the proposed subdivision.
- ☐ 6. The boundary lines of the proposed subdivision, drawn to accurate scale and bearing, and a statement of the total area encompassed by the boundary lines.
- ☒ 7. The location and dimensions of streets, easements, improvements and utilities within and immediately contiguous to the proposed subdivision, as well as the location and dimensions of major features such as railroad lines, airports, water courses, lakes and exceptional topography.
- ☒ 8. The location, dimensions and layout of proposed streets, alleys, and sidewalks of the proposed subdivision.
- ☒ 9. The layout, number, dimensions and area of each lot of the proposed subdivision.
- ☒ 10. The location, dimensions and layout of all parcels of land intended to be dedicated for public use, such as parks and other open spaces, or reserved for the use of all subdivision property owners, together with an indication of the nature of each such use within the proposed subdivision.
- ☒ 11. The location, dimensions and layout of all public utility easements in the proposed subdivision.
- ☒ 12. The location and dimensions of all building setback lines in the proposed subdivision.
- ☒ 13. The names and last known addresses of the owners of the land proposed to be subdivided, the subdivider and all owners of land immediately adjoining the land proposed to be subdivided.

The Village of Arlington Heights Municipal Code can be accessed over the internet at www.vah.com .

Final Plat of Subdivision Checklist

Municipal Code Section 29-209(a - t)

- ☐ a. The date of preparation of the final plat and by whom prepared.
- ☐ b. The boundary of the plat, based on accurate traverse, with angles and lineal dimensions.
- ☐ c. All permanent survey monuments, markers and bench marks.
- ☐ d. Exact location, width and name of all streets within and adjoining the plat, and the exact location and widths of all cross walkways.
- ☐ e. True angles and distances to the nearest established street lines or official monuments, not less than three.
- ☐ f. Municipal, township, county and section lines accurately tied to the lines of the subdivision by distances and angles.
- ☐ g. Radii, internal angles, points and curvatures, tangent bearings and lengths of all arcs.
- ☐ h. All easements for rights of way established for public use and utilities.
- ☐ i. All lot numbers and lines, with accurate dimensions given in hundredths of feet.
- ☐ j. Accurate outlines and legal descriptions of all areas dedicated or reserved for public use, with the proposed uses indicated thereon; and all areas to be reserved by deed covenant for the common use of all property owners; together with the proposed uses indicated thereon.
- ☐ k. The text of protective covenants, approved by the Plan Commission, relating to the proposed subdivision.
- ☐ l. An endorsement by the County Clerk in the form acceptable to Cook County, that there are no delinquent, forfeited, foreclosed or purchased general taxes, or unpaid current general taxes, against the land proposed to be subdivided.
- ☐ m. A summary of all restrictions applicable to any part of such subdivision concerning building restrictions, use restrictions, building setback lines and similar matters.
- ☐ n. A deed of dedication in the form set forth in Section 29-217(a):
The Final plat shall contain a deed of dedication substantially as follows:

"We, the undersigned, (Names), owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within plat. This subdivision shall be known and designated as (Name), an addition to the Village of Arlington Heights, Cook County. All streets and alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public. Front and side yard building setback lines are established as shown on this plat, between which lines and the property lines of the streets, there shall be erected or maintained no building or structure. There are strips of ground, (Number) feet in width, as shown on this plat and marked 'Easement' reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon these strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

(Additional dedications and protective covenants, or private restrictions, would be inserted here upon the subdivider's initiative or the recommendation of the Plan Commission or Village Board; important provisions are those specifying the use to be made of the property and, in the case of residential use, the minimum habitable floor area.)

The foregoing covenants (or restrictions), are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 20____ [25 year period is suggested], at which time said covenants (or restrictions) shall be automatically extended for successive periods of ten years unless indicated otherwise by negative vote of a majority of the then owners of the building sites covered by these covenants (or restrictions), in whole or in part, which said vote will be evidenced by a petition in writing signed by the owners and duly recorded. Invalidity of any one of the foregoing covenants (or restrictions) by judgment or court order shall in no way affect any of the other various covenants (or restrictions), which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

WITNESS our hands and seals this ____ day of _____, 20____.

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

Before me the undersigned Notary Public, in and for the County and State aforesaid, personally appeared (Names), and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

WITNESS my hand and notarial seal this ____ day of 20 ____.

Notary Public"

- ☐ o. A blank certificate of approval in the form set forth in Section 29-217(b).
The Final plat shall contain a certificate of approval as follows:

"Under the authority provided by 65 ILCS 5/11-12 as amended by the State Legislature of the State of Illinois and Ordinance adopted by the Village Board of the Village of Arlington Heights, Illinois, this plat was given approval by the Village of Arlington Heights AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED by the Plan Commission at a meeting held _____

Chairman

Secretary

APPROVED by the Village Board of Trustees at a meeting held _____

President

Village Clerk

APPROVED by the Village Collector

APPROVED by the Director of Engineering

- ☐ p. A certification by a registered surveyor in the form set forth in Section 29-217(c).
The Final plat shall contain a certificate signed by an Illinois Registered Land Surveyor in substantially the following form:

"I, (Name), hereby certify that I am an Illinois Registered Land Surveyor in compliance with the laws of the State of Illinois, and that this plat correctly represents a survey completed by me on (Date); that all monuments and markers shown thereon actually exist, and that I have accurately shown the materials that they are made of.

(SURVEYOR'S SEAL)

Signature

Illinois Land Surveyor
No. _____"

- ☐ q. A notarized statement from the owner indicating the school district in which each tract, parcel, lot or block lies.
- ☐ r. A certificate in the form as required by the Illinois Department of Transportation or Cook County Highway Department, respectively, when any new street or new driveway will access one of these Department's streets.
- ☐ s. The parcel index numbers of all lots contained within the plat shall be included on the plat of subdivision.
- ☐ t. A block stating "Send Tax Bill To: (Name/Address)." The actual name and address shall be provided by the developer.

The Village of Arlington Heights Municipal Code can be accessed over the internet at www.vah.com.

Sample Signature Blocks

COMMONWEALTH EDISON COMPANY
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

AMERITECH/SBC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

NICOR GAS
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

COMCAST CABLE
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

WIDE OPEN WEST, LLC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

Cook County Signature Block:

This plat has been approved by the Cook County Highway Department with respect to roadway access pursuant to 765 ILCS 205/2. However, a Highway Permit, conforming to the standards of the Cook County Highway Department is required by the owner of the property for this access.

Superintendent of Highways
Cook County, Illinois

Contacts for Plat Signatures

Mr. Frank Gautier
Comcast Cable
688 Industrial Drive
Elmhurst, IL 60125

630/600-6348
frank_gautier@cable.comcast.com

Alternate: Martha Gieras 630/600-6352
Martha_gieras@cable.comcast.net

Ms. Mary LaBoske
ComEd
1500 Franklin Boulevard
Libertyville, IL 60048

630/576-7177
Mary.Laboske@comed.com

Mr. Dave Ruffalo
NICOR Gas
300 W. Terra Cotta Avenue
Crystal Lake, IL 60014

630/327-5901 (cell)
630/983-8676, ext. 19440 (office)
druffal@nicor.com

Ms. Sue E. Manshum
ROW Engineer
Ameritech
2004 Miner, 1st Floor
Des Plaines, IL 60016

847/759-5603
sm9231@att.com

Mr. Kelvin Fee
Sr. Vice President
WOW Internet Cable
1674 Frontenac Road
Naperville, IL 60563-1757

630/536-3121
KFee@wideopenwest.com
Tom Gebens
630/536-3153
Brian Herd
630/669-5227

Mr. William Weitzel
IDOT Permits
201 W. Center Court
Schaumburg, IL 60196

847/705-4132
847/846-7234 (cell)
William.Weitzel@illinois.gov

Mr. Bhanu Vyas, P.E.
Permit Office
Cook County Highway Department
69 West Washington Street
23rd Floor, Suite 2354
Chicago, IL 60602

312/603-1670



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 15 - 001

Project Name

Christina Court Subdivision

Project Location

1306 & 1310 E. Olive St.

Planning Department Contact Latika Bhide

General Comments

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 expectations.

Lt. Larson is available to meet and discuss these expectations at the developers request.

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date March 2, 2015

Reviewed By: _____

Lt. Larson

5

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Christina Court Subdivision – 1306 & 1310 E. Olive Preliminary Plat & Variation

Round 1 Review Comments

03/02/2015

1. Character of use:

The character of use should not be problematic.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code.

3. Present traffic problems?

There are no traffic problems.

4. Traffic accidents at particular location?

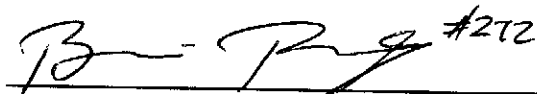
This is not a problem area in relation to traffic accidents.

5. Traffic problems that may be created by the development.

This development should not create any additional traffic problems.

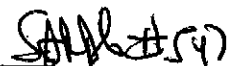
6. General comments:

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). This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.



Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:



Supervisor's Signature

RECEIVED

MAR - 3 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>15-001</u>	P.I.N.# <u>03-20-401-015 & 03-20-401-016</u>
Petitioner: <u>K. Hovnanian Homes</u>	Location: <u>1306 & 1310 E. Olive St</u>
<u>1804 N. Naperville Rd.</u>	Rezoning: <u> </u> Current: <u>R-3</u> Proposed: <u> </u>
<u>Naperville, IL 60563</u>	Subdivision: <u>✓</u>
Owner: <u>The Country G, LLC</u>	# of Lots: <u>14</u> Current: <u>2</u> Proposed: <u> </u>
<u>900 N. Shore Dr.</u>	PUD: <u> </u> For: <u>n/a</u>
<u>Lake Bluff, IL 60044</u>	Special Use: <u>✓</u> For: <u>n/a</u>
Contact Person: <u>Jon Isherwood</u>	Land Use Variation: <u> </u> For: <u>n/a</u>
Address: <u>1804 N. Naperville Rd.</u>	Land Use: <u> </u> Current: <u>House</u>
<u>Naperville, IL 60563</u>	Proposed: <u>Residential</u>
Phone #: <u>(630) 210-8869</u>	Site Gross Area: <u>4.77 Acres</u>
Fax #: <u>(630) 946-6629</u>	# of Units Total: <u>n/a</u>
E-Mail: <u>JIsherwood@khov.com</u>	1BR: <u> </u> 2BR: <u> </u> 3BR: <u> </u> 4BR: <u>14</u>

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

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

Jeff Bohner 2/23/15
Environmental Health Officer Date

James McCalister 2/23/15
Director Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 15-001
 Petitioner: K. Hovnanian Homes
1804 N. Naperville Rd.
Naperville, IL 60563
 Owner: The Country G, LLC
900 N. Shore Dr.
Lake Bluff, IL 60044
 Contact Person: Jon Isherwood
 Address: 1804 N. Naperville Rd.
Naperville, IL 60563
 Phone #: (630) 210-8869
 Fax #: (630) 946-6629
 E-Mail: JIsherwood@khov.com

P.I.N.# 03-20-401-015 & 03-20-401-016
 Location: 1306 & 1310 E. Olive St
 Rezoning: Current: R-3 Proposed:
 Subdivision: ✓
 # of Lots: 14 Current: 2 Proposed:
 PUD: For: n/a
 Special Use: ✓ For: n/a
 Land Use Variation: For: n/a
 Land Use: Current: House
 Proposed: Residential
 Site Gross Area: 4.77 Acres
 # of Units Total: n/a
 1BR: 2BR: 3BR: 4BR: 14

(Petitioner: Please do not write below this line.)

- | | <u>YES</u> | <u>NO</u> | |
|----|-------------------|-------------------|---|
| 1. | <u>✓</u> | <u> </u> | COMPLIES WITH COMPREHENSIVE PLAN? |
| 2. | <u>✓</u> | <u> </u> | COMPLIES WITH THOROUGHFARE PLAN? |
| 3. | <u> </u> | <u>✓</u> | VARIATIONS NEEDED FROM ZONING REGULATIONS?
(See below.) |
| 4. | <u>✓</u> | <u> </u> | VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
(See below.) |
| 5. | <u>✓</u> | <u> </u> | SUBDIVISION REQUIRED? |
| 6. | <u>✓</u> | <u> </u> | SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
(See below.) |

Comments:

PLEASE SEE ATTACHED

 2.27.15
 Date

Planning Department Comments (PC15-001)

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 SF for corner lots.
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).
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 for Lot 1, the exterior yard along Olive Street shall be the average of the yards between Williams Way and Dryden Avenue. Please indicate the average setback.
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 to be 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.

It appears that there are three floor plans being proposed for this subdivision, which will limit the options when meeting the monotony code requirements. It is recommended that the applicant consider adding another floor plan for this subdivision or seek a variation from 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?
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.
13. The following variations are required:
 - a. Chapter 29, Section 29-307f prohibits double frontage lots, this allowing Lots 9-14 (both inclusive) and the detention outlot as double frontage lots.
14. The petitioner shall provide a written justification for the variation above based on the following variation criteria:
 - a. 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.
 - b. The plight of the owner is due to unique circumstances.
 - c. The variation, if granted, will not alter the essential character of the locality.
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. Please revise.
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. Please revise the proposed landscaping plan to add trees and shrubs along 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 that all trees will be removed. Can trees outside the building envelope be saved?
18. A Design Commission application must be completed for each residence.
19. School, Park, and Library contributions will be required prior to the issuance of a building permit for each new lot.

Christina Court Subdivision
1306 and 1310 Olive Street
PC 15-001
March 3, 2015

Tree Preservation

- 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 of the site (east, west and north property line of the subdivision).
- 2) Tree preservation must consider grading and any digging or trenching for utilities which should be identified on the preservation plan.
- 3) Must provide details which indicate the methods which will be used to preserve all trees identified for preservation. (Chapter 28, section 6.16-6.3c)

Landscape issues

- 4) Must provide additional landscaping along the perimeter of the detention basin. Incorporate a mix of shade trees, shrubs and perennials.
- 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.

RECEIVED

MAR - 3 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

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MAR - 3 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

DATE: March 2, 2015
TO: Latika Bhide, Development Planner
FROM: Steve Hautzinger, Design Planner
RE: Christina Court Subdivision, PC #15-001
1306 & 1310 E. Olive Street
Preliminary Plat of Subdivision & Variation, Round 1 – Plan Commission Review Submittal

Design Commission review/approval is required for the proposed single family homes. The petitioner needs to submit a Design Commission application for overall conceptual review of all floor plans, elevations, and material packages. Once Design Commission approval is received for the overall conceptual package, then each lot will need to be submitted individually for an administrative (Staff) review/approval.

Preliminary Staff design review comments are as follows:

1. General Comments:
 - a. Plans will be required to comply with monotony restrictions as outlined in Chapter 28-6.4.
 - b. Side and rear elevations are required for review. Materials and details used on the front elevations should be continued to some extent on the side and rear elevations.
 - c. Exterior material packages will be required for review.
 - d. Detailed zoning reviews will be completed for each floor plan upon receipt of the complete Design Commission application with scaled plans.
 - e. Optional bay windows are not allowed to project into the required side yards.
2. Morton Model:
 - a. The proposed attached garage is nicely recessed from the front elevation, placing the focal importance on the main house elevation and the front porch.
3. Memphis Model:
 - a. Elevation H – The massing of the wall above the garage doors looks awkward and should be further studied.
4. Boulder Courtyard Model:
 - a. The side load garage offers a nice variety to the set of plans, but it extends out too far, and in turn, pushes the main part of the house too far back on the site. This may create an awkward streetscape when paired with the other models. It is recommended to omit the extra 10' of space between the garage and the house.
 - b. The massing of the Owner's Suite above the garage wing is very awkward. It is recommended that it be flush with the main house wall.
 - c. A third elevation option is encouraged.



March 18, 2015

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

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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

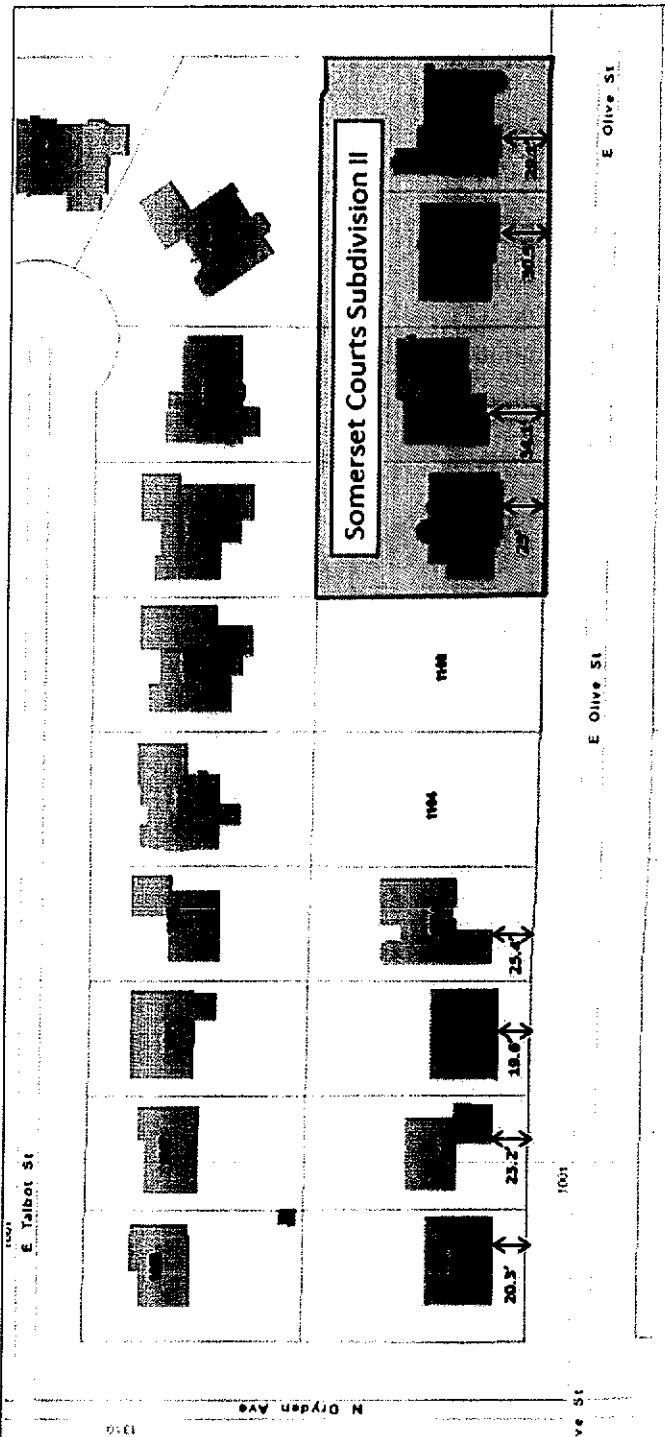
Total Lots 8

Average Setback 23.6

Christina Court Lot 1

Sideward Setback 25

Olive St Front Yard Setbacks



RECEIVED

MAR 19 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

MEMORANDUM

TO: Latika Bhide - Development Planner

FROM: Paul Butt – Fire Safety Plan Reviewer

DATE: 4/6/15

RE: Christina Court Subdivision
1306-1310 Olive St.
PC# 14-001 – Round 2 rev.

I have reviewed the Round 1 responses for the above referenced project and offer the following revised comments:

1. The local amendment to the 2009 International Fire Code, Appendix D deletes all dead-end road turnarounds with exception of the 96' diameter cul-de-sac. Refer to Figure D103.1.

