



Village of Arlington Heights
Plan Commission
Board Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
May 11, 2022
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Guidepost Montessori - 1000 W Northwest Hwy - 3/9/22

IV. PUBLIC HEARINGS

V. OTHER BUSINESS

- A. Ridgeline/Rohrman Development - 1100 & 1400 W. Dundee Rd. &
1510-1530 W. Dundee Rd. - PC#21-009
Final Plat of Subdivision

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 Rosangela Maldonado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, rmaldonado@vah.com or (847)368-5791.



**Plan Commission
5/11/2022**

Item: Guidepost Montessori - 1000 W Northwest Hwy - 3/9/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Guidepost Montessori - 3/9/22	Minutes

PLAN

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

COMMISSION

RE: GUIDEPOST MONTESSORI - 1000 WEST NORTHWEST HIGHWAY - PC #21-021
 SPECIAL USE PERMIT FOR DAYCARE, LAND USE VARIATION TO ALLOW A
 DAYCARE CENTER WITHIN THE R-3 DISTRICT, LAND USE VARIATION TO ALLOW A
 PRIVATE SCHOOL IN THE B-2 DISTRICT, SPECIAL USE PERMIT TO ALLOW A
 PRIVATE SCHOOL WITHIN THE R-3 DISTRICT, REPEAL OF SPECIAL USE PERMIT
 ORDINANCE 12-059, VARIATIONS

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 9th day of March, 2022 at the hour of 7:30 p.m.

MEMBERS PRESENT:

BRUCE GREEN, Acting Chairperson
 LYNN JENSEN
 JOE LORENZINI
 GEORGE DROST
 TERRY ENNES

ALSO PRESENT:

SAM HUBBARD, Development Planner

ACTING CHAIRPERSON GREEN: I'd like to call this Plan Commission meeting of March 9th, 2022 to order. Our first agenda item is the Pledge of Allegiance.

If you'd all please rise and join with me?

(Pledge of Allegiance recited.)

ACTING CHAIRPERSON GREEN: So, Sam, would you take the roll, please?

MR. HUBBARD: Commissioner Cherwin.

(No response.)

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye, here, aye. I'm here.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. HUBBARD: Commissioner Green.

ACTING CHAIRPERSON GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

(No response.)

MR. HUBBARD: Commissioner Warskow.

(No response.)

MR. HUBBARD: Chair Dawson.

(No response.)

MR. HUBBARD: We have a quorum of five this evening.

ACTING CHAIRPERSON GREEN: There we go.

The next agenda item is approval of minutes, and that's Little Paw Animal Rescue from 2/23/22. Is there a motion for approval?

COMMISSIONER DROST: I'll make that motion.

COMMISSIONER JENSEN: I'll second.

ACTING CHAIRPERSON GREEN: All those in favor say aye.

(Chorus of ayes.)

ACTING CHAIRPERSON GREEN: And I abstain because I was not there. I've got a nice old cheat sheet that they handed so I would get all of the things right here.

The first petition on the agenda is Guidepost Montessori. Is the Petitioner here? If you'd please step up? And anybody else that's going to speak on your behalf, I'd like to swear them in, so anybody that's going to be part of it, just stay right there. Just raise your right hand.

(Witnesses sworn.)

ACTING CHAIRPERSON GREEN: I always wanted to say it that way. Thank you.

So, if you would tell us, oh, before we get on to your presentation, have all the public notices been made on this one, Sam?

MR. HUBBARD: They have.

ACTING CHAIRPERSON GREEN: Okay, and then if you'd make your

presentation, please?

MS. MENZA: Okay.

ACTING CHAIRPERSON GREEN: Thank you.

MS. MENZA: Can you hear me?

ACTING CHAIRPERSON GREEN: And if you'd give us your name and spell your last name for the court reporter?

MS. MENZA: I will, I will. Hi, my name is Diane Menza. I represent the Petitioner, Olympia Acquisitions. I'm here, oh, M-e-n-z-a, that's my last name. I'm here to request the redevelopment, our plan to redevelop the 12,232 square-foot vacant building located at 1000 West Northwest Highway. We're also, this request includes expanding the building by approximately 1,156 square feet on the west side of the building facing the parking lot which will bring the total up to 13,338 square feet.