Subsequent to a meeting conducted with Village staff, we have agreed to reduce the required diameter of the cul-de-sac to 88'-0" curb to curb. Mike Pagones will be requesting a new turning diagram with specific requirements for review.

Memorandum

To: Latika Bhide, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works *CP*
Date: April 3, 2015
Subject: Christina Court Subdivision, P.C. #15-001
Review #2

With regard to the proposed preliminary plat of subdivision and variation, I have the following comments:

1. The top of the berm and high water do not correlate well. What is overflow elevation?
2. How can it overflow into adjacent pond?
3. The Village is still concerned about long term maintenance costs of a retaining wall. Is there an alternate similar to precast panels?
4. Can we add volume to Somerset detention pond and remove inlets in rear yards?
5. How will fence be built on top of retaining wall?

Thank you for the opportunity to comment on the plans. If you have any questions, please feel free to contact me.

C: file

Latika -

LF

*These items were discussed
at Friday's meeting.*

CSO

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APR - 6 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAN COMMISSION PC #15-001
Christina Court Subdivision
1306 & 1310 E. Olive St.
Preliminary Plat of Subdivision
Round 2

34. The responses made by the petitioner to comments #11-16, 19-22, 24-27, 29, 30, 32 & 33 are acceptable for preliminary approval.
35. The response made by the petitioner to comment #17 is noted. Comment #17 was made without the knowledge of the local amendment to the 2009 International Fire Code, Appendix D that requires a 96' diameter pavement cul-de-sac. Provide a re-designed plan that incorporates this code requirement.
36. The response made by the petitioner to comment #18 is noted. The east-west public sidewalk crossing Christina Court is shown too far north. The north edge of the sidewalk is to be located one foot (1') south of the north ROW line of Olive Street.
37. The response made by the petitioner to comment #23 is not acceptable. The north side of Lots 8 and 9 have had their easements and setback lines changed from 10' to 15'. The written response states that the wall is to be privately maintained by the homeowner; however, the wall has not been moved and it remains within the public easement. The wall must be moved out of the public easement.
38. The response made by the petitioner to comment #28 is noted. The basin requires a one-foot (1') freeboard, at elev 684.80 based on the HWL. Provide calculations showing the width of the overflow weir at the 6" level, 684.30. These can be provided at final engineering.

Preliminary Plat of Subdivision:

39. The response made by the petitioner to comment #31 is noted. On the Final Plat, the name of the subdivision shall be shown as "Christina Court Subdivision".

Engineering does NOT recommend preliminary approval until comments 35 and 37 are addressed.

 3-25-15
James J. Massarelli, P.E. Date
Director of Engineering

Items needed at final engineering:

Engineer's Estimates of Cost
Final Plat, Mylar and electronic form
Stormwater report
Street lighting cut sheets
Response from Old Town Sanitary District
Final engineering plans

RECEIVED

MAR 25 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 15-001

Project Name

Christina Court

Project Location

1306 & 1310 E. Olive St.

Planning Department Contact Latika Bhide

General Comments

The local amendment to the 2009 International Fire Code, Appendix D deletes all dead-end road turnarounds with exception of the 96' diameter cul-de-sac. Refer to Figure D103.1. Relief from this code section may be accomplished through presentation to, with review and recommendation by the Village Building Code Review Board.

The FD is willing to meet and discuss our needs and expectations for this project with the developer. Please contact Lt. Andrew Larson at (847) 368 - 5460 if a meeting is requested.

RECEIVED

MAR 26 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date March 26, 2015

Reviewed By:

Lt. Andrew Larson

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Christina Court Subdivision – 1306 & 1310 E. Olive Preliminary Plat & Variation Round 2

Round 2 Review Comments

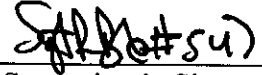
03/26/2015

1. **Character of use:**
The character of use should not be problematic.
2. **Are lighting requirements adequate?**
Lighting should be up to Village of Arlington Heights code.
3. **Present traffic problems?**
There are no traffic problems.
4. **Traffic accidents at particular location?**
This is not a problem area in relation to traffic accidents.
5. **Traffic problems that may be created by the development.**
This development should not create any additional traffic problems.
6. **General comments:**
Nothing further.

 #222

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

 #54

Supervisor's Signature

RECEIVED

APR - 1 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C.
Petitioner: K. Hovnanian Homes
1804 N. Naperville Rd.
Naperville, IL 60563
Owner: The Country G, LLC
900 N. Shore Dr.
Lake Bluff, IL 60044
Contact Person: Jon Isherwood
Address: 1804 N. Naperville Rd.
Naperville, IL 60563
Phone #: (630) 210-8869
Fax #: (630) 946-6629
E-Mail: JIsherwood@khov.com

P.I.N.# 03-20-401-015 & 03-20-401-016
Location: 1306 & 1310 E. Olive St
Rezoning: Current: R-3 Proposed:
Subdivision: ✓
of Lots: 14 Current: 2 Proposed: 2
PUD: For: n/a
Special Use: ✓ For: n/a
Land Use Variation: For: n/a
Land Use: Current: House
Proposed: Residential
Site Gross Area: 4.77 Acres
of Units Total: n/a
1BR: 2BR: 3BR: 4BR: 14

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

No further comments

RECEIVED

MAR 23 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Jeff Bohner 3/23/15

Environmental Health Officer

Date

James McCalister 3/23/15

Director

Date

Planning Department Comments (PC15-001) R-2

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 SF for corner lots. No further comment.
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). OK.
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 for Lot 1, the exterior yard along Olive Street shall be the average of the yards between Williams Way and Dryden Avenue. Please indicate the average setback. **The average setback must be calculated using the existing/current setbacks for the homes, not the setback listed on the Plat.** Therefore, based on the existing setbacks provided, the exterior side yard setback for Lot 1 will be 25.9'. Please revise.
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 to be 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.

It appears that there are three floor plans being proposed for this subdivision, which will limit the options when meeting the monotony code requirements. It is recommended that the applicant consider adding another floor plan for this subdivision or seek a variation from this Section of the code. OK.

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? Provide a cross-section for the detention outlot. Fences in the front yard cannot exceed 36 inches in height. A variation will be required. Vertical pickets are recommended for the fence.

Per the "Manual of Practice for the Design of Public & Private Improvements", Chapter 3 – Storm Water Facilities, Section 3.10E – Guard Rails, Fencing, and Gates, "All sharp or vertical breaks in grade, for example at inlet and outlet structures, headwall, etc., shall be protected with guard rails or fencing meeting the requirements of the Building Officials and Code Administrator (BOCA) code. Where differences in grade level are in excess of 4 feet, and are closer than 2 feet to a walk, path, parking lot, or driveway on the high side, guard rails shall be provided with guards that are in accordance with BOCA Section 824.0, or other approved measures."

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. Response noted. Staff continues to recommend that the length of the cul-de-sac be reduced with a more traditional layout of lots around the cul-de-sac.
13. The following variations are required:
 - a. Chapter 29, Section 29-307f prohibits double frontage lots, this allowing Lots 9-14 (both inclusive) and the detention outlot as double frontage lots.

OK.

14. The petitioner shall provide a written justification for the variation above based on the following variation criteria:
 - a. 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.
 - b. The plight of the owner is due to unique circumstances.
 - c. The variation, if granted, will not alter the essential character of the locality.

OK.

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. Please revise. OK.
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. Please revise the proposed landscaping plan to add trees and shrubs along the detention outlot. OK.
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 that all trees will be removed. Can trees outside the building envelope be saved? Response noted. Staff has concerns that the all the trees on-site, approximately 1,300 trees, will be removed. Additional trees must be incorporated into the landscape plan. Please refer to comments from the Landscape Planner (7A).
18. A Design Commission application must be completed for each residence. OK.
19. School, Park, and Library contributions will be required prior to the issuance of a building permit for each new lot. OK.
20. Staff has concerns regarding the retaining walls along the rears of Lots 8 and 9, as well as the slope of the detention basin.

Christina Court Subdivision
1306 and 1310 Olive Street
PC 15-001
April 1, 2015

Landscape Issues

- 1) In order to mitigate for the loss of approximately 1,300 trees, additional trees must be incorporated into the landscape plan. Provide the following trees:

Lot 1

Add 3 trees along Olive, 2 trees along the west property line and 1 tree in the front

Lot 2

Add 3 trees along the west property line and 1 tree in the front

Lot 3

Add 2 trees along the west property line

Lot 4

Add 2 trees along the west property line and 1 tree in the front

Lot 5

Add 1 tree in the front

Lot 6

Add 2 trees along the west property line and one tree in the front

Lot 7

Add 2 trees along the west property line

Lot 8

Add 1 tree in the front and 2 trees along the north property line

Lot 9

Add 1 tree in the front and 1 tree along the north property line

Lot 10

Add 1 tree in the front

Lot 11

Add 1 tree in the front

Lot 12

Add 1 tree in the front

Lot 13

Add 1 tree in the front

Lot 14

Add 1 tree in the front

Detention Basin

Add 3 trees along Olive

In addition, increase the size of the proposed evergreens, Dogwood and River Birch from 6 feet to 10 feet. All deciduous replacement trees must be a minimum of 4" caliper.

MEMO

DATE: March 31, 2015

TO: Latika Bhide, Development Planner

FROM: Steve Hautzinger, Design Planner *SH*

RE: Christina Court Subdivision, PC #15-001
1306 & 1310 E. Olive Street
Preliminary Plat of Subdivision & Variation, **Round 2** – Plan Commission Review Submittal

No further comments at this time, except that Design Commission review is scheduled for this evening, 3-31-15. See attached copy of the Staff Report dated 3-16-15.

STAFF DESIGN COMMISSION REPORT SINGLE FAMILY RESIDENCES

PROJECT INFORMATION:

Project Name: Christina Court Subdivision –
Single-Family Residences
Project Address: 1306 & 1310 E. Olive Street
Prepared By: Steve Hautzinger

Date Prepared: March 16, 2015

Requested Action(s):

1. Approval of the general architectural designs and exterior material packages for the single-family residences at the proposed Christina Court subdivision.

PETITION INFORMATION:

DC Number: 15-025
Petitioner Name: Jon Isherwood
Petitioner Address: K. Hovnanian Homes
1804 N. Naper Blvd, Suite 200
Naperville, IL 60563
Meeting Date: March 31, 2015

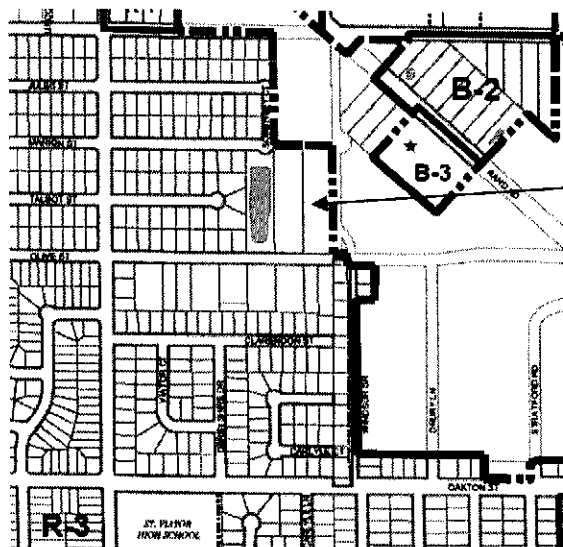
ANALYSIS:

Summary

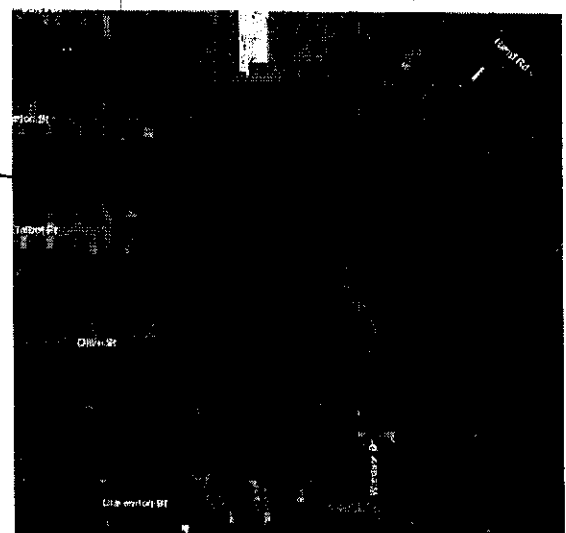
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for new construction...to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Code."

Christina Court is a proposed 14 lot subdivision to be located on East Olive Street in an R-3 One Family Dwelling District. The petitioner is proposing a series of 4 different single family residential floor plans with a total of 11 exterior elevations. All plans will be required to comply with the R-3 zoning requirements. The petitioner is seeking approval for the general architectural designs and exterior material packages for the single-family residences, and if the Design Commission concurs, then each individual lot will be submitted and reviewed for Administrative Approval by Staff as the plans, options, and material package for each lot are selected and finalized. The Christina Court Subdivision is pending Plan Commission review and Village Board approval, and is currently scheduled for review by the Plan Commission on April 8, 2015.

Site



Zoning Map



Aerial Map of Subject Property

Site

The subject property is comprised of two existing single family lots totaling 207,755 sf or 4.77 acres. The proposed subdivision will consist of 14 single family lots as well as an outlot storm water detention area. The proposed single family lots do comply with the R-3 zoning requirements for minimum lot area and width.

Landscaping

The site is currently heavily wooded, and the petitioner is proposing to clear all of the existing trees to provide a clean slate for development. However, as part of the Plan Commission review, Staff is recommending that a buffer of existing trees be kept at the rear of the proposed lots along the east, west, and north sides of the property. Additionally, as part of the Subdivision approval, Staff is working with the petitioner to improve the landscaping around the perimeter of the detention basin and along the perimeter retaining wall on the north and west sides of the site.

In regards to front yard landscaping, the Design Commission should consider if landscaping in the front yards should be required as part of the Design Commission approval, or if front yard landscaping should be left up to the new homeowners. Staff recommends that the petitioner provide landscaping in the front of each home in order to ensure a cohesive appearance throughout the new subdivision. Plans for the front yard landscaping could include curving landscape beds along the front elevation and adjacent to the hardscape areas, with an abundant mix of trees, shrubs, and perennials.

Monotony

The proposed subdivision will be required to comply with the monotony requirements per Chapter 28, Section 28-6.4.

Section 28-6.4 *"No contractor or builder shall construct two or more buildings of like exterior design on the same side of any street unless such buildings are separated by two or more buildings or building sites, or a combination thereof, of completely dissimilar design. Buildings of like exterior design may not be erected directly across the street from each other.*

All buildings shall be considered to be 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."

Architectural Designs

Overall, the proposed set of plans and elevations will work well together to create a cohesive new subdivision. However, there are various concerns that need to be addressed as recommended below:

1. Brick and stone shown on the front elevations should be returned down the side elevations to a natural break point, or approximately 3' minimum to be approved by Staff.
2. Windows should be added to the side garage walls, typical for all plans. At least one window shall be added for standard garages, and at least two separate windows shall be added for tandem garages.
3. Window trim, shutters, and grilles provided on the front elevation should also be provided on the side and rear elevations to match, unless not practical as approved by Staff.
4. The optional side bay windows are not allowed to project into the required side yard setbacks.
5. Victoria & Morton models. Consider adding a covered portico above the rear patio door to break up the large flat rear walls.
6. Morton F & G. Adjust the porch column spacing so that the windows are centered between the columns.
7. Memphis H. The blank wall space above the garage doors looks odd. Explore options to break up the flat empty wall.
8. Boulder model. The optional garage door facing the side yard should be omitted.

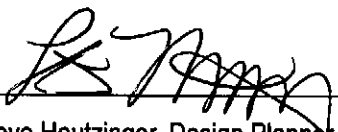
Exterior Materials

The petitioner is proposing that all vinyl windows, steel garage doors, engineered wood trim, aluminum soffits, fascia, and gutters will have a white finish on all homes. The white components will be paired with 23 different exterior material packages having varied colors of engineered wood siding, clay brick, cultured stone, asphalt shingle roofing, and accents. It is difficult to assess the proposed material packages without color renderings, photos of completed projects, or actual material samples, but overall the packages appear to be nicely coordinated. The only two items of concern are the "prairie wheat" siding color in package #6 which looks very yellow, and the "evergreen" siding color in package #NR01 which looks quite bold. It is recommended that these two packages be revised or omitted.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed general architectural designs and material packages for the single-family residences for the *Christina Court Subdivision* located at 1306 & 1310 E. Olive Street. This recommendation is subject to compliance with the plans dated 3/6/15 and received 3/9/15, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits and resolution of the following:

1. A requirement that the petitioner seek final Design Review approval for each individual residence through the Administrative Approval process.
2. A requirement to comply with monotony restrictions per Chapter 28, Section 28-6.4.
3. A recommendation to provide curving landscape beds along the front elevation of each home and adjacent to the hardscape areas, with an abundant mix of trees, shrubs, and perennials.
4. A requirement that brick and stone shown on the front elevations be returned down the side elevations to a natural break point, or approximately 3' minimum to be approved by Staff.
5. A requirement that windows be added to the side garage walls, typical for all plans. At least one window shall be added for standard garages, and at least two separate windows shall be added for tandem garages.
6. A requirement that window trim, shutters, and grilles provided on the front elevation also be provided on the side and rear elevations to match, unless not practical as approved by Staff.
7. Victoria & Morton models. A recommendation to add a covered portico above the rear patio door to break up the large flat rear walls.
8. Morton F & G. A requirement to adjust the porch column spacing so that the windows are centered between the columns.
9. Memphis H. A recommendation to explore options to break up the flat empty wall above the garage doors.
10. Boulder model. A requirement to omit the optional garage door facing the side yard.
11. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code requirements.


Steve Hautzinger, Design Planner

c: Charles Witherington Perkins, Director of Planning and Community Development, Latika Bhide, Development Planner, Petitioner, DC File 15-025



April 27, 2015

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

RE: Christina Court Development - Plan Commission Application – Round 2 Responses

Dear Mr. Enright,

Please find the enclosed revised engineering plans and comments in response the comments received on April 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 (Fire Safety Plan Reviewer)
5. Police
6. Health
7. Planning
 - 7A. Planning/Landscaping
8. Design

In addition you will find the revised documents.

1. Preliminary Plat
2. Preliminary Drawings
 - a. Site Plan
 - b. Foundation Site Plan
 - c. Engineering Site Plans
 - d. Auto-turn Exhibit A
 - e. Auto-turn Exhibit B
 - f. Example Streetscape drawn to scale
 - g. Landscape Plan
 - i. Tree Preservation Plan

3. Design Commission Certificate of Appropriateness

Below are the responses to the individual department comments.

Building (1)

Comment: No comments

Response: N/A

Inspection Services (1A)

Comment: No comments

Response: N/A

Public Works Department (2)

1. The top of the berm and high water do not correlate well. What is the overflow elevation?
2. How can it overflow into adjacent pond?
3. The village is still concerned about long term maintenance costs of a retaining wall. Is there an alternate similar to precast panels?
4. Can we add volume to Somerset detention pond and remove inlets in rear yards?
5. How will fence be built on top of retaining wall?

Response: All comments discussed with solutions identified during Friday April 3, 2015 meeting, the revised site plan with redesigned detention basin addresses comments 1, 2, 3, and 5 above. The rear yard elevations, which are lower than the Somerset detention pond high water elevation, along the west property line will not allow for the yards to drain into the Somerset detention pond.