Our use for the building will be a Guidepost Montessori Daycare and Private School. Exterior upgrades that we're doing include a new roof, new storefront windows, and door systems replacing the existing openings. Also, the parking lot will be resurfaced, and currently there are no landscape islands in that and the landscape islands will be provided.

Right now, to the rear of the building, there is a surface parking lot. That will be replaced by a playground for the children which will be completely fenced in. Also, access by staff and children to that playground area will be protected, it will be right from the building into the fenced area.

Based on some comments that we received from Staff last week, we revised the site landscape and elevations that you received for this meeting. Our architect, Tom Seibert of Soos Associates, will walk you through those. Before I turn this over to him, we also have representatives from Guidepost Montessori to answer any of your questions, and our traffic consultant from KLOA. So, they'll be available to answer any questions. Thank you.

ACTING CHAIRPERSON GREEN: Great, thank you.

MR. HUBBARD: Tom, there's a pointer up there. If you press the right button, it will move the slides.

MR. SEIBERT: I noticed that, and it's already up. Name is Tom Seibert, S-e-i-b-e-r-t, just like it says on the screen up there. I was wondering if any of the board members would prefer having a paper copy to make any scribbles on or if just screens that they're using are adequate? I have copies if you need it.

ACTING CHAIRPERSON GREEN: I'm a paper guy. As an architect, I like to draw on your stuff. I'll try to get it back to you in good shape though, I promise.

MR. SEIBERT: Well, I've got plenty.

COMMISSIONER DROST: Well, why don't you share another one?

ACTING CHAIRPERSON GREEN: Here, see.

COMMISSIONER ENNES: He's got it.

COMMISSIONER DROST: You've got it, all right.

ACTING CHAIRPERSON GREEN: I was going to take them all home.

COMMISSIONER DROST: Okay, good.

MR. SEIBERT: Okay, this controls the --

MR. HUBBARD: Correct.

MR. SEIBERT: Okay. Anyway, this is the existing building. We have the rear, sorry, not used to, there, okay. We've got, I just can't see it pointing at the screen. Anyway, the north elevation is the rear of the building, and then you have, south elevation is the very front

of the building. It faces Northwest Highway. The east elevation which are the two middle photographs are along Kennicott, the side street, and then west elevation is the existing elevation that's going to change the most facing the parking lot on the site.

Our new proposal here, you can see two angles showing the, from the Northwest Highway, the upper view is of the parking lot side where we have our small addition towards the left-hand side of that with the main entrance in the middle behind the tree. Then we have the portion facing the street off to the right with the existing mansards, and right now it's unpainted dark brown brick. All the features on the street side of the building are essentially the same as they are right now other than beefing up some of the columns a little bit. Then we've got the small addition that Diane mentioned on the, the upper view on the left.

These are a few more views of everything. You can see the entranceway on the middle with a little bit of an overhang. We've got some of the things that we've added based on the Design Committee requirements. We've got some gooseneck lighting over the signage on the front of the building. The exact placement will depend on what the signage actually ends up looking like. The signage that's on our elevations here is just temporary, to be used as an example of approximately what might happen.

We have our finishes labeled on this sheet. We essentially have a charcoal-colored single ply roof membrane that will be visible from the Kennicott side. There's no parapets on that portion of the building. We've got a weathered wood, sort of a grayish brown shingle on what are now dark gray slate shingles that will be replaced because of abatement requirements. We've got some awnings over the windows on the parking lot side of the building based on requests by the Design Committee.

We also have, the fencing on the site is basically going to be two different heights of PVC fence, picket style. We've got four-foot down at areas inside the site, and we've got six-foot with no visual spacers that will be on the, sort of perimeter of the site where it's bordering on the residential areas. I believe we also have a six-foot spaced fence on the Kennicott side so that it has a little bit of a relationship to the neighborhood, but it still gives you the security you need for the private play area.