Engineering Department (3)

Comment: See attached Memo from Mike Pagones, Deputy Director of Engineering, dated April 7, 2015

Response: See revised engineering plans attached. K. Hovnanian has revised the cul-de-sac design to include an 88' back of curb to back of curb as requested by Village Staff. Modified Auto-turn Exhibits are attached.

Comment: (Preliminary Plat of Subdivision Round 2 dated March 25, 2015)

34. The responses made by the petitioner to comments #11-16, 19-22, 24-27, 29, 30, 32 & 33 are acceptable for preliminary approval.

Response: Acknowledge

35. The response made by the petitioner to comment #17 is noted. Comment #17 was made without the knowledge of the local amendment to the 2009 International Fire Code, Appendix D that requires a 96' diameter pavement cul-de-sac. Provide a re-designed plan that incorporates this code requirement.

Response: See revised engineering plans attached. K. Hovnanian has revised the cul-de-sac design to include an 88' back of curb to back of curb as requested by Village Staff. Modified Auto-turn Exhibits are attached.

36. The response made by the petitioner to comment #18 is noted. The east-west public sidewalk crossing Christina Court is shown too far north. The north edge of the sidewalk is to be located one foot (1') south of the north ROW line of Olive Street.

Response: Acknowledged, see revised plans attached.

37. The response made by the petitioner to comment #23 is not acceptable. The north side of Lots 8 and 9 have had their easements and setback lines changed from 10' to 15'. The written response states that the wall is to be privately maintained by the homeowner; however, the wall has not been moved and it remains within the public easement. The wall must be moved out of the public easement.

Response: Retaining wall is now placed on private property, at least 1' away from the 10' PUD easement along the north property line.

38. The response made by the petitioner to comment #28 is noted. The basin requires a one-foot (1') freeboard, at elev 684.80 based on the HWL. Provide calculations showing the width of the overflow weir at the 6" level, 684.30. These can be provided at final engineering.

Response: Acknowledged, see revised plans attached.

Preliminary Plat of Subdivision:

39. The response made by the petitioner to comment #31 is noted. On the Final Plat, the name of the subdivision shall be shown as "Christina Court Subdivision".

Response: Acknowledged

Fire Department (4) -

Comment: See attached Memo from Paul Butt, Fire Safety Plan Reviewer, dated April 6, 2015

Response: Acknowledged

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. General comments: Nothing further. *Acknowledged*

Health Department (6)

Comment: No further comments.

Response: Acknowledged

Planning Department (7)

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. **No further comment.**

Response: Acknowledged

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). **OK.**

Response: Acknowledged

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. Please indicate the average setback. **The average setback must be calculated using the existing/current setbacks for the homes, not the setback listed on the Plat. Therefore, based on the existing setbacks provided, the exterior side yard setback for Lot 1 will be 25.9'. Please revise.**

Response: Acknowledged, see revised plans attached with Lot 1 side yard setback along Olive St. at 25.9'.

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.

It appears that there are three floor plans being proposed for this subdivision, which will limit the options when meeting the monotony code requirements. It is recommended that the applicant consider adding another floor plan for this subdivision or seek a variation from this Section of the code. **OK.**

Response: Acknowledged. A 4th floor plan was added to our Design Commission Application, which received unanimous approval on March 31st, 2015 from the Village of Arlington Heights Design Commission. See attached Design Commission Certificate of Appropriateness.

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? **Provide a cross-section for the detention outlot. Fences in the front yard cannot exceed 36 inches in height. A variation will be required. Vertical pickets are recommended for the fence.**

Per the "Manual of Practice for the Design of Public & Private Improvements", Chapter 3 – Storm Water Facilities, Section 3/10E – Guard Rails, Fencing, and Gates, "All sharp or vertical breaks in grade, for example at inlet and outlet structures, headwall, etc., shall

be protected with guard rails or fencing meeting the requirements of the Building Officials and Code Administrator (BOCA) code. Where differences in grade level are in excess of 4 feet, and are closer than 2 feet to a walk, path, parking lot, or driveway on the high side, guard rails shall be provided with guards that are in accordance with BOCA Section 824.0, or other approved measures”.

Response: Please see redesigned detention basin. Detention basin design no longer includes a retaining wall, therefore comments are no longer applicable.

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. **Response noted. Staff continues to recommend that the length of the cul-de-sac be reduced with a more traditional layout of lots around the cul-de-sac.**

Response: 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 88' pavement section (as requested by Village Staff), 100' right of way, with a 5' sidewalk easement. Further, the lots 7-10 that surround the cul-de-sac have radial lot lines as required Chapter 29, section 307 a.

13. The following variations are required:

- a. Chapter 29, Section 29-307f prohibits double frontage lots, this allowing lots 9-14 (both inclusive) and the detention outlot as double frontage lots. **OK.**

Response: Acknowledged.

14. The petitioner shall provide a written justification for the variation above based on the following variation criteria:

- a. 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.
b. The plight of the owner is due to unique circumstances.
c. The variation, if granted, will not alter the essential character of the locality.

OK.

Response: Acknowledged, petitioner previously provided response 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. Please revise. **OK.**

Response: Acknowledged.

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. Please revise the proposed landscaping plan to add trees and shrubs along the detention outlot.

OK.

Response: Acknowledged.

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? **Response noted. Staff has concerns that the all the trees on-site, approximately 1,300 trees will be removed. Additional trees must be incorporated into the landscape plan. Please refer to comments from the Landscape Planner (7A).**

Response: K. Hovnanian agrees with all comments and requests made by Village Landscape Planner (7A). Revised landscape plans will be submitted, that incorporate all trees as requested by Landscape Planner. Additionally, please see initial comment below from Round 1 Responses dated March 18, 2015

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. **OK.**

Response: Acknowledged

19. School, Park, and Library contributions will be required prior to the issuance of a building permit for each new lot. **OK.**

Response: Acknowledged.

20. **Staff has concerns regarding the retaining walls along the rears of Lots 8 and 9, as well as the slope of the detention basin.**

Response: Both items were discussed at the Friday April 3, 2015 meeting with Village Staff. Retaining wall is no longer in the PUD Easement. Further, the retaining wall is necessary to ensure the subdivision will meet all local and county storm water requirements. Basin slope was agreed to by all parties at the 4/3/15 Village Staff meeting.

Landscaping/Planning Department (7a)

Landscape Issues

1. In order to mitigate for the loss of approximately 1,300 trees, additional trees must be incorporated into the landscape plan. Provide the following trees:

Lot 1

Add 3 trees along Olive, 2 trees along the west property line and 1 tree in the front

Response: Agree.

Lot 2

Add 3 trees along the west property line and 1 tree in front

Response: Agree.

Lot 3

Add 2 trees along the west property line

Response: Agree.

Lot 4

Add 2 trees along the west property line and 1 tree in the front

Response: Agree.

Lot 5

Add 1 tree in front

Response: Agree.

Lot 6

Add 2 trees along the west property line and one tree in front

Response: Agree.

Lot 7

1306 & 1310 E. Olive St
April 27, 2015

Add 2 trees along the west property line

Response: Agree.

Lot 8

Add 1 tree in the front and 2 trees along the north property line

Response: Agree.

Lot 9

Add 1 tree in the front and 1 tree along the north property line

Response: Agree.

Lot 10

Add 1 tree in the front

Response: Agree.

Lot 11

Add 1 tree in the front

Response: Agree.

Lot 12

Add 1 tree in the front

Response: Agree.

Lot 13

Add 1 tree in the front

Response: Agree.

Lot 14

Add 1 tree in the front

Response: Lot 14 has been removed

Detention Basin

Add 3 trees along Olive

In addition, increase the size of the proposed evergreens, Dogwood and River Birch from 6 to 10 feet. All Deciduous replacement trees must be a minimum of 4" caliper.

Response: Agree to increase the size of the proposed evergreens, Dogwood and River Birch from 6' to 8'. The survival rate of 10' or greater trees is substantially lower than the survival rate of replacement trees 6' to 8'. In order to ensure longevity of the replacement trees within the subdivision, we suggest using an 8' replacement tree for the Evergreens, Dogwood and River Birch specified in the landscape plan.

1306 & 1310 E. Olive St
April 27, 2015

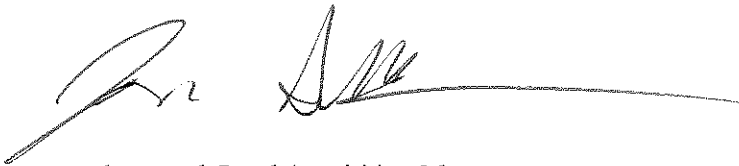
Design (8)

Response: Design Commission Certificate of Appropriateness was issued April 8, 2015 (see attached).

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.

A handwritten signature in black ink, appearing to read 'Jon Isherwood', followed by a long horizontal line.

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

From: Planning
Sent: Friday, April 03, 2015 12:29 PM
To: Larry
Cc: Hautzinger, Steven; Bhide, Latika
Subject: RE: Christina Court

Your email regarding the Christina Court project has been received and forwarded to Steve Hautzinger, liaison for the Design Commission, and Latika Bhide, liaison for the Plan Commission, for response. If you should have further questions regarding this matter, they can be reached at 847-368-5200.

Thank you.

From: Larry [Larry@glassmanfamily.org]
Sent: Thursday, April 02, 2015 6:34 PM
To: Planning
Subject: Christina Court
VAH Planning Commission

I attended the design commission meeting on Tuesday at Village Hall where Christiana Court presented at the meeting that they intend to level and destroy all of the trees located on the parcel that they intend to redevelop into Christina Court. I was flabbergasted.

I live at 1037 E. Talbot Street, and my lot backs up to the wetlands and pond that borders the proposed Christina Court.

When the Somerset Court II subdivision was created, where my house is located, the Village of AH mandated that the builder Glenn Davis build the wetlands and pond located behind my house to preserve the nature that was in place before he was given approval to develop the sub division. And, when the last of his Summerset Court II lots were being developed on Olive street, the builder was required to preserve the old growth trees in the middle of the lot, being forced to contract Sue Hendrics Tree Service to move the trees, which they stored on my property for a year, and finally moved back to the original lot because the village would not allow the builder to simply cut down the trees.

The 5.6 acre tract that is intended to become Christina court is covered with old growth trees and native wild life including Herons and Red Winged Blackbirds that make there home there. It will completely change the fabric of the neighborhood and destroy the habitat for many of these creatures if the builder is given the approval to simply destroy the forestry, level the entire 5.6 acres and build there houses.

Would it be possible for the planning commission to require the builder to preserve as many of the trees as possible, relocating them to the outer edges of the sub division versus bulldozing the entire tract of land? While this would add more expense and complexity for the builder, it would be better for the wildlife to preserve their habitat when possible, and maintain the fabric of the neighborhood. When our friends purchased a lot in another sub division development, not AH, the village actually put tape around all the trees that were to be preserved on each lot to ensure the builder did not just destroy them.

Can you please confirm that you have received and reviewed this email? I would be happy to attend any planning commission meeting to explain my position to the entire committee that the

nature and wildlife should not be wholesale destroyed for the benefit of saving the developer the expense that would be required to preserve the trees.

Thank you
Larry Glassman

Cell 847-514-8950

From: Larry <Larry@glassmanfamily.org>
Sent: Friday, April 03, 2015 12:37 PM
To: Planning
Cc: Hautzinger, Steven; Bhide, Latika
Subject: Re: Christina Court

Importance: High

Thank you for confirming the receipt of my concern.

Steve & Latika,

I would appreciate your feedback on my concerns with the builder being granted wholesale permission when building Christina Court to level the 5.6 acres of old growth trees, completely destroying the habitat for the wildlife that lives there, as well as significantly changing the fabric of the neighborhood.

Can either of you please explain the process that is occurring for the builder to receive approval to move the sub division forward, and, since this is my first time interacting with the village on an issue of this nature, what are the proper steps that I should follow to have my objection to the builders current proposal that was presented to the design commission on Tuesday to level the property and re-grade it noted, and addressed by the various village departments who would have accountability and approval for this.

Thank you

Larry Glassman

Cell 847-514-8950

1037 E. Talbot Street

From: Planning <Planningmail@vah.com>
Date: Friday, April 3, 2015 at 12:29 PM
To: Larry <Larry@glassmanfamily.org>
Cc: "Hautzinger, Steven" <shautzinger@vah.com>, "Bhide, Latika" <lbhide@vah.com>
Subject: RE: Christina Court

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The 5.6 acre tract that is intended to become Christina court is covered with old growth trees and native wild life including Herons and Red Winged Blackbirds that make there home there. It will completely change the fabric of the neighborhood and destroy the habitat for many of these creatures if the builder is given the approval to simply destroy the forestry, level the entire 5.6 acres and build there houses.

Would it be possible for the planning commission to require the builder to preserve as many of the trees as possible, relocating them to the outer edges of the sub division versus bulldozing the entire tract of land? While this would add more expense and complexity for the builder, it would be better for the wildlife to preserve their habitat when possible, and maintain the fabric of the neighborhood. When our friends purchased a lot in another sub division development, not AH, the village actually put tape around all the trees that were to be preserved on each lot to ensure the builder did not just destroy them.

Can you please confirm that you have received and reviewed this email? I would be happy to attend any planning commission meeting to explain my position to the entire committee that the nature and wildlife should not be wholesale destroyed for the benefit of saving the developer the expense that would be required to preserve the trees.

Thank you
Larry Glassman

Cell 847-514-8950

From: Larry <Larry@glassmanfamily.org>
Sent: Tuesday, April 07, 2015 9:26 PM
To: Bhide, Latika
Cc: Mach, Derek
Subject: Re: Christina Court

Thank you for the excellent and comprehensive response. I agree that it will be in the builders best interest to be able to cut down all of the trees on the property to save cost, but, I don't believe that this is in the best interest of the village of Arlington Heights or the neighborhood. While some of the trees could be consider of a "weed" variety and not worth the cost of saving them, there are many old growth classic trees on the property that should absolutely not be cut down for the sake of saving the builder the expense and complexity of moving them. When the village approved Summerset Court II where I live, the builder Glen Davis was required to relocate and save numerous old growth trees, which Sun Hendricks Tree Service moved and then moved again to their final location as the sub division was being completed. I would urge the planning commission to take a trip to the property and see for themselves the old growth trees that are on that track of land, with some clearly being over a hundred years old, and not simply a "weed" infested property that is an eyesore in the village.

In fact, on the east side of the pond / wetlands, there are many old growth trees including a very tall classic willow tree that is very tall and very old. I can understand why the builder would like to cut it down because it is in the middle of one of the lots that they intend to build on. It would be a terrible disservice to the village if the builder was simply given blanket approval to level and grade the property.

Over the weekend when it is sunny out, I am going to walk over to the property and take some pictures of the old growth trees that the builder is classifying in bulk as weeds to share with the committee the actual trees that the builder wants to cut down. While some trees could be consider of a "weed" variety, there any many others that are old and classic and provide a home for the herons and other wildlife that returns every year in the spring to make their spring / summer homes.

I will look for the certified mail with the invitation to the planning committee meeting. I would appreciate if my feedback could be shared with the planning committee and the pictures of the old growth trees that I will be sending to you later this week. I understand commerce and the village's desire to develop this parcel of land into a sub division. Conversely I would like to see the parcel developed with the oversight of the village to ensure that the old growth trees and wildlife habitat be preserved wherever possible, and the builder put on notice and watched so they will not simply bring in bulldozers and level the place.

Thank you

Larry Glassman

From: "Bhide, Latika" <lbhide@vah.com>
Date: Tuesday, April 7, 2015 at 3:24 PM
To: Larry <Larry@glassmanfamily.org>
Cc: "Bhide, Latika" <lbhide@vah.com>, "Mach, Derek" <dmach@vah.com>
Subject: FW: Christina Court

Good afternoon Larry,

Thank you for emailing your concerns regarding the proposed Christina Court Subdivision. As required by Village Code, the petitioner has submitted a tree survey for the property as well as a landscape plan. As part of the review for this project, staff indicated to the petitioner that opportunities for preserving trees must be explored and additional trees must be preserved along the perimeter of the site (east, west and north property line of the subdivision). The petitioner responded that trees located on the site are low quality

volunteer “weed” species that have grown up in an unmaintained area. They have stated that due to the engineering constraints of the site, and the grading of the site, the trees cannot be preserved using standard practices and do not warrant any extraordinary means of preservation. Staff agrees with the assessment that the trees are low quality species, but are requiring that 36 additional trees be incorporated into the landscape plan in addition to the 70 trees that are delineated on the site plan. The staff review comments also included that additional landscaping along the perimeter of the detention basin incorporating a mix of shade trees, shrubs and perennials is required. Also, as part of the Design Commission review, it was recommended that curving landscape beds be added along the front elevation of each home and adjacent to the hardscape areas, with an abundant mix of trees, shrubs, and perennials. The petitioner stated at the meeting that it is their practice to add landscaping and they will submit the appropriate plans as part of building permit, which will be reviewed by the Landscape Planner on staff for compliance.

The Plan Commission can definitely recommend and the Village Board require that the petitioner preserve as many of the trees as possible, or relocate them to the outer edges of the subdivision. As I mentioned to you in my previous email, the Plan Commission will hold the public hearing for the project. . For the public hearing, the petitioner must send notice to all property owners within 250 feet of the subject property after the Plan Commission hearing date has been scheduled at least 15 days prior to the hearing. They are also required to post a Public Hearing Notice Sign on the property. At the Plan Commission hearing, you will have an opportunity to express your concerns regarding the project. Please also feel free to email me any concerns and we will include your email in the information that goes out to the Plan Commission.

If you have any other questions, or if I can help with anything else, please do not hesitate to ask.

Regards,

Latika Bhide, AICP, LEED Green Associate
Development Planner
Village of Arlington Heights
33 S. Arlington Heights Road
T: 847.368.5223
F: 847.368.5988

From: Larry [Larry@glassmanfamily.org]
Sent: Thursday, April 02, 2015 6:34 PM
To: Planning
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Thank you
Larry Glassman

Cell 847-514-8950



Item: T-Mobile - 1000 S. Arlington Heights Rd. - PC15-003

Department: Planning & Community Development

Requested Action

A Special Use Permit for a Wireless Antenna Tower

Variations Identified

Chapter 23, Section 203, Restrictions, from the requirement that ground base antenna cannot exceed 75 feet above the grade level to allow 100 feet tall monopole.

Recommendation

The Staff Development Committee is **not supportive** of this Special Use request due to the loss of parking spaces and the inconsistency with the Comprehensive Plan because of close proximity to residential uses. If the Plan Commission recommends approval of this request, the following are recommended as conditions of approval:

1. Prior to Village Board consideration, the petitioner shall submit a landscape plan for the site that:

- Delineates a 3 foot high drought/salt tolerant screen along Central Avenue and Arlington Heights Road to buffer the parking lot along the street frontage.
- Delineates landscape islands which contain 4 inch caliper shade trees at the ends of parking rows on the site.

2. The proposed mission arborvitae to be installed on the outside of the fence area must be 5 feet at planting.

3. If approved, the number of platforms/carries allowed on the antenna will be limited to two. The installation of additional platforms will require a Special Use Permit amendment. However, if a stealth mount application (antennas mounted inside the pole) is proposed, then additional carriers are allowed on the monopole in accordance with the Village's Special Use Waiver for Antennas process. If a stealth mount application is proposed, prior to Village Board consideration, the petitioner shall submit the revised drawings.

4. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

ATTACHMENTS:

Description	Type
Staff Report	Report
Legal Notification	Correspondence
Location Map	Exhibits
Plat & Sub Minutes	Minutes
Building Code Review Board Minutes-DRAFT	Minutes
Special Use Justification	Correspondence
Plans	Exhibits
Parking Plan	Exhibits
Coverage Plot	Exhibits
Photo Simulation	Exhibits
Department Comments	Correspondence
Petitioner Response to Department Comments	Correspondence

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Latika Bhide, Development Planner
Meeting Date: May 13, 2015
Date Prepared: May 7, 2015
Project Title: T-Mobile
Address: 1000 S. Arlington Heights Road

BACKGROUND INFORMATION

Petitioner: Peter Aimaro, National Wireless Ventures, LLC. (Agent for T-Mobile)
Address: 828 Grand Boulevard
 Joliet, IL 60436

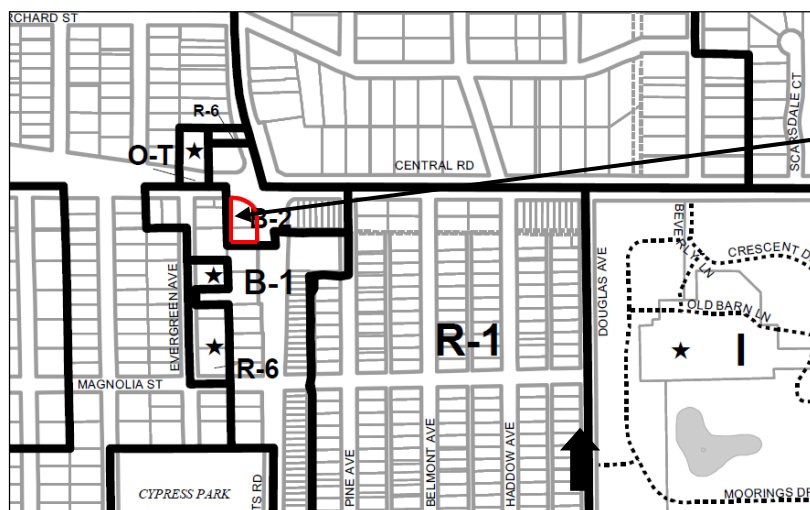
Existing Zoning: B-2, General Business District

Requested Action:

- A Special Use Permit for a Wireless Antenna Tower

Variations Identified:

- Chapter 23, Section 203, Restrictions, from the requirement that ground base antenna cannot exceed 75 feet above the grade level to allow 100 feet tall monopole.



**Subject
Property**

Surrounding Properties

Direction	Zoning	Existing Land-Use	Comprehensive Plan
North	B-2	Shell	Commercial
South	B-1	Armand's Beauty Salon	Offices Only
East	B-2	Goodyear Tires, KinderCare	Commercial
West	B-1	Central Podiatry	Offices Only

Background

The subject property at 1000 S. Arlington Heights Road is approximately 0.52 acres in area. Autotech Auto Repair is located on the subject property. The applicant, T-Mobile is interested in leasing a 30' x 30' area at the southwest corner of the property and locating a wireless antenna. The antenna is proposed as a monopole design, 100 feet to the top of the tower. The antenna will be located approximately 113 feet from Arlington Heights Road and 168 feet from Central Road. The closest residential property is located approximately 200 feet from the property in question and the closest residential structure is located

approximately 249 feet from the antenna on the west side of Evergreen Avenue. The lease area will occupy and thus eliminate existing parking spaces in the southwest corner of the site. In addition, a 12-foot wide access easement is proposed to provide access to the lease area, resulting in an additional loss of 4 parking spaces.

Radio and Telephone Antenna are required to obtain a Special Use Permit in the B-2, General Business District.

Zoning and Comprehensive Plan

The site is zoned B-2 General Business District. Because the use is permitted as a Special Use in the B-2 district, therefore the petitioner has submitted a response (see attached) to the following special use criteria:

- **That said special use is deemed necessary for the public convenience at this location.**
- **That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
- **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**

Additionally, per Chapter 28, Section 6.14-2.2, the following standards are considered when determining whether approval of an application for a commercial antenna structure is in the public interest:

- **The petitioner must demonstrate that there is not technically suitable space available on an existing tower or structure within the geographic area to be serviced.**
The Plat and Subdivision Committee recommended that the petitioner consider a site further east, possibly within The Moorings, or west at the Northwest Community Hospital. The applicant has indicated that T-Mobile already has better coverage at that location and the inter-site distance with respect to the neighboring sites would be uneven and therefore requiring the site to have non-standard azimuths which might lead to interface between the own sectors. Also, by locating further east, the northwest of the search ring center would not be covered. Therefore, the petitioner prefers to locate a tower at 1000 S. Arlington Heights Rd.
- **A landscaping plan shall be submitted that demonstrates substantial screening of the antenna and related structures from adjacent land uses. Screening must consist of a well-maintained masonry wall of brickwork or stonework, solid wood fence, densely planted compact hedge or berm and hedge.**
The lease area will be enclosed by a 5 foot tall wooden fence. The petitioner has submitted a landscape plan that delineates three to five feet tall mission arborvitae on the outside of the fence area. The arborvitae must be 5-feet at planting.

The Village's Comprehensive Plan designates this property as 'Commercial'.

The Comprehensive Plan establishes the overall strategy to guide the growth and development of the community. Within the Village's Comprehensive Plan, the proposed antenna does not meet the following goals:

General Planning Goals:

2. To preserve and enhance the natural and existing environment.

Land Use Goals:

1. To ensure that the general land use pattern and relationships of all land uses remain or become acceptable to the present and future community.
4. Incompatible zoning should be avoided.

A 100-foot tall monopole would be incompatible with the residential uses to the west. Furthermore, the installation of the monopole will result in the loss of eight parking spaces on the site. The Staff Development Committee does not support locating the antenna at this location because of the negative visual impact of the 100 foot tall monopole, as it is in close proximity to residential uses and the loss of the parking spaces on a site that has more vehicles than parking spaces. The Village encourages cell phone providers to co-locate on existing buildings and/or other compatible structures in order to minimize the number of towers within the community.

Plat and Subdivision Committee

On January 14, 2015, the Plat and Sub Committee met to discuss the project. While the subcommittee understood the need for a cell tower, they felt that this was not the most appropriate location. The Committee directed the applicant to explore other sites in the area such as The Moorings and the Northwest Community Hospital.

Building Code Review Board

Chapter 23, Section 203 of the Municipal Code establishes a maximum height of 75 feet for antenna towers. The Building Code Review Board (BCRB) makes recommendation to the Village Board on matters relating to waivers and amendments to Chapter 23 of the Municipal Code. Along with a Special Use for the wireless antenna tower, the petitioner is also requesting the following variation:

- Chapter 23, Section 203, Restrictions, from the requirement that ground base antenna cannot exceed 75 feet above the grade level to allow 100 feet tall monopole.

On April 30, 2015, The Building Code Review Board (BCRB) met to discuss the variation. The Board asked various questions involving possible locations, variables of antenna/towers; signal strength and etc.

At the meeting, the petitioner indicated that the antennas could be flush mounted, but they do not prefer to do it as it reduces the number of antennas that can be mounted on a tower and the cost is higher. The petitioner stated at the BCRB meeting that tower would most likely, at its fullest, have three antennas (three platforms for three carriers). A stealth application with flush mounted antenna rather than the proposal presented, with antennas mounted on a platform on the outside of the tower would be less intrusive at this location. If a stealth application is proposed for this site, prior to Village Board consideration, the petitioner will provide the required drawings.

The Board determined that the petitioner did not prove a hardship that needed relief to allow a 100 foot monopole. The additional height up to 100-feet would allow the applicant to lease space on the tower to other carriers. The BCRB unanimously recommended denial of the variation.

Building, Site and Landscape Related Issues

The proposed monopole will be located at the southwest corner of the property, visible from both Arlington Heights Road and Central Avenue. The petitioner is proposing a wood fence enclosing the area where the base station and the monopole will be located, resulting in a loss of 4 parking spaces. The petitioner had originally proposed a 6 foot high fence; however that is not permitted by the Zoning Code and would require a variation. The petitioner has indicated that they will alter the plans to provide a 5 foot tall fence.

The Per Chapter 28, Section 6.14-2.2, a landscaping plan is required to be submitted that demonstrates substantial screening of the antenna and related structures from adjacent land uses. Screening must consist of a well-maintained masonry wall of brickwork or stonework, solid wood fence, densely planted compact hedge or berm and hedge. The petitioner is proposing to install arborvitae along the outside of the fence area. The arborvitae must be 5 feet at planting.

Per Chapter 28, Section 6.15-1.2, a 3 foot high drought/salt tolerant screen is required along Central Avenue and Arlington Heights Road in order to buffer the parking lot along the street frontage. Due to the site configuration, IDOT approval may be required for landscaping located in the IDOT right-of-way. The petitioner has stated that if approved, they will work with the Village, secure required IDOT permits as needed and install landscaping as directed by the Village. The Village has not received written confirmation from the property owner regarding the addition of the landscape screen.

Also, Per Chapter 28, Section 6.16-1.2, the ends of all parking rows must include a landscape island, which contains a 4" caliper shade tree. There are no parking islands on the site and it is considered non-conforming. No overall landscape plan for the site was provided for the site as the petitioner had originally indicated that it was outside of their lease area and did not pertain to their application related to a cell tower. The petitioner has since indicated that they will provide any landscaping that the Village deems necessary. According to the parking plan provided by the petitioner it is possible to add landscape islands at certain locations on the site without losing parking spaces. The addition of the landscape islands will add green space to the site and help to delineate parking areas and the drive aisles. Prior to Village Board, the petitioner shall work with staff to

provide a landscape plan for the site that delineates landscape islands which contain 4 inch caliper shade trees at the ends of parking rows.

Traffic & Parking Related Issues

According to the parking plan provided, there are 29 spaces on site. Automobile Service Stations are required to provide one space for each employee plus three spaces for each service bay. Autotech Auto Repair has four service bays, requiring twelve parking spaces and four employees, thereby requiring a total of sixteen parking spaces.

Per Chapter 28, Section 6.12-1, any special use less than 5,000 square feet in floor area and located along a major or secondary arterial street (Arlington Heights Road and Central Road) as defined by the Village's Thoroughfare Plan, does not need to provide a traffic study, but shall be required to provide a detailed parking analysis. The applicant was required to provide parking counts for this site. According to the information provided by the petitioner, parking counts conducted on Thursday, Friday and Saturday indicated that there were 35, 40 and 41 vehicles on the site, more than the available parking on site. When staff visited the site on April 8, 2015, there were 42 cars, 1 trailer and 2 truck cabs in the parking lot. Several vehicles were tandem parked – 2 cars in depth.

The applicant has indicated that 4 parking spaces will be removed to locate the antenna and the base station, reducing the total parking spaces on-site to 25, which is more than the Code required parking spaces. However, as indicated by the parking counts and observed by staff, the number of vehicles on site exceeds the Code parking requirement. Also, staff observed that there were four vehicles parked along the south side of the building, that are not indicated on the parking plan that will be lost to accommodate the access easement. A total loss of 8 parking spaces (4 spaces indicated as striped on the plan and 4 spaces on the south side of the building) will further negatively affect the site.

Recommendation

The Staff Development Committee is **not supportive** of this Special Use request due to the loss of parking spaces and the inconsistency with the Comprehensive Plan because of close proximity to residential uses. If the Plan Commission recommends approval of this request, the following are recommended as conditions of approval:

1. Prior to Village Board consideration, the petitioner shall submit a landscape plan for the site that:
 - Delineates a 3 foot high drought/salt tolerant screen along Central Avenue and Arlington Heights Road to buffer the parking lot along the street frontage.
 - Delineates landscape islands which contain 4 inch caliper shade trees at the ends of parking rows on the site.
2. The proposed mission arborvitae to be installed on the outside of the fence area must be 5 feet at planting.
3. If approved, the number of platforms/carries allowed on the antenna will be limited to two. The installation of additional platforms will require a Special Use Permit amendment. However, if a stealth mount application (antennas mounted inside the pole) is proposed, then additional carriers are allowed on the monopole in accordance with the Village's Special Use Waiver for Antennas process. If a stealth mount application is proposed, prior to Village Board consideration, the petitioner shall submit the revised drawings.
4. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

May 8, 2015

Bill Enright, Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads

NOTICE OF
PUBLIC HEARING
NOTICE IS HEREBY
GIVEN THAT THE PLAN
COMMISSION OF THE
VILLAGE OF ARLINGTON
HEIGHTS WILL CONDUCT
A PUBLIC HEARING ON
MAY 13, 2015 AT 7:30 P.M. in
the Municipal Building, 33
South Arlington Heights
Road, Arlington Heights, Il-
linois to consider Petition
No. 15-003, a Special Use
Permit for a Wireless
Antenna Tower in the B-2
district. The subject site is
located at the southwest cor-
ner of Central Road and Ar-
lington Heights Road at 1000
S. Arlington Heights Road,
Arlington Heights, IL and
legally described as:

That part of Lot 191 lying
west of the following de-
scribed line: Beginning at a
point on the north line of
said Lot 191, 7.95 feet west of
the northeast corner of said
lot; thence south to a point
in the south line of the said
lot, said point being 20 feet
west of the southeast corner
of said lot in R. A. Cepek's
Arlington Highlands, being
a subdivision of parts of Sec-
tion 4 and 9 in Township 41
North, Range 11 east of the
third principal meridian,
according to the plat thereof
registered in the office of the
registrar of titles of Cook
County, Illinois on January
28, 1926 as Document #
288597, in Cook County, Illi-
nois, bounded and described
as follows:

Beginning at a point on the
north line of said lot 191, dis-
tant 49.41 feet east of the
northwest corner thereof
(said point of beginning also
being the most westerly cor-
ner of parcel #0112 as con-
demned by the Department
of Transportation of the
State of Illinois in court case
94 L. 50196); thence (the fol-
lowing three courses being
along the westerly boundary
of said parcel #0112) south 69
degrees 12 minutes 47 sec-
onds east, for a distance of
53.31 feet to a point of curve;
thence southeasterly on the
arc of a circle convex to the
northeast and having a ra-
dius of 40 feet, for a distance
of 38.66 feet to a point of tan-
gency; thence south 13 de-
grees 49 minutes 53 seconds
east, on a line tangent to the
last described arc of a circle
for a distance of 82.45 feet to
a point on the present westerly
line of Arlington
Heights Road; thence south
00 degrees 40 minutes 17 sec-
onds west, along the last de-
scribed line for a distance of
65.73 feet to a point on the
south line of Lot 191; thence
south 89 degrees 31 minutes
55 seconds west, along the
last described line, for a dis-
tance of 138.52 feet to the
southwest corner of said lot
191; thence north 01 degrees
16 minutes 55 seconds west
along the west line of said
Lot 191; for a distance of
193.83 feet to the northwest
corner of said Lot 191;
thence south 89 degrees 51
minutes 22 seconds east,
along the north line of said
Lot 191 for a distance of
49.41 feet, to the point of be-
ginning, all in Cook County,
Illinois

As part of said request the
petitioner is requesting any
variations as determined
necessary by the Plan Com-
mission.

All persons desiring to be
heard shall be given the op-
portunity to be heard.
Should any individual need
auxiliary aid or service,
such as a sign language
interpreter or materials in
alternative formats, please
contact the Health Depart-
ment at 33 South Arlington
Heights Road, Arlington
Heights, Illinois 60005, (847)
368-5760, TDD# (847) 368-
5794.

Joe Lorenzini, Chairman
ARLINGTON HEIGHTS
PLAN COMMISSION
Published in Daily Herald
April 28, 2015 (4405693)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of
the State of Illinois, DOES HEREBY CERTIFY that it is the publisher
of the **DAILY HERALD**. That said **DAILY HERALD** is a secular
newspaper and has been circulated daily in the Village(s) of
Algonquin, Antioch, Arlington Heights, Aurora, Barrington,
Barrington Hills, Lake Barrington, North Barrington, South Barrington,
Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills,
Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee,
Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva,
Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire,
Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness,
Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich,
Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect,
Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake,
Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg,
Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills,
Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove,
North Aurora

RECEIVED

MAY 04 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

County(ies) of Cook, Kane, Lake, McHenry

and State of Illinois, continuously for more than one year prior to the
date of the first publication of the notice hereinafter referred to and is of
general circulation throughout said Village(s), County(ies) and State.

I further certify that the **DAILY HERALD** is a newspaper as defined in
"an Act to revise the law in relation to notices" as amended in 1992
Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a
notice of which the annexed printed slip is a true copy, was published
April 28, 2015 in said **DAILY HERALD**.

IN WITNESS WHEREOF, the undersigned, the said **PADDOCK
PUBLICATIONS, Inc.**, has caused this certificate to be signed by, this
authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

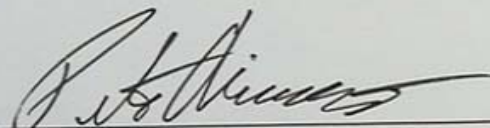
Laurel Baltz
Authorized Agent

Control # 4405693

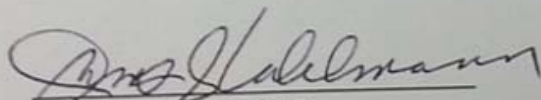
NOTIFICATION AFFIDAVIT

I, Peter Aimaro hereby certify as follows:

1. That on the 28th day of April, 20 15, affiant caused to be mailed in the Post Office of Chicago IL, copies of the attached Notice of Public Hearing to all listed taxpayers of real estate within 250 feet, excluding all Public Right-of-Ways of the subject property and to the owners, or representatives, of property listed as exempt, and to all Condominium Associations whose property is within 250 feet of the subject site for which the hearing is being held..
2. That the parties to whom said notice was mailed are set forth on the attached list.
3. That the petitioner stated that the required sign(s) were erected as required by the Village of Arlington Heights.


Signature

Subscribed and Sworn to before me
this 28 day of April, 20 15.


Notary Public





T-Mobile
1000 S. Arlington Heights Road
Prepared by: The Village of Arlington Heights
Department of Planning & Community Development
January 2015

REPORT OF THE PROCEEDINGS OF
THE PLAT & SUBDIVISION COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
HELD AT VILLAGE HALL ON:

January 14, 2015

Project Title: T-Mobile
Address: 1000 S. Arlington Heights Road
Petitioner: Pete Aimaro, National Wireless Ventures, LLC (Agent for T-Mobile)
Address: 505 N. Lake Shore Drive, Suite 2109
Chicago, IL 60611

Requested Action:

- A Special Use Permit for a Wireless Antenna Tower

Variations identified:

- Chapter 23, Section 203, Restrictions, from the requirement that ground base antenna cannot exceed 75 feet above the grade level to allow 100 feet tall monopole.
- Chapter 28, Section 6.14-2.1, Location, from the requirement that where no minimum yard is established, commercial antenna structures may be located no closer than ten-feet to any lot line or 25-feet to lot line, if adjacent to a residential district, to allow 5 feet.

Attendees: Pete Aimaro, National Wireless Venture
Robert Stapleton, National Wireless Venture
Bruce Green, Plan Commissioner
John Sigalos, Plan Commissioner
Lynn Jensen, Plan Commissioner
Jay Cherwin, Plan Commissioner
Latika Bhide, Development Planner

Project Summary

The subject property at 1000 S. Arlington Heights Road is approximately 0.52 acres in area. Autotech Auto Repair is located on the subject property. The applicant, T-Mobile is interested in leasing a 30' x 30' area at the southwest corner of the property and locating a wireless antenna. The antenna is proposed as a monopole design, 100 feet to the top of the tower. The antenna will be located approximately 125 feet from Arlington Heights Road and 185 feet from Central Road. The closest residential structure is located approximately 247 feet from the antenna on the west side of Evergreen Avenue. Radio and Telephone Antenna are required to obtain a Special Use Permit in the B-2, General Business District.