On the back side, you'll notice that we've gotten rid of the air handling unit enclosure and the dumpster enclosure that are immediately up against the back side of the building right now.

On the site, this is the basic site with an aerial view on the back. We've got the playground area on the portion of the lot that's to the north with subdivisions by the four-foot fencing between different age ranges. We also have the fencing separating it from the parking area. The green space between the addition and the parking lot is also play area for the very youngest of children. We also anticipate, because of existing grades and all of that, that we'll probably have a rather tall curb separating the parking from that play area that will also act as like a barrier from vehicles being able to run up through the fence and all of that. They'd have to mount a fairly tall curb in order to do that. So, we've got some safety factor there.

We have the required handicap spaces. We have 48 parking spaces. The version that we had submitted to you about a week ago had an extra parking space at that northernmost landscape island at an odd angle that we've since removed based on the Commission's review. We have, the dumpster enclosure is right along the very north edge of the parking lot in the about four to five-foot space between the property line and the parking lot. It would have room enough for residential style garbage bins as opposed to full-sized dumpsters.

We also have at the play area, we've got some protected areas with

shelters. The large play equipment inside the oval, that has a shade structure that will be about 16, almost 17-foot tall, 16.9 feet I believe. The information is in one of the later slides, but that's going to be something we're looking at. Let's see.

This is the same slide, just showing some of the, removing some of the extraneous site information.

This exhibit just shows we have clearances to get Fire Department vehicles through the parking lot from either direction, and you also have access obviously on Kennicott to get every place except behind the short elevation of the building.

Here we have the landscape plan which, we have the plan here and the next page has a list of all of the landscape materials that will be used. We have trees at the end of each parking island. We have landscape along the street side of the parking lot that will be planted at least three-foot tall to begin with. I believe we also had comments saying that the landscaping on the fencing facing the north-south portion of Kennicott should also have minimum three-foot height at the time of planting, so we would be having that as well.

We do not have any planting on the north side of the north fence between the residents and the play area based on a request by that resident that no planting be provided there. They planned on taking care of it on their own.

We also have a sewer line which is about, not a sewer line, a catch basin opening about a third of the way from the west corner to the east corner of that north fence line. That will be within our fence, it's not going to be under a fence. Ah, a little bit to the left, there's a little dot, yes, right there. That's where the sewer manhole will be, and that will be something that will be regularly maintained by the landlord to avoid any ponding in that area.

This sheet includes all of the landscape materials anticipated for the site, including where we're having turf and planted grasses of various sorts. I should back up and mention that on the Kennicott side, the existing parking access that's facing Kennicott will be vacated and planted with grass and sidewalk replaced in that area to eliminate any thoughts about vehicles entering where the playground is.

This is the basic floor plan of the building with the younger children on the left side and the older children will be in the right upper elementary classrooms. Most of the rooms have their own toilet rooms. We have the reception area at the front where we've got the main entrance. We also have the accessible doorway on the side of the reception area that goes directly to the accessible parking spaces. The younger children all have direct exterior exiting the toddlers straight out to the exterior of the building, as well as the two larger elementary classrooms because they're too large to have just a single exit out of the classroom.

We have playground equipment with information about the different age of children in the different areas, and you also on the right, you can see the largest shade structure designed that we would be having over that play structure in the oval, that is, the taller unit.

Just some photographs of what the interior is anticipated to look like. These are existing higher ground facilities. I believe that's everything that I need to present.

ACTING CHAIRPERSON GREEN: Great. Thank you, Mr. Seibert. Just a question, did you get a chance to look at the conditions of approval at the end of the Staff report, and are you in agreement with those?

MR. SEIBERT: The required conditions, I believe we have those all included on our drawings already with like the requirement of the goosenecks. The only thing that we're not certain about is there was something in there about adding some blue on to the

building facility, and we don't recall that actually having been brought up at the meeting. So, we're a little confused about that, and at the moment until we get that straight. I don't think we really have anything specific intention of doing that unless we get a better understanding of that.

ACTING CHAIRPERSON