The lease area will occupy 4 existing parking spaces in the southwest corner of the site. In addition, a 12 foot wide access easement is proposed to provide access to the lease area. The Staff Development Committee does not support locating the antenna at this location because of the negative visual impact of the 100 foot tall monopole, as it is in close proximity to residential uses. The applicant should address whether they have explored the possibility of co-locating on an existing antenna.

The Village's Comprehensive Plan designates this property as 'Commercial'. The Land Use Goals of the Village's Comprehensive Plan state that "incompatible zoning should be avoided"; a 100 foot tall monopole would be incompatible with the residential uses to the east. Additionally, the Land Use Policies of the Comprehensive Plan state that encouragement should be given to commercial uses which have safe access, respect nearby land uses, do not land lock nearby land parcels and which can provide adequate screening and landscaping. The Staff Development Committee is not supportive of this Special Use request.

Meeting Discussion:

R. Stapleton stated that he was the past president of the Illinois State Wireless Association and they (National Wireless) were the leasing agents for T-Mobile. He said that they have been retained on behalf of T-Mobile and APC Towers to extend the network. He stated that he had personally visited the property (in question) and that this was needed to cover the customer demand and design for future carriers. He stated that in Cook County, users are disconnected from wireline system providers and they (wireless companies) are providing services inside homes also. He said that wireline systems are petitioning states to go out of responsibility (from providing services). R. Stapleton stated that previously the towers were 250 – 300 feet tall and covered a larger geographic area. He stated that the demand was high and there could only put up so many towers. He said that the carriers, AT &T, Sprint, Verizon and T-Mobile have huge build-out plans. He stated that additional radio spectrum was available because of the federal auction. As people disconnect from wireline systems, wireless carriers must determine the location of the 911 caller and make sure that they are connected to the correct dispatch center. R. Stapleton stated that there is a tremendous utility infrastructure at this site. He said that there are several cars on the site and they must also provide along with the equipment, generators for back-up service, so that in case of a catastrophic event, they stay on air. He stated that they have looked at other locations and that companies do not like to spend money on towers. There was equipment at Arlington Downs already and they don't have any high towers (nearby) to mount equipment. He stated that they are asking for a 100 foot tall tower.

L. Bhide gave a brief overview of the request. She stated that this was a special use permit for a wireless antenna tower and they were also asking for a variation (which must be reviewed by the BCRB) to allow the antenna to be 100 feet tall. She said that the Staff Development Committee was not supportive of the request.

J. Sigalos asked if the monopole would allow for other carriers. P. Aimaro stated that it would allow for 2 additional carriers or possibly 3 additional carriers. He said that the tower would be available for first responders. R. Stapleton stated that the propagation maps support the need for this location. He said that there is residential to the north and west and commercial to the south. He said that they were trying to design the site so that their equipment will be fenced in with appropriate landscaping. J. Sigalos said that they should remove some asphalt and add landscaping. He said that he is concerned with precedent. R. Stapleton stated that in (The City of) Chicago, landscaping is provided on other properties to screen the multi-family. He stated that T-Mobile has a 30-year lease with option. J. Sigalos said that he understands the need for improving cellular service. J. Cherwin said that a 75-100 foot tower is as high as a 5-6 story building. R. Stapleton said that in Chicago you cannot exceed the height by more than 15 feet (than what is allowed) for a building. However, there is nothing of a tall nature around here. He said that the utility poles are 65 feet tall. In answer to J. Cherwin's question, R. Stapleton said that they are trying to bring the cloud down, cover a smaller area, but more customers. He said that data services are used more and more, and that it was a data world versus a voice world. The subject site at Central Road and Arlington Heights Road is at the center of their search ring. J. Cherwin said that he was concerned – he has lived there (close to the site) for 30 years and drives by there every day. He said that the commercial was very thin – just a strip along Arlington Heights Road. He said that it seems like a tough place for a 100-foot tower. He suggested other possible locations, The Moorings, the Hospital, etc. He said that this area is primarily residential. L. Jensen asked who determines the height of the tower. Is it them, T-Mobile, or are there industry standards. R. Stapleton stated that it was the RF engineers. L. Jensen asked if they could move forward with a 75 foot tower. R. Stapleton said that that (lower height) would not allow for collocation. L. Jensen asked what the basis of the 75 foot requirement was – was it aesthetic or something else? B. Green said that he agreed with J. Cherwin. He said that the zoning for commercial was very narrow and that there is a lot of residential around this site and he would not like to see a pole here. L. Jensen said that the residential was the source of the demand. He asked where the other 100 foot tall towers were located. J. Cherwin said that The Moorings would be a great location. He said that we (Village) should look at this (location of towers) from a long term perspective.

RECOMMENDATION

The Plat & Subdivision Committee said that while they understand the need, they feel that this is not the best location.

T-MOBILE, 1000 S. ARLINGTON HEIGHTS ROAD; TEMP FILE 1487

Bruce Green, Chair
PLAT & SUBDIVISION COMMITTEE
Latika Bhide, Recorder

DRAFT

BUILDING CODE REVIEW BOARD

MINUTES OF A MEETING BEFORE THE VILLAGE OF ARLINGTON HEIGHTS BUILDING CODE REVIEW BOARD

April 30, 2015

MEMBERS PRESENT:

Carl Baldassarra, Chairman
Richard Bondarowicz
John Carrato
John Scaletta (Trustee)
Scott Smith

ADMINISTRATION PRESENT:

James McCalister, Director of Building & Health Services
Charley Craig, Assistant Building Official
Patty LeVee, Recording Secretary

OTHERS PRESENT:

Peter Aimaro – Petitioner

SUBJECT:

- **Petitioner, Peter Aimaro requesting variation from the requirements of Section 23-1303(a) to allow the installation of a 100 foot tall monopole antenna. Section 23-1303(a) restricts ground based antennas to a maximum of 75 feet above grade.**
-

There being a quorum present, Chairman Baldassarra called the meeting to order at 7:00 PM. All stood for the Pledge of Allegiance.

APPROVAL OF MINUTES

TRUSTEE SCALETTA MOVED TO APPROVE THE MINUTES OF THE MAY 8, 2014, 2014 MEETING, SECONDED BY MR. BONDAROWICZ, THE MOTION PASSED UNANIMOUSLY.

OLD BUSINESS

Chairman Baldassarra inquired on what has happened with the Ordinance that was amended on fire alarms. The Board will be forwarded a copy of the letter sent November 24, 2014 regarding the Fire Alarm/Smoke Detection System Requirement.

NEW BUSINESS

Chairman Baldassarra introduced the request for a variance for the antenna at 1000 S. Arlington Heights Road.

Mr. Aimaro introduced himself and his Company, National Wireless Ventures, a site acquisition company. They work with all the major cell phone carriers in the Chicagoland area putting up cell towers. T-Mobile is the Company that they are representing today and APC Towers. APC is the tower company; they will be making the initial investment. T-Mobile has entered into an agreement with them; they are going to be the first tenant on the monopole providing it gets built.

Basically, they are asking for 100 feet, aware that 75 feet is the maximum in the Ordinance. Maps were distributed showing T-Mobile coverage and antennas. New site and coverage was pointed out.

Mr. Aimaro stated the reason why they ask for 100 feet is for more marketability for co-location. At 75 feet, they probably would not get any co-locators on there. The carriers that want to co-locate might be forced into building a new tower. You would have two towers coming in as opposed to one.

Chairman Baldassarra clarified saying T-Mobile today, but there may be other companies to would take a piece of this. **Mr. Aimaro** said other companies would jump on the antenna. At the start T-Mobile, as first tenants, would get 100 feet, and AT&T for example might want to expand and would get 90 feet and so on. He believes they can fit two to three additional carriers. They are asking for 100 feet so they can market to other carriers and let them know there is room for co-location. He mentioned most carriers want to do that anyway, it is a smaller investment than building a new facility. New facilities are anywhere from \$400,000 to \$500,000.

Chairman Baldassarra asked if there was calculation of the percentage covered by 75 foot antenna v. 100 foot antenna, it would be what percent of the 100%? **Mr. Aimaro** did not have those. He said, at 100 feet they are looking to connect with other networks. The 100 feet is really needed to do that, at 75 feet they are not giving the customers full service.

Chairman Baldassarra asked if any other sites were considered. **Mr. Aimaro** replied they did, but this was the only viable location that was within their search range. It is approximately a ¼ mile radius. The middle of the search range is on the corner of Arlington Heights and Central. Maximum coverage at 100 feet is there.

Trustee Scaletta stated that according to the application, you want 100 feet because you might have future operators that want to join your pole. **Mr. Aimaro** replied, yes, future cell phone companies will want to co-locate.

Trustee Scaletta said, but at 75 feet, you can still operate. **Mr. Aimaro** said they can, they would be operating at half the power, or half the service. They would want to give their customers the full service and at 100 feet, they would be able to do that in terms of connecting to the other sites that are around there. They need the height to connect to the network.

Trustee Scaletta stated, the Moorings is within ¼ mile, and the hospital is within ¼ mile. **Mr. Aimaro** said the Moorings was out of their search range. Meaning, it could have been rejected by the RF Engineers at T-Mobile. He explained his company makes a recommendation to T-Mobile and suggest that they can go here or there and give them a couple of candidates. RF Engineers then do an analysis and find out where the best site would be for the coverage needs. They make the recommendation; RF comes back with an answer.

Trustee Scaletta asked what they said about the Hospital. **Mr. Aimaro** said that one did not come up for them. **Trustee Scaletta** stated that it came up at Plan Commission and a Mr. Stapleton did most of the talking, was he coming tonight? **Mr. Aimaro** stated, no.

Trustee Scaletta asked of intentions if they do not receive approval this evening; are they still going with a 75 foot tower. **Mr. Aimaro** replied that is something they will have to report back to the Tower Company and see what they want to do. They will make a business decision on that. He would think they would probably want to still go forward, but could not say for sure.

Mr. Carrato said it would have to be a tall tower over at the hospital. **Trustee Scaletta** said if the hospital is 15 floors, aren't you already about the 100 feet and then whatever tower is put up is a 75 foot one on top of the hospital? **Mr. Carrato** thought the 75 feet is from the ground.

Mr. Craig commented that antennas can be put on top of the roof. **Mr. Aimaro** stated they can put the antennas on top of the buildings but the tower cannot be on the roof, they need a 20 ft. foundation. He believes the issue was that T-Mobile tried to go there before and the negotiations did not pan out. He thought the rent they wanted was way above market, and does not know the specifics of what happened.

Mr. Smith asked if 75 feet is typical for the communities in the area. **Mr. Craig** replied it is specific for Arlington Heights for a number of years and not sure of other towns having restricted this or what their restrictions might be.

Mr. Carrato asked if we knew what the rational for this was. **Mr. Craig** did not. **Chairman Baldassarra** said it has been there a long time.

Mr. Bondarowicz asked staff to explain where these towers are. Are they strictly in any zoning that is B Zoning? **Mr. Craig** said that would be a zoning issue, but is sure they would be allowed in any business area, industrial, mercantile etc.

Mr. Bondarowicz asked, if in particular we do not zone for areas within the community that say you can have power within this area, it just happens to be that this property is Zoned B-2. **Mr. Craig** thought they were prohibited in strictly residential.

Mr. Bondarowicz commented that theoretically someone could put another tower right next to this one. **Mr. Craig** said yes, he has seen some locations where they have three or four towers in fairly close proximity.

Mr. Aimaro said where you see that, it was probably ten years ago or more, probably late 1990's, early 2000's. Towers were getting put up in communities and jurisdictions did not know what to do as far as writing ordinances for this, this was right when the boom happened with wireless. Before they were making 250' towers and putting them five miles apart from each other. Back then not many had cell phones and now with everyone having all of these devices, they are going shorter and spreading out connecting with the existing networks.

Chairman Baldassarra said he has seen these antennas installed on five and six story buildings. Do you mean that those need to be closer together if they are not very tall?

Mr. Aimaro said that is right. It depends on who the carrier is; they all use different kinds of technologies. Not being a tech guy, he does not know a lot about the antennas and exactly how they work. **Chairman Baldassarra** commented it would have been useful to have someone here that did.

Mr. Bondarowicz commented that on the sheet distributed, LE-3 has a north elevation of the tower with the antenna platform at the top. Aesthetically, it does not look all that bad regardless of the height. Looking at this tower, if it was to be allowed at 100 feet and you have your first platform, hypothetically we have three or four more platforms underneath that. There would be a solid mass of something in the air from 75 feet potentially to 100 feet. **Mr. Aimaro** answered that that tower is most likely, at its fullest, to have three antennas. **Mr. Bondarowicz** asked how tall each of those antenna array. **Mr. Aimaro** thought about 5 feet.

Mr. McCalister mentioned that it was stated there would be other carries jumping on too and they would have the same thing.

Mr. Bondarowicz inquired on permits. There would be a permit, but not necessarily approval for the aesthetics, it would be for the install.

Trustee Scaletta asked what other towers were looked at in the area. **Mr. Aimaro** could not answer. He thought they looked at existing towers but where he comes into this is the leasing and zoning stage. His job is to negotiate the lease with the property owner and handle the permitting process.

Trustee Scaletta asked if he looks for and negotiates with other carriers to get on another pole. **Mr. Aimaro** said, yes, sometimes they do if that is where they need to be.

Trustee Scaletta asked how he knows if this has been done. **Mr. Aimaro** replied that RF (Engineers) is pretty extensive. They would rather co-locate than to enter into a first time agreement with a tower company. It is a lot more money and they are paying them at the same time to do the permitting and everything else. For them to do a co-location

straight up is easier for them. Most of the time it's a zoning amendment and then a building permit. They want to get these up fast, so if that was the case, they would have done that.

Trustee Scaletta asked what if it did not make business sense, like the hospital. **Mr. Aimaro** said it could have been too high a price, we usually don't find that on tower companies. Tower companies want people to co-locate; that is how they make money. They want to be reasonable and develop relationships with the carriers, and are not in the business of turning carriers away. If it was available they would have because it is easier, cheaper and faster.

Trustee Scaletta asked if there was another carrier in the area that has a different technology that may not have as many towers as T-Mobile. **Mr. Aimaro** did not think so. Referring to pictures provided **Trustee Scaletta** pointed out at least a dozen towers. **Mr. Aimaro** stated those are T-Mobile's antennas.

Trustee Scaletta said then he can assume that in the same area there are a dozen AT&T Towers. **Mr. Aimaro** said he can assume, but would find some of that information out. It is also found on www.antennasearch.com.

Mr. Craig stated that the opinion of the Village, as it applies to our amendment, is that this antenna is a straight forward, 75 foot commercial antenna. In looking to a similar case where we generated an objection to the recommendation for a variance, the reason was due to the close proximity of the residential properties. There is a single family home about 249 feet from the tower. That would be the opinion strictly based on the Building Code. It should also be noted that the Planning Department staff meeting on January 14, 2015, resulted in "The Staff Development Committee is not supportive of this Special Use request". The Plat & Subdivision Committee Report of January 14, 2015 resulted in the recommendation as follows; "The Plat & Subdivision Committee said that while they understand the need, they feel that this is not the best location".

Chairman Baldassarra asked why this came before this Board if they have recommended negative. **Mr. Craig** replied, because they have the right to see if they can clear the Building Code issue. **Mr. Aimaro** explained he had to have this meeting before they can have a hearing for the Special Use. **Mr. Craig** explained, at this point it hasn't been voted down but has been recommended against.

Chairman Baldassarra asked if they were doing anything that would tend to produce the unsightliness of the 100 foot tall antenna structure. **Mr. Aimaro** said they could flush mount the antennas, but the problem with that is if they flush mount them they are talking half of the antennas, they would not be able to fit everything on. They have done that in some instances, they don't like to do it because again they would not be providing the full service to the customers. It gets pricier the more stealth you go with these.

Mr. Aimaro added that with landline being decommissioned in the next couple of years, they did get a number from Cook County that said only 8% of people are on landline currently in all of Cook County and in the next couple of years landline will be completely decommissioned. AT&T has 2% a day come off the landline. **Mr. Bondarowicz** said that was probably 8% of total usage of phones, including cell phones, etc. **Mr. Aimaro** said that either way the landline will be decommissioned shortly and FCC wants these towers to go up in a timely manner. They are pushing to get these done, as it does tie into emergency services. That is a big issue right now.

Mr. Carrato stated that in his opinion, he has not heard justification for a variance.

MR. CARRATO MOVED THAT THE BUILDING CODE REVIEW BOARD NOT APPROVE THE VARIANCE. SECONDED BY TRUSTEE SCALETTA, THE MOTION CARRIED.

The meeting adjourned at 7:40pm.

T-Mobile

April 7, 2015

Village of Arlington Heights

Attn: Zoning Board of Appeals/Planning Commission

**RE: Installation and Operations of a Wireless Communication Facility
Located at 1000 S. Arlington Heights, IL
Site ID IL1204**

This letter is to propose that the Village of Arlington Heights approve of a Special Use Permit for cellular antennas on the property at the above address, which is in the B-2 zoning district.

1. The proposed Special Use will not affect the goals and policies of the Comprehensive Plan, but rather will provide enhanced data capacity and wireless infrastructure to the surrounding community.
2. The FCC states that wireless antennas will not be detrimental to or endanger the public health, safety, comfort or general welfare.
3. The proposed site will merge with the existing emergency services network per FCC guidelines. As a result, location based E-911 services will be improved for the surrounding community.
4. The proposed Special Use will use adequate utilities that already exist and will not affect road access, drainage or other necessary facilities.
5. The proposed Special Use will not affect ingress or egress of the property.
6. The proposed use will fit in with the immediate commercial surroundings of the neighborhood and will provide a service needed by residents in that area of the community. This is also shown in the submitted propagation and coverage maps.
7. Since the proposed leased area will be screened with wood fencing, it will not be injurious to the use or enjoyment of other properties in the neighborhood.

Sincerely,

Peter Aimaro
Project Manager
National Wireless Ventures, LLC.
815-409-2740

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APR 07 2015
PLANNING COMMUNITY
DEVELOPMENT DEPARTMENT



T-Mobile stick together

SITE NUMBER: IL1204/CH73218

SITE NAME: AUTO TECH

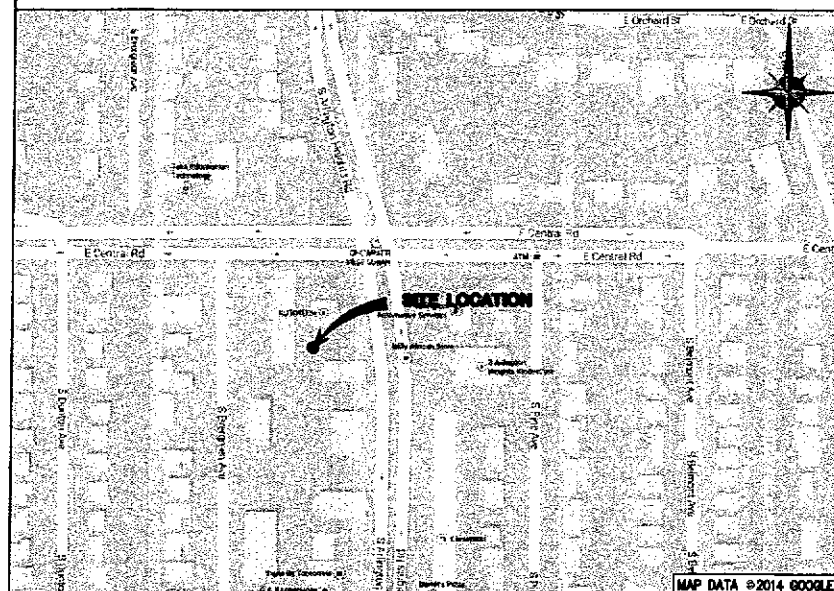
SITE TYPE: RAWLAND

JURISDICTION: VILLAGE OF ARLINGTON HEIGHTS

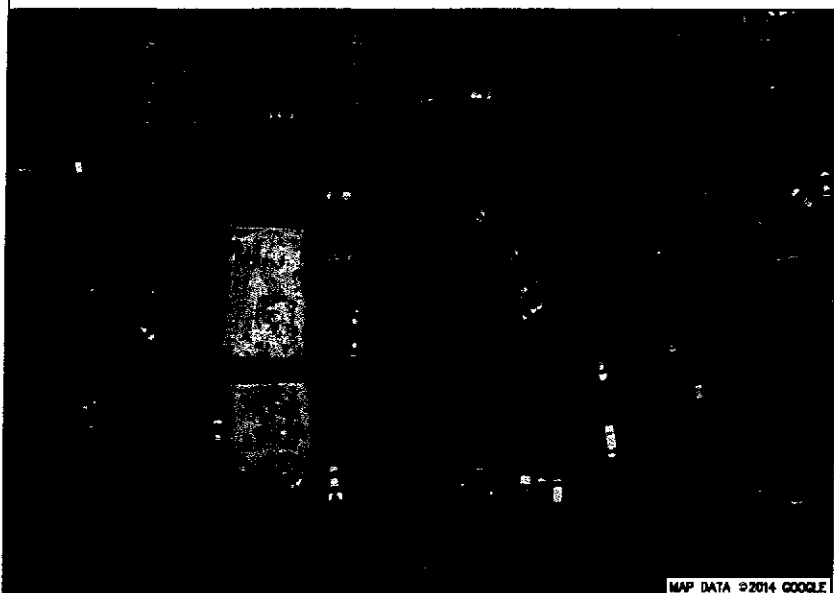
CITY: ARLINGTON HEIGHTS

COUNTY: COOK COUNTY

LOCATION MAP



AERIAL MAP



PROJECT DESCRIPTION

INSTALL T-MOBILE EQUIPMENT CABINET ON NEW CONCRETE PAD AT GRADE. NEW TOWER. NO NEW WATER OR SEWER IS REQUIRED AS FACILITY IS UNMANNED.

INITIAL BUILD OUT:

1. NEW ANTENNAS, 1. HCS, 2. COV'S, 1. CABINET, & TOWER MODULES, 2. GROUND MODULES

PROJECT LOCATION

COORDINATES (NAD83):

LAT: 42.060115°
LONG: -87.980341°
ANSL: TBD

SITE ADDRESS:

1000 S. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, ILLINOIS 60005

DATA OBTAINED FROM S.C.I.P.

PROPERTY SUMMARY

PROPERTY ADDRESS:

1000 S. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, ILLINOIS 60005

ZONING:

B-2

ASSESSOR'S PARCEL NUMBER (APN):

N/A

APPLICABLE CODES

BUILDING CODE: INTERNATIONAL BUILDING CODE 2009 WITH AMENDMENTS
ELECTRICAL CODE: NATIONAL ELECTRICAL CODE 2005

DRIVING DIRECTIONS

DIRECTIONS FROM O'HARE INTERNATIONAL AIRPORT:

HEAD SOUTHWEST ON I-190 W. TAKE THE EXIT TOWARD BESSIE COLEMAN DR. TURN RIGHT ONTO BESSIE COLEMAN DR. TAKE THE INTERSTATE 190 RAMP TO INTERSTATE 90/INTERSTATE 294/CHICAGO. TAKE I-90 W TO S ARLINGTON HEIGHTS RD IN ELK GROVE. TAKE THE ARLINGTON HEIGHTS RD EXIT FROM I-90 W. MERGE ONTO I-190 E. TAKE EXIT 1C FOR I-294 N TOWARD N TOLLWAY/MILWAUKEE/ROCKFORD/A-90 W/TOLLWAY. KEEP RIGHT AT THE FORK. FOLLOW SIGNS FOR I-90 W/ROCKFORD/TOLLWAY AND MERGE ONTO I-90 W. KEEP LEFT AT THE FORK. TO STAY ON I-90 W. TAKE THE ARLINGTON HEIGHTS RD EXIT. DRIVE TO S ARLINGTON HEIGHTS RD IN ARLINGTON HEIGHTS. TURN RIGHT ONTO S ARLINGTON HEIGHTS RD. MAKE A U-TURN AT E CENTRAL RD.

ISSUED FOR ZONING

CONTACTS

APPLICANT

APC TOWERS
3000 AERIAL CENTER PARKWAY, SUITE 110
MORRISVILLE, NC 27560
TEL: (480) 895-3734
CONTACT: MATT DOSTAL

PROPERTY OWNER CONTACT:

AUTO TECH
1000 S. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, IL 60005
TEL: (847) 258-2111

UTILITIES

ELECTRIC:

COMED
TEL: (877) 426-6331
CONTACT: OPERATOR

TELEPHONE:

AT&T
TEL: (800) 637-6227
CONTACT: OPERATOR

PROJECT TEAM

AME

W-T COMMUNICATION DESIGN
GROUP, LLC
2875 PRATUM AVENUE
HOFFMAN ESTATES, IL 60192
TEL: (224) 293-6333
FAX: (224) 293-6444

SITE ACQUISITION

NATIONAL WIRELESS VENTURES
505 N LAKE SHORE DRIVE SUITE 2108
CHICAGO, IL 60603
CONTACT: PETE AMARO
TEL: (312) 409-2740

STRUCTURAL ENGINEER

T.B.D.

SHEET INDEX

SHEET NUMBER:	DESCRIPTION:
T-1	TITLE SHEET
LS-1	LAND SURVEY
LS-2	LAND SURVEY
LE-1	OVERALL SITE PLAN
LE-2	ENLARGED SITE PLAN
LE-2.1	LANDSCAPING PLAN
LE-3	ANTENNA PLAN & ELEVATION

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MAR 24 2015

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DEVELOPMENT DEPARTMENT

APPROVALS

PENDING APPROVAL OF THE JURISDICTION, THE FOLLOWING PARTIES HAVE REVIEWED THE DESIGN WITHIN THEIR FUNCTIONAL RESPONSIBILITIES AND HAVE APPROVED THIS PROJECT FOR CONSTRUCTION. CONTRACTORS MAY NOT START CONSTRUCTION WITHOUT A NOTICE TO PROCEED (NTP) FROM T-MOBILE.

	PRINT NAME	SIGNATURE	DATE
LANDLORD			
PRECON. MGR			
DEVELOP. MGR			
CONST. INSP.			
AME MGR			
RF ENGINEER			
OPERATIONS			
ZONING REP			
UTILITIES			

APC Towers

THREE BALA EAST, SUITE 502
BALA CYNWYD, PA 19004

T-Mobile stick together

8530 BRYN MAWR AVENUE, SUITE 100
CHICAGO, ILLINOIS 60631

PLANS PREPARED BY:

W-T

W-T COMMUNICATION
DESIGN GROUP, LLC

WIRELESS INFRASTRUCTURE

2875 Pratum Avenue
Hoffman Estates, Illinois 60192
PH: (224) 293-6333 FAX: (224) 293-6444
www.wtcommunication.com

ILL. License No.: 184.006042 Exp: 04/30/15

COPYRIGHT © 2014 W-T COMMUNICATION DESIGN GROUP, LLC.

SEAL:

CAROLAN HEWITT
LICENSED ARCHITECT
STATE OF ILLINOIS
LICENSE # 001-020886
EXPIRES 11/30/15 SIGN: / /

DATE:	DESCRIPTION:	BY:	REV:
11/11/14	LEASE EXHIBIT	JL	A
11/19/14	REVISED LEASE EXHIBIT	TAM	B
01/23/15	ZONING DRAWINGS	JL	C
02/23/15	REVISED ZONING DWGS	PH	D

SITE INFORMATION:

IL1204/CH73218

AUTO TECH

1000 S. ARLINGTON HEIGHTS
RD., ARLINGTON HEIGHTS,
ILLINOIS 60005

W-T JOB NUMBER: 7143889

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

PLOT SCALE: 1:1 @ 11"x17"

CENTRAL ROAD

SOUTH LINE OF CENTRAL ROAD

UTILITY POLE

49.41'

53.31'

RAD=40.00'
ARC=38.66'

UTILITY POLE

6' CHAIN LINK FENCE

ASPHALT PARKING LOT

PART OF
LOT 191

UTILITY PANELS

ONE STORY BRICK BUILDING

R.A. CEPEK'S ARLINGTON HIGHLANDS
REC. JAN. 28th, 1926 PER DOC. #288597
F/F=703.28'

2.5' EASEMENT PER DOC. #288597

6' WOOD FENCE

WEST LINE OF LOT 191...

2.5' EASEMENT PER DOC. #288597

193.83'

OVERHEAD LINES (TYP.)

TELCO. PED.

ONE STORY BUILDING

WINDOW WELL (TYP.)

GUARD RAIL

ASPHALT

6' CHAIN LINK FENCE

WEATHER HEAD

I-BEAM "BOLLARDS"

138.52'

SOUTH LINE OF LOT 191...

ASPHALT PARKING LOT

SITE BENCHMARK

UTILITY POLE

65.73'

WEST LINE OF ARLINGTON HEIGHT RD

ARLINGTON HEIGHTS ROAD

TELCO. PED.

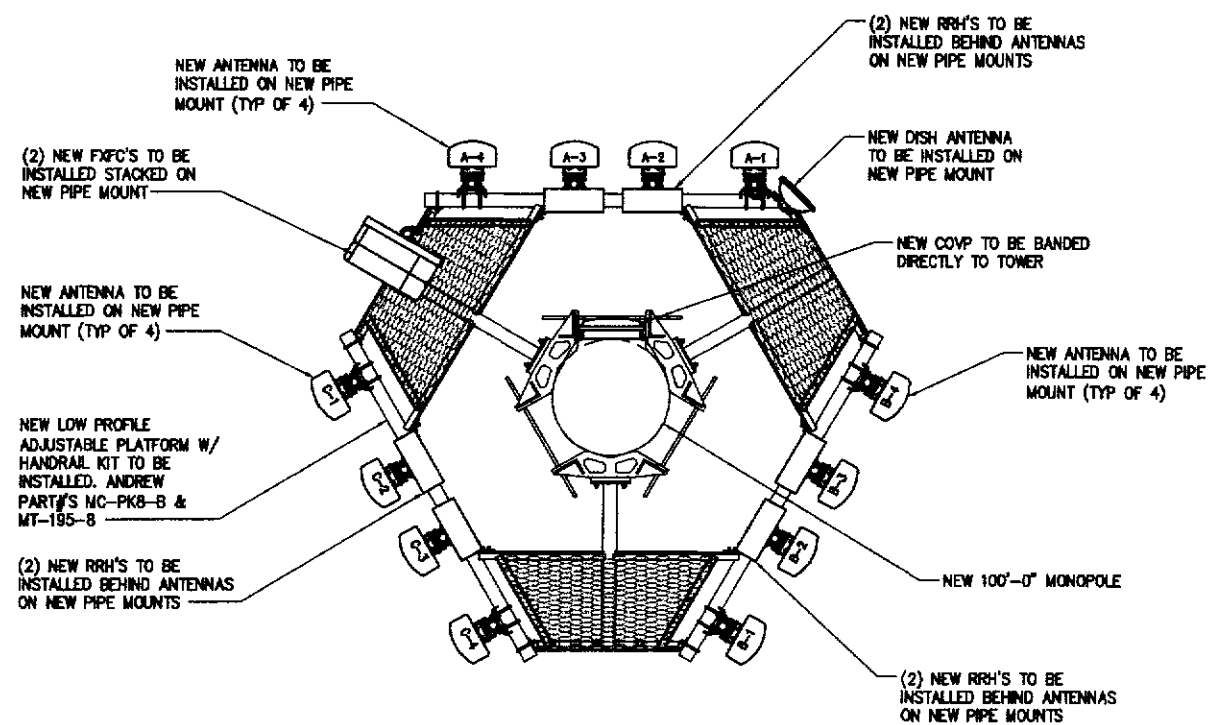
N

	PROPERTY LINE		FIRE HYDRANT
	PRO LEASE LINE		B-BOX / SERVICE VALVE
	PRO EASEMENT LINE		POST LIGHT/OVERHEAD LIGHT
	CONCRETE		FENCE LINE
	EVERGREEN/DECIDUOUS		OVERHEAD LINE
	6" H SIZE IN INCHES		TYPICAL SIGN
	GAS VALVE		UTILITY POLE
	VAN HOLE		PEDESTAL (telco, elec, cable)
			GAS METER
			ELECTRIC METER

FRANJO I. MATICIC - PLS #035-003556 EXPIRES 11/30/2016
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004387



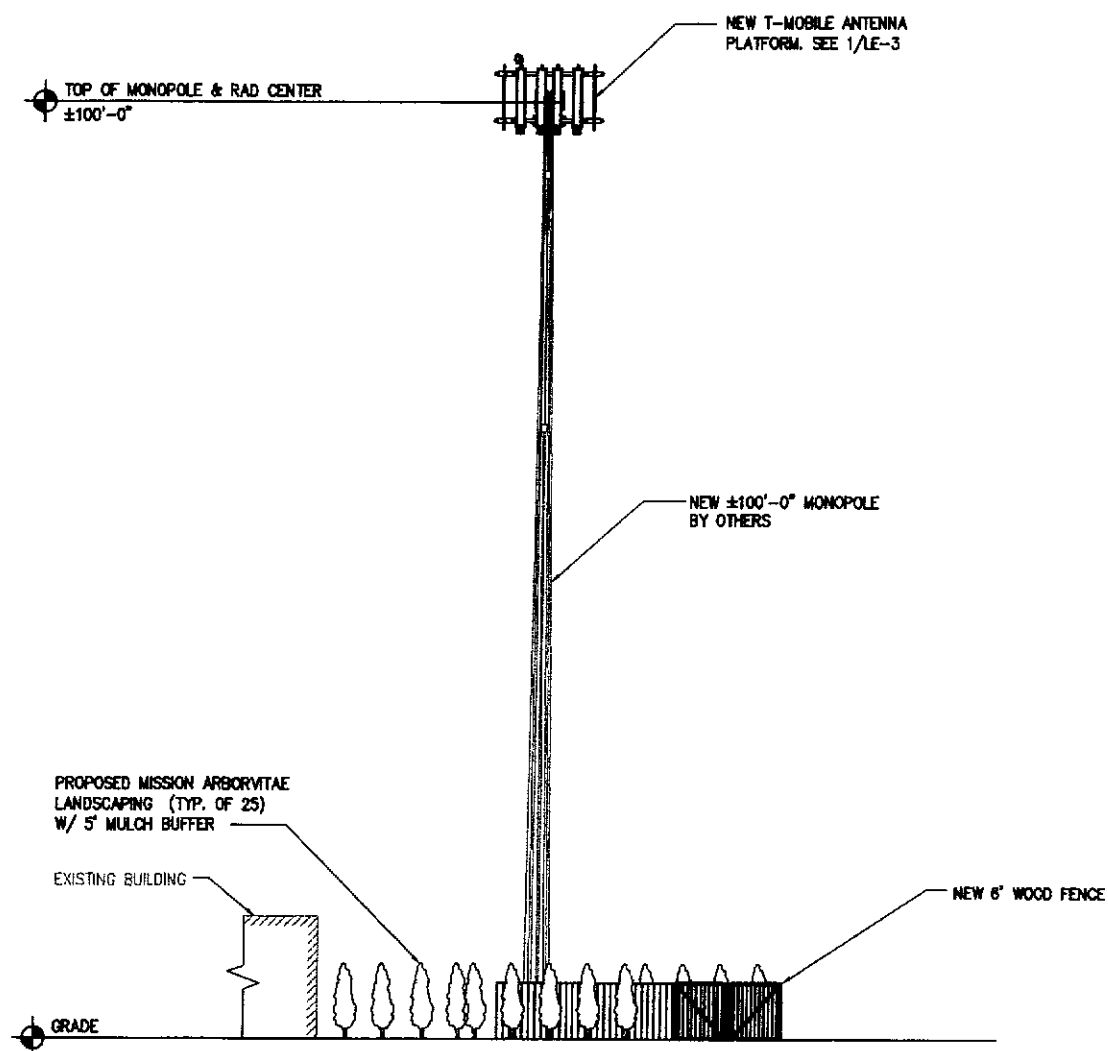
NOTE:
ANTENNA CONFIGURATION
SUBJECT TO CHANGE



ANTENNA PLAN

SCALE: 1/4"=1'-0"

1



NORTH ELEVATION

SCALE: 1"=10'-0"

2

APC Towers

THREE BALA EAST, SUITE 502
BALA CYNWYD, PA 19004

T-Mobile
stick together

8550 BRYN MAWR AVENUE, SUITE 100
CHICAGO, ILLINOIS 60631

PLANS PREPARED BY:-

W-T

**W-T COMMUNICATION
DESIGN GROUP, LLC.**

WIRELESS INFRASTRUCTURE

2675 Prater Avenue
Hoffman Estates, Illinois 60192
PH: (224) 293-8333 FAX: (224) 293-8444
www.artandscience.com

License No : 184 D05042 Exp: 04/2021

SEAL:

CAROLAN WENDT
LICENSED ARCHITECT
STATE OF ILLINOIS
LICENSE # 001-020005
EXPIRES 11/30/18 SIGNATURE

[illegible]

— SITE INFORMATION

IL1204/CH73218

AUTO TECH

1000 S. ARLINGTON HEIGHTS
RD., ARLINGTON HEIGHTS,
ILLINOIS 60005

W-T JOB NUMBER: T143899

SHEET TITLE:

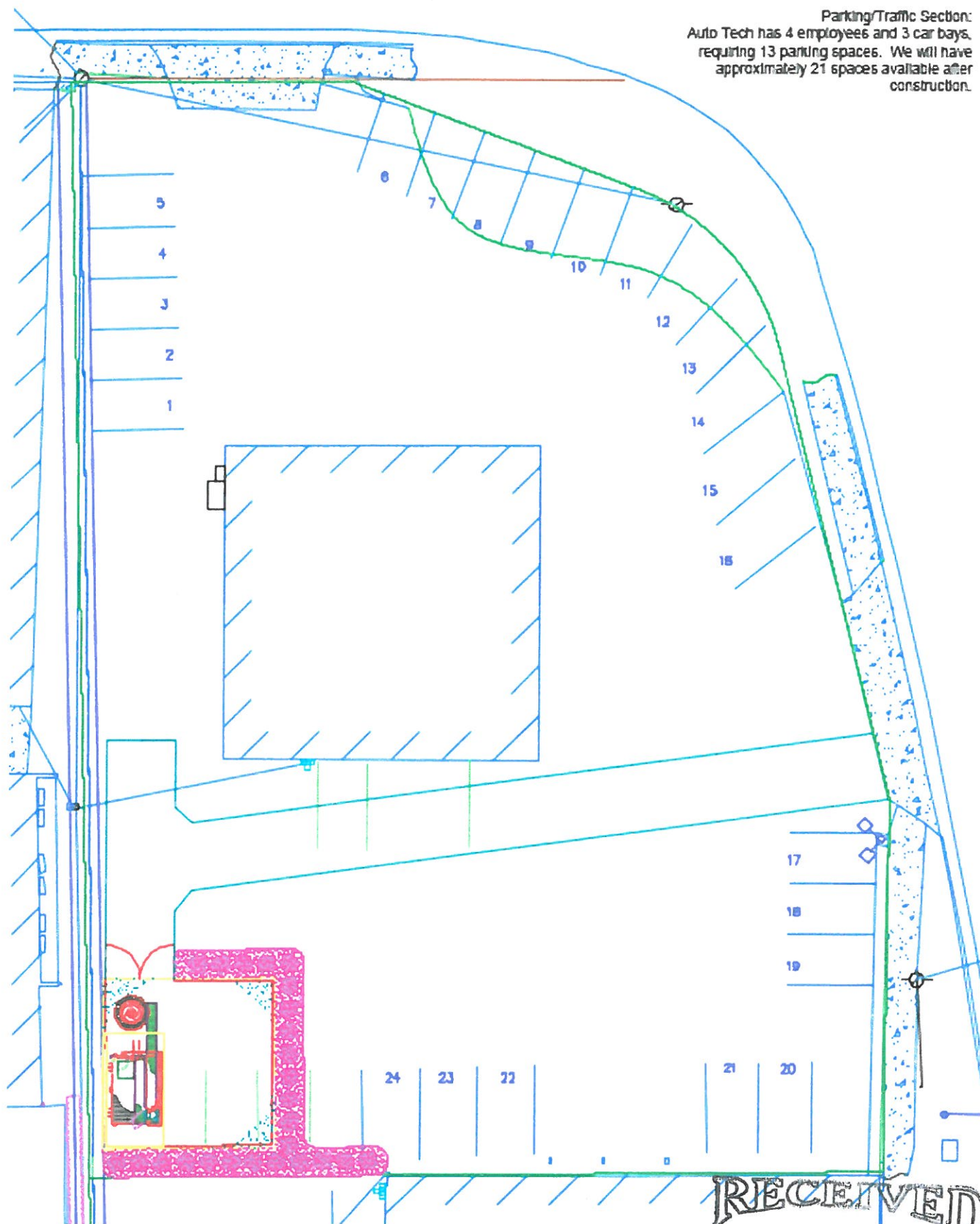
ANTENNA PLAN & ELEVATION

SHEET NUMBER:

LE-3

PLOT SCALE: 1:1 @ 11"x17"

Parking/Traffic Section:
Auto Tech has 4 employees and 3 car bays,
requiring 13 parking spaces. We will have
approximately 21 spaces available after
construction.

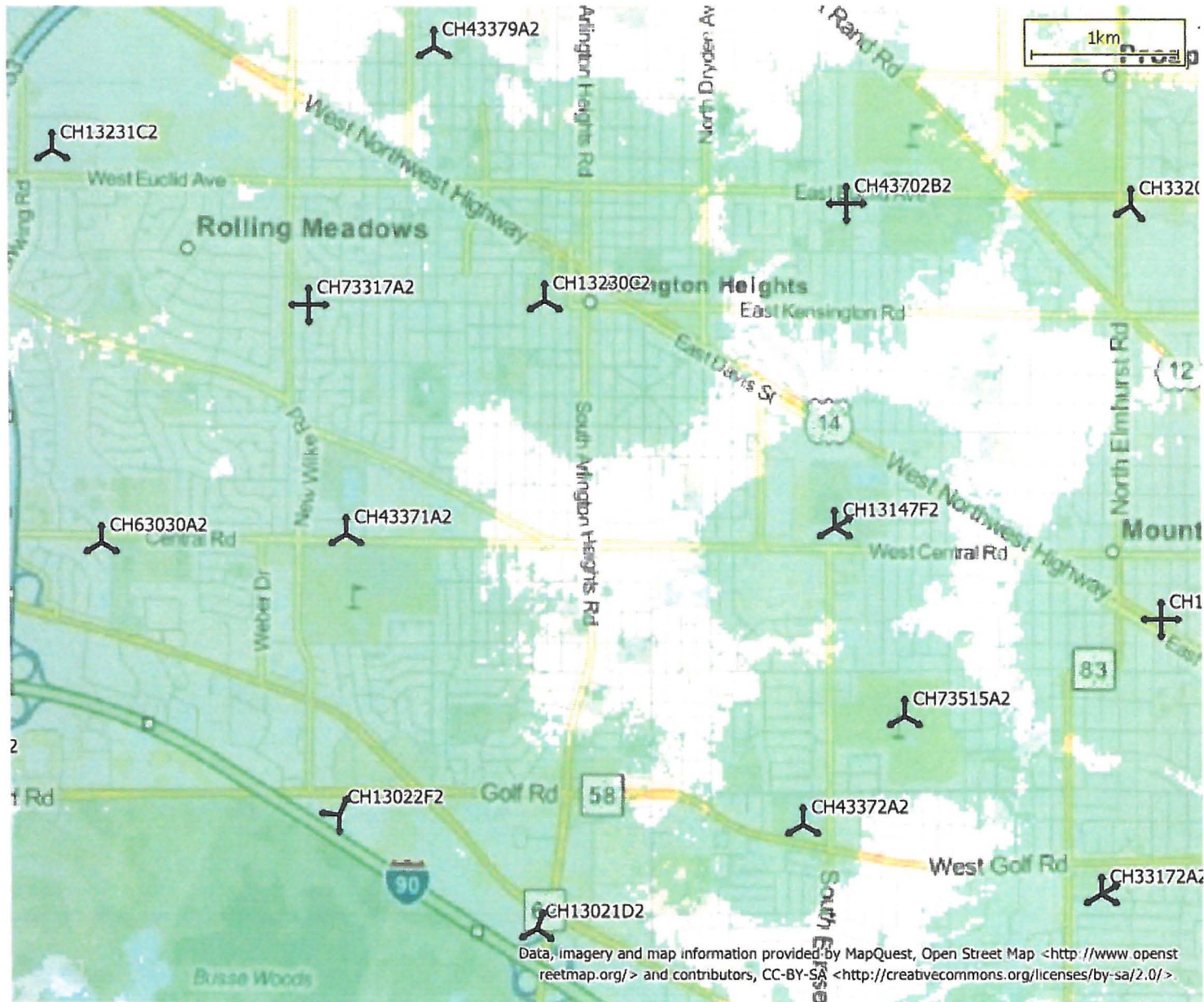


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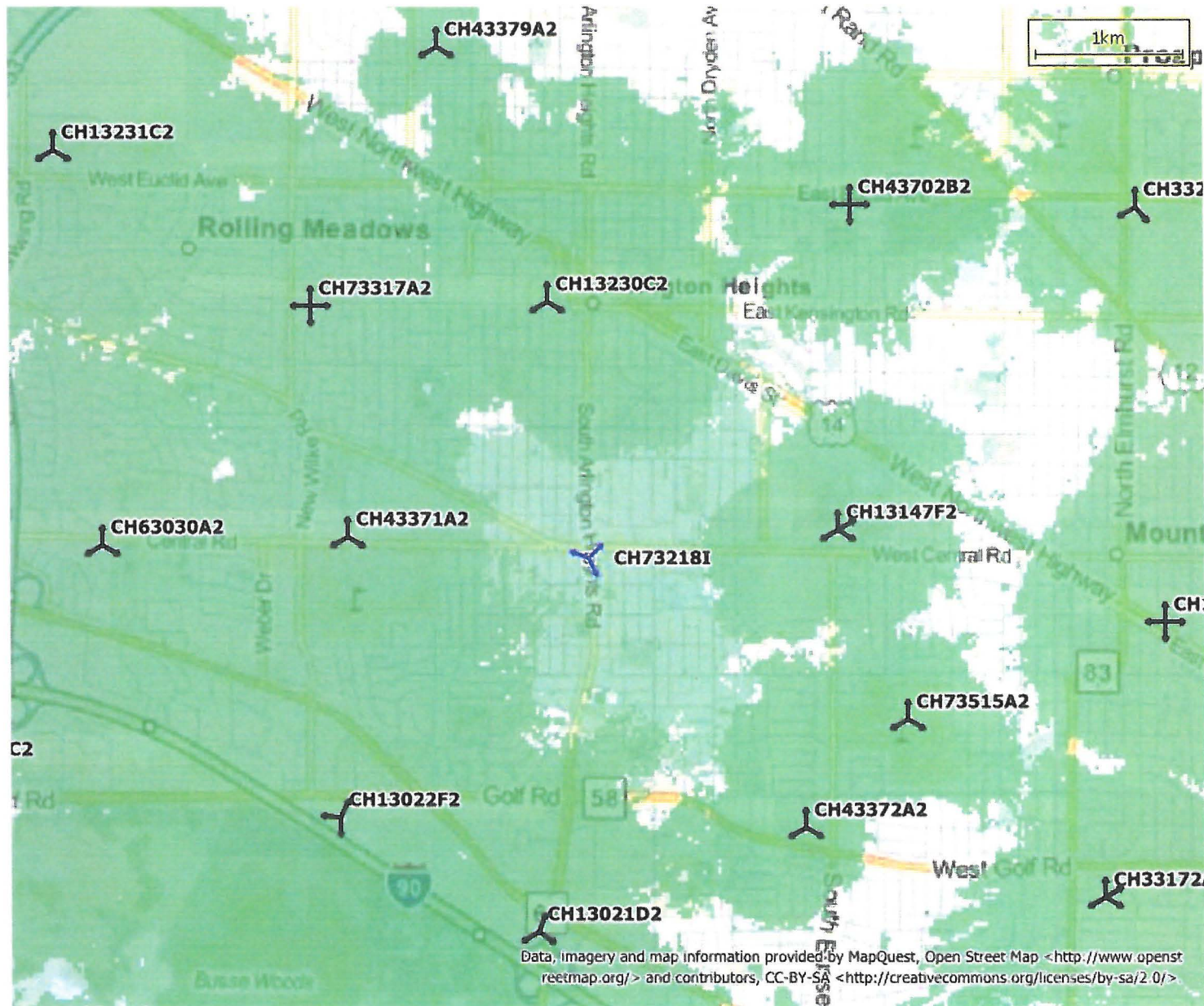
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

T-Mobile Existing Coverage



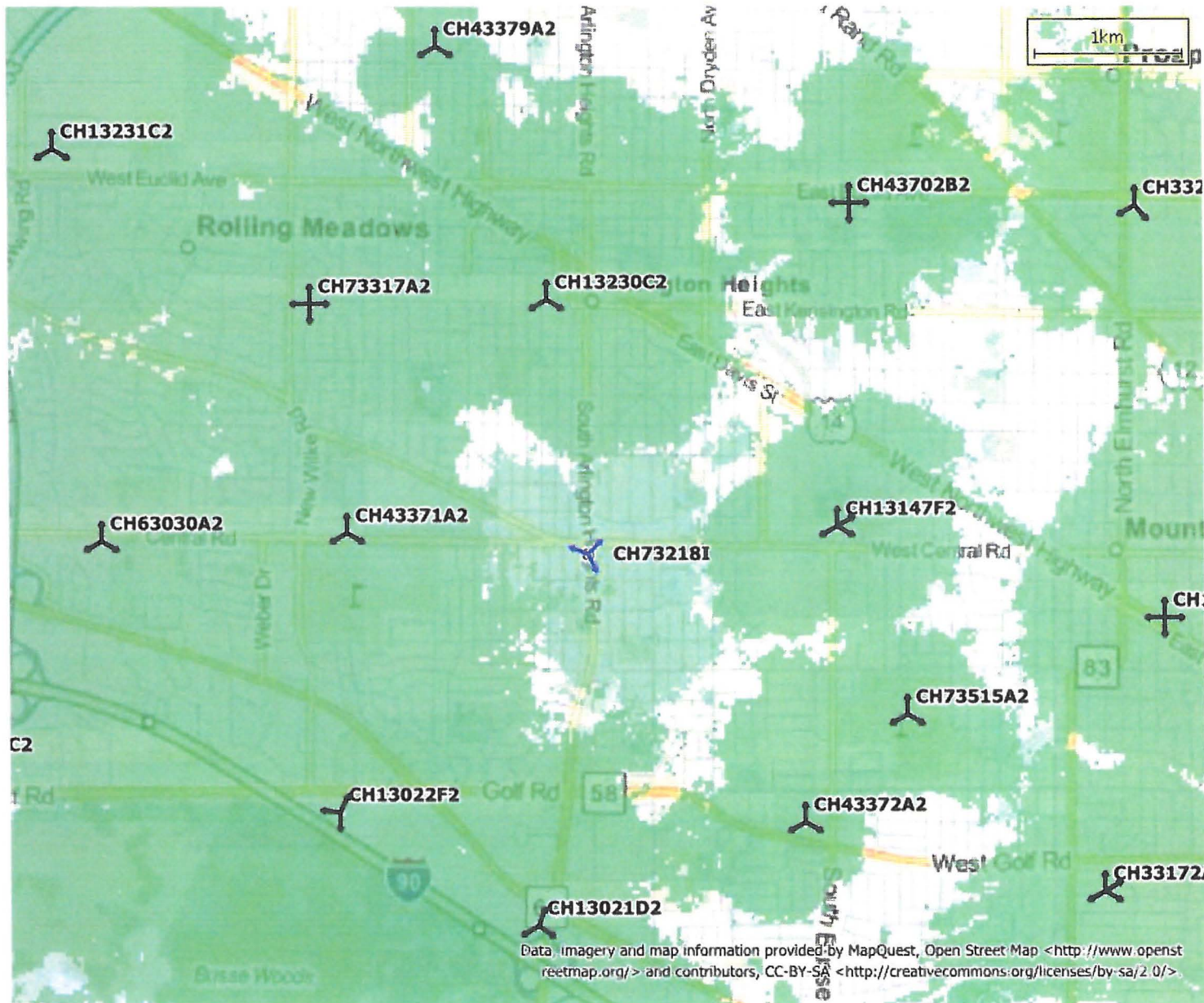
Indoor coverage without New Site

T-Mobile Proposed Coverage



Indoor coverage with New Site at 100FT

T-Mobile Proposed Coverage



Indoor coverage with New Site at 75FT

Justification for Special use

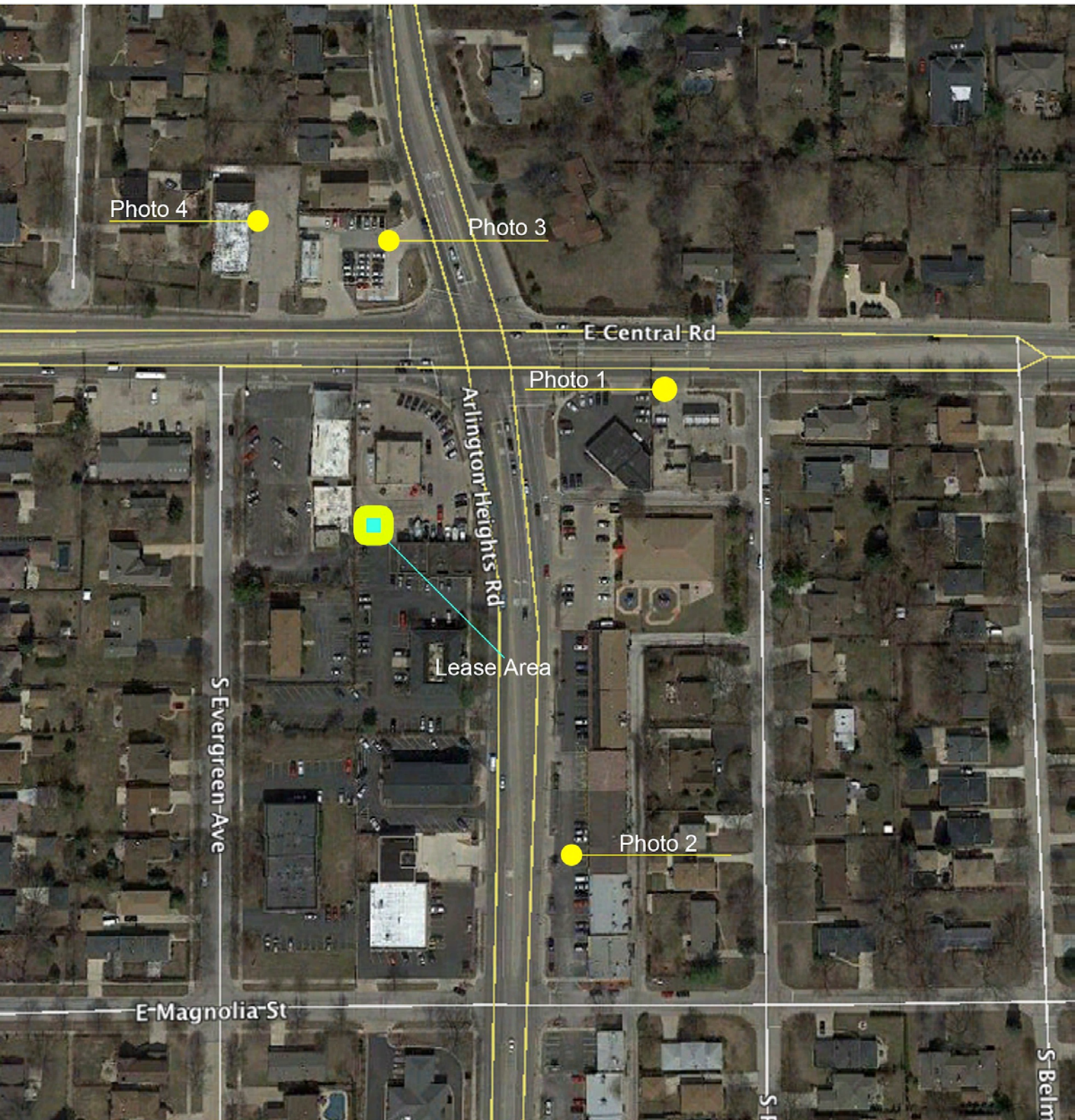
Moorings Senior Center is close to OA site CH13147F, Approx. 0.72miles. T-Mobile already has better coverage at this location and the inter-site distance with respect to the neighboring sites is uneven therefore site needs to have non-standard azimuths which might lead to interface between the own sectors. Moreover North west of the search ring center will not be covered from this candidate, therefore RF prefer to go with Auto Tech Candidate at 1000 S. Arlington Heights Rd.

Existing Site Locations

Neighboring Sites	Address
CH13230C	55 South Vail, Arlington Heights, ILLINOIS - 60005
CH73317A	121 S. Wilke, Arlington Hts., ILLINOIS - 60005
CH43379A	800 W. Oakton, Arlington Heights, ILLINOIS - 60004
CH13231C	3400 W EUCLID AVE, ARLINGTON HEIGHTS, ILLINOIS - 60005
CH43371A	1610 W. Central, Arlington Heights, ILLINOIS - 60005
CH63030A	3201 Central Rd, Rolling Meadows, ILLINOIS - 60008
CH13022F	1701 W Golf Rd., Rolling Meadows, ILLINOIS - 60008
CH13021D	2340 S. Arlington Heights Rd., Arlington Heights, ILLINOIS - 60005
CH43372A	1768 Golf Rd., Mount Prospect, ILLINOIS - 60056
CH33172A	720 Dulles Road, Des Plaines, ILLINOIS - 60016
CH73515A	600 S. See Gwun Avenue, Mount Prospect, ILLINOIS - 60056
CH13147F	1700 West Central Rd, Mount Prospect, ILLINOIS - 60056
CH43702B	1903 E. Euclid, Arlington Heights, ILLINOIS - 60004
CH33209A	55 East Euclid, Mount Prospect, ILLINOIS - 60056
CH13146A	112 NW HWY, Mount Prospect, ILLINOIS - 60056

IL1204 - Auto Tech

1000 Arlington Heights Rd. Arlington Heights, IL
Photo Simulation of Proposed 100' Monopole



APC IL1204 - Before
View Looking West



APC IL1204 - After
View Looking West
100 Ft. Monopole





APC IL1204 - After
View Looking North
100 Ft. Monopole



APC IL1204 - Before
View Looking South



APC IL1204 - After
View Looking South
100 Ft. Monopole



APC IL1204 - Before
View Looking South



DISCLAIMER: This photo simulation is an artists depiction of a future installation.

APC IL1204 - After
View Looking South
100 Ft. Monopole



BUILDING DEPARTMENT

1

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 15-003
 Petitioner: Peter Aimaro
National Wireless Ventures
 Owner: Anthony Discepolo
2725 W GLENLAKE ST
CHICAGO, IL 60659
 Contact Person: Peter Aimaro
 Address: 828 Grand Blvd. Joliet, IL
 Phone #: 815-409-2740
 Fax #: _____
 E-Mail: paimaro@nwv.me

P.I.N.# 08-09-207-008
 Location: 1000 S. Arlington heights Rd.
 Rezoning: _____ Current: B-2 Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: X For: Wireless Facility
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: Auto Shop
 Proposed: Cell Tower
 Site Gross Area: 22,054 SF
 # of Units Total: _____
 1BR: _____ 2BR: _____ 4BR: _____

(Petitioner: Please do not write below this line)

DO EXISTING STRUCTURES, IF ANY, MEET MINIMUM REQUIREMENTS OF THE FOLLOWING:

YES NO

- | | | |
|----------|-------|-----------------------|
| 1. _____ | _____ | VILLAGE BUILDING CODE |
| 2. _____ | _____ | PRESENT ZONING USE |
| 3. _____ | _____ | REQUESTED ZONING USE |
| 4. _____ | _____ | SUBDIVISION REQUIRED |
| 5. _____ | _____ | SIGN CODE |

6. GENERAL COMMENTS:

*ALL CODES AND ORDINANCES OF THE
 VILLAGE SHALL BE ADDRESS AT THE
 PLAN REVIEW STAGE. NOT ENOUGH
 DETAILED INFORMATION. DP*

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APR - 1 2015

PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

Director _____

Date _____

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

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Petitioner: Peter Aimaro
National Wireless Ventures
Owner: Anthony Discepolo
2725 W GLENLAKE ST
CHICAGO, IL 60659
Contact Person: Peter Aimaro
Address: 828 Grand Blvd. Joliet, IL
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Proposed: Cell Tower
Site Gross Area: 22,054 SF
of Units Total: _____
1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

INSPECTIONAL SERVICES

NO COMMENTS

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Paul BNA
Director

4/7/15
Date

Memorandum

To: Latika Bhide, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works 
Date: April 3, 2015
Subject: 1000 S. Arlington Heights Road, P.C. #15-003

With regard to the proposed preliminary plat of subdivision and variation, I have the following comments:

1. A maintenance agreement should be provided. Often these remote areas are not maintained and become an eyesore after a few years. Maintenance agreement should dictate who will be responsible for maintaining the area.
2. The landscape area needs to be properly defined by curb or retaining wall block so mulch does not wash away. Soil for planting area needs to be properly replaced for health of arborvitae.

Thank you for the opportunity to comment on the plans. If you have any questions, please feel free to contact me.

C: file

LF

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APR - 7 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 15-003
 Petitioner: Peter Aimaro
National Wireless Ventures
 Owner: Anthony Discepolo
2725 W GLENLAKE ST
CHICAGO, IL 60659
 Contact Person: Peter Aimaro
 Address: 828 Grand Blvd. Joliet, IL
 Phone #: 815-409-2740
 Fax #: _____
 E-Mail: paimaro@nwv.me

P.I.N.# 08-09-207-008
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 Land Use: _____ Current: Auto Shop
 Proposed: Cell Tower
 Site Gross Area: 22,054 SF
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water _____ X _____

Sanitary Sewer _____ X _____

Storm Sewer _____ X _____

b. Surface Improvement

Pavement _____ X _____

Curb & Gutter _____ X _____

Sidewalks _____ X _____

Street Lighting _____ X _____

c. Easements

Utility & Drainage _____ X _____

Access _____ X _____

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC _____ b. IDOT _____

c. ARMY CORP _____ d. IEPA _____

e. CCHD _____

3. R.O.W. DEDICATIONS? _____

4. SITE PLAN ACCEPTABLE? _____

5. PRELIMINARY PLAT ACCEPTABLE? _____

6. TRAFFIC STUDY ACCEPTABLE? _____

7. STORM WATER DETENTION REQUIRED? _____

8. CONTRIBUTION ORDINANCE EXISTING? _____

9. FLOOD PLAIN OR FLOODWAY EXISTING? _____

10. WETLAND EXISTING? _____

YES NO COMMENTS

_____ X _____

TBD: ENSURE POSITIVE DRAINAGE

N/A

N/A

_____ X _____

_____ X _____

_____ X _____

_____ X _____

GENERAL COMMENTS ATTACHED No further comments at this time.

PLANS PREPARED BY: W-T COMMUNICATIONDATE OF PLANS: 2-23-15

Juan J. Mull 3/30/15
 Director Date



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 15 - 003

Project Name

National Wireless Ventures for T-Mobile

Project Location

1000 S. Arlington Heights Rd.

Planning Department Contact Latika Bhide

General Comments

No comments at this time.

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date 04/02/15

Reviewed By: LT. Andrew Larson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

National Wireless Ventures for T-Mobile
1000 S. Arlington Heights Road
Special Use

Round 1 Review Comments

03/26/2015

1. Character of use:

The character of use should not be problematic.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code.

3. Present traffic problems?

There are no traffic problems.

4. Traffic accidents at particular location?

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

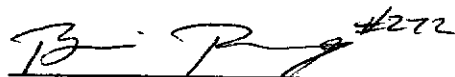
5. Traffic problems that may be created by the development.

This development should not create any additional traffic problems.

6. General comments:

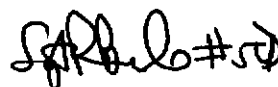
-Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. Emergency contact cards can be filled out at the Village of Arlington Heights website (vah.com). This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

-Barriers such as fencing, etc should be erected to deter access, theft and trespassing to site after tower is built

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

 #50

Supervisor's Signature

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APR - 1 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

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National Wireless Ventures
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of Units Total: _____
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(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

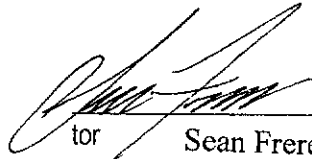
No comments at this time.

RECEIVED

MAR 26 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT


Environmental Health Officer
Sean Freres, LEHP
3/26/15 Date


tor Sean Freres
3/26/15 Date

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 15-003
 Petitioner: Peter Aimaro
National Wireless Ventures
 Owner: Anthony Discepolo
2725 W GLENLAKE ST
CHICAGO, IL 60659
 Contact Person: Peter Aimaro
 Address: 828 Grand Blvd. Joliet, IL
 Phone #: 815-409-2740
 Fax #: _____
 E-Mail: paimaro@nwv.me

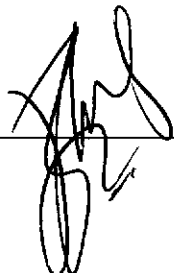
P.I.N.# 08-09-207-008
 Location: 1000 S. Arlington heights Rd.
 Rezoning: _____ Current: B-2 Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: X For: Wireless Facility
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: Auto Shop
 Proposed: Cell Tower
 Site Gross Area: 22,054 SF
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

- | | <u>YES</u> | <u>NO</u> | |
|----|------------|-----------|---|
| 1. | <u>X</u> | <u>X</u> | COMPLIES WITH COMPREHENSIVE PLAN? |
| 2. | <u>X</u> | _____ | COMPLIES WITH THOROUGHFARE PLAN? |
| 3. | <u>X</u> | _____ | VARIATIONS NEEDED FROM ZONING REGULATIONS?
(See below.) |
| 4. | _____ | <u>X</u> | VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
(See below.) |
| 5. | _____ | <u>X</u> | SUBDIVISION REQUIRED? |
| 6. | _____ | <u>X</u> | SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
(See below.) |

Comments:

Please see attached

 4/8/15 Date

Planning Department Comments (PL15-003, 1000 S. Arlington Heights Road, Round 1)

7. Owner Signature is required on the Application form.
8. The property is zoned B-2, General Business District. The Plan Commission must review and the Village Board must approve:
 - A Special Use for a Wireless Antenna Tower in the B-2 district.

A written justification has been provided for the special use. However, the justification must specifically address the following special use criteria:

- That said special use is deemed necessary for the public convenience at this location.
- That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.
- That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

Additionally, the following standards are considered when determining whether approval of an application for a commercial antenna structure is in the public interest:

- The petitioner must demonstrate that there is not technically suitable space available on an existing tower or structure within the geographic area to be serviced.
- A landscaping plan shall be submitted that demonstrates substantial screening of the antenna and related structures from adjacent land uses. Screening must consist of a well-maintained masonry wall of brickwork of stonework, solid wood fence, densely planted compact hedge or berm and hedge.

The Staff Development Committee is not supportive of this Special Use request. The Land Use Goals of the Village's Comprehensive Plan state that "incompatible zoning should be avoided"; a 100 foot tall monopole would be incompatible with the residential uses to the west. Also, as stated in #11 below, based on staff observation at the site, there is not adequate parking available on this site. The loss of 8 parking spaces (4 spaces indicated as striped on the plan and 4 spaces on the south side of the building) would further negatively affect the site.

9. The Plan Commission must review and the Village Board must approve the following variations:
 - Chapter 28, Section 6.13, from the requirement that fences in the side and rear yard not exceed five feet to allow a 6 foot tall fence.

Please provide a written justification for the zoning variation above by responding to the following criteria:

- a. 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.
- b. The plight of the owner is due to unique circumstances.
- c. The variation, if granted, will not alter the essential character of the locality.

10. The Building Code Review Board must review and the Village Board must approve the following variation:
 - a. Chapter 23, Section 203, Restrictions, from the requirement that ground base antenna cannot exceed 75 feet above the grade level to allow 100 feet tall monopole.

Please coordinate with Charles Craig, Assistant Building Official for requirements for the BCRB hearing. The BCRB hearing must be held prior to the Plan Commission hearing.

11. The Code required parking for this site is as follows:

Use	CODE USE	SF/ Employees/Bays	PARKING CALC (SF)	PARKING RATIO (1:X)	PARKING REQUIRED
Autotech Repair	Automobile Service Station	4 service bays, 4 employees	NA	3/bay + 1/Employee	16
Total					16
<i>Total Provided</i>					23
Surplus / (Deficit)					7

Based on the parking calculation above, the site meets the Code required number of parking spaces on site. However, as stated in #12 below, based on staff observation at the site, the parking at the site is not adequate.

12. Parking counts for the site are required. Parking counts should be provided for peak times on two weekdays and a Saturday. When staff visited the site on April 8, 2015, there were 42 cars, 1 trailer and 2 truck cabs in the parking lot. Several vehicles were tandem parked – 2 cars in depth. The proposed loss of 8 parking spaces (4 spaces indicated as striped on the plan and 4 spaces on the south side of the building) will further negatively affect the site. Also, not all parking spaces are striped.



13. The existing parking does not meet the requirements of the Ordinance for landscaping. The ends of all parking rows must include a landscape island equal in area to one parking space. Provide landscape islands at the ends of all parking rows.

Similarly, all paved service areas abutting a residential district or street or off-street parking areas containing more than four parking spaces, must be effectively screened on each side adjoining or fronting on any property situated in a residence district or any institutional premises or adjoining any public way by a well-maintained wall, fence, densely planted compact hedge designed to provide year round opacity or berm and hedge. Provide a 3' high screen along Central Avenue and Arlington Heights Road.

A landscape plan for the entire site must be provided delineating the required landscaping.

14. The proposed wood fence is 6 foot in height and will need a variation from Chapter 28, Section 6.13, from the requirement that fences in the side and rear yard not exceed five feet.
15. The fence along the west property line is in poor condition. It is recommended that the fence is replaced or repaired.
16. What is the height of the platform/base station for the monopole?

National Wireless Ventures for T-Mobile
1000 S. Arlington Heights Road
PC 15-003
April 8, 2015

Landscape Issues

- 1) Indicate the size (at time of planting) of the proposed Mission Arborvitae on sheet LE-2.1.
- 2) Provide a 3' high drought/salt tolerant screen along Central Avenue and Arlington Heights Road in order to buffer the parking lot along the street frontage (Chapter 28, section 6.15-1.2a). Providing a 3 foot high screen may require IDOT's approval for landscaping located in the IDOT right-of-way.
- 3) The ends of all parking rows must include a landscape island, which contains a 4" caliper shade tree (Chapter 28, section 6.16-1.2b). Provide landscape islands at the ends of all parking rows.
- 4) Along the west property line, the existing 6 foot high wood fence is in poor condition. It is recommended that the fence be replaced.

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APR - 8 2015

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

1. BUILDING

Comment: All Codes and ordinances of the village shall be addressed at the plan review stage. Not enough detailed information.

Response: Please describe what detailed information is missing so that we can provide.

1A. INSPECTIONAL SERVICES

No comments

2. PUBLIC WORKS

Comment: A maintenance agreement should be provided. Often these remote areas are not maintained and become an eyesore after a few years. Maintenance agreement should dictate who will be responsible for maintaining the area.

Response: We note that this agreement is within the executed lease between the landlord and APC Tower.

Comment: The landscape area needs to be properly defined by curb or retaining wall block so mulch does not wash away. Soil for planting area needs to be properly replaced for health of arborvitae.

Response: This will be addressed within the landscaping portion of the construction drawings.

3. ENGINEERING

No comments

4. FIRE DEPARTMENT

No comments

5. POLICE

Comment: Lighting should be up to Village of Arlington Heights Code.

Response: It is our understanding that no lighting is required.

Comment: 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). This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

Response: National Wireless Ventures, LLC is the agent and please reach out to Bob Stapleton at 847-833-5448.

Comment: Barriers such as fencing, etc. should be erected to deter access, theft and trespassing to site after tower is built.

Response: This will be adhered to during the construction phase via a temporary fence which will be erected at the end of each construction day.

6. HEALTH DEPARTMENT

No comments

7. PLANNING DEPARTMENT

Comment: Owner Signature is required on the Application form.

Response: This has been completed and provided to Jurisdiction on 4/9/15.

Comment: The property is zoned B-2, General Business District. The Plan Commission must review and the Village Board must approve: A Special Use for a Wireless Antenna Tower in the B-2 district.

Response: We are aware of these needs and have a ZBA Public hearing Scheduled.

Comment: A written justification has been provided for the special use. However, the justification must specifically address the following special use criteria:

Response: See below

a. That said special use is deemed necessary for the public convenience at this location.

The proposed use will fit in with the immediate commercial surroundings of the neighborhood and will provide a service needed by residents in that area of the community. This is also shown in the submitted propagation and coverage maps. The special use is necessary to provide existing and new wireless customers with expanded coverage and data capacity in a constantly growing network. Please refer to the submitted coverage and propagation maps. The proposed site will merge with the existing emergency services network per FCC guidelines. As a result, location based E-911 service will be improved for the surrounding community.

b. That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.

The FCC states that wireless antennas will not be detrimental to or endanger the public health, safety, comfort or general welfare. Approval of this special use would not endanger the health of the community as the facility will operate within the FCC public safety guidelines.

c. That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

The proposed Special Use will not affect the goals and policies of the Comprehensive Plan, but rather will provide enhanced data capacity and wireless infrastructure to the surrounding community. The proposed facility will operate and comply with the regulations and guidelines set forth by the village specified in the ordinance for this particular use.

Comment: The Plan Commission must review and the Village Board must approve the following variations: Chapter 28, Section 6.13, from the requirement that fences in the side and rear yard not exceed five feet to allow a 6 foot tall fence. Please provide a written justification for the zoning variation.

Response: We will alter the plans to provide a 5 foot instead of the 6 foot tall fence as originally provided.

Comment: The Building Code Review Board must review and the Village Board must approve the following variation: Chapter 23, Section 203, Restrictions, from the requirement that ground base antenna cannot exceed 75 feet above the grade level to allow 100 feet tall monopole. Please coordinate with Charles Craig, Assistant Building Official for requirements for the BCRB hearing. The BCRB hearing must be held prior to the Plan Commission hearing.

Response: BCRB meeting scheduled for 4/30/15.

Comment: The Code required parking for this site is as follows....

Response: We need to confirm how many service bay's but believe that there are only 2 or 3 bays, which would lower the total need.

Comment: Parking counts for the site are required. Parking counts should be provided for peak times on two weekdays and a Saturday. When staff visited the site on April 8, 2015, there were 42 cars, 1 trailer and 2 truck cabs in the parking lot. Several vehicles were tandem parked – 2 cars in depth. The proposed loss of 8 parking spaces (4 spaces indicated as striped on the plan and 4 spaces on the south side of the building) will further negatively affect the site. Also, not all parking spaces are striped.

Response: Parking counts were provided on 4/9/15. Also we only believe that 4 total parking spaces will be lost as the footprint only takes of 4 parking spots.

Comment: The existing parking does not meet the requirements of the Ordinance for landscaping. The ends of all parking rows must include a landscape island equal in area to one parking space. Provide landscape islands at the ends of all parking rows

Response: We believe that if this is the requirement then why hasn't the jurisdiction enforced this code violation in the past. We also believe that this should be taken up with the land owner as this is outside of our lease area and does not pertain to our application related to a cell tower.

Comment: The proposed wood fence is 6 foot in height and will need a variation from Chapter 28, Section 6.13, from the requirement that fences in the side and rear yard not exceed five feet.

Response: We will alter the plans to provide a 5 foot instead of the 6 foot tall fence as originally provided. We will not pursue a variation of Chapter 28 Section 6.13 as a result.

Comment: The fence along the west property line is in poor condition. It is recommended that the fence is replaced or repaired.

Response: We have advised the landlord of this request.
The height of the base station is 5 foot.

7A. PLANNING DEPARTMENT/LANDSCAPING

Comment: Indicate the size (at time of planting) of the proposed Mission Arborvitae on sheet LE-2.1.

Response: Between 3-5 foot at time of planting.

Comment: Provide a 3' high drought/salt tolerant screen along Central Avenue and Arlington Heights Road in order to buffer the parking lot along the street frontage (Chapter 28, section 6.15-1.2a). Providing a 3 foot high screen may require IDOT's approval for landscaping located in the IDOT right-of-way.

Response: This will be provided assuming that IDOT will approve and we have told by the Jurisdiction not to contact IDOT until we get recommended after the first hearing date.

Comment: The ends of all parking rows must include a landscape island, which contains a 4" caliper shade tree (Chapter 28, section 6.16-1.2b). Provide landscape islands at the ends of all parking rows.

Response: We believe that if this is the requirement then why hasn't the Jurisdiction enforced this code violation in the past. We also believe that this should be taken up with the land owner as this is outside of our lease area and does not pertain to our application related to a cell tower.

Comment: Along the west property line, the existing 6 foot high wood fence is in poor condition. It is recommended that the fence be replaced.

Response: We have advised the landlord of this request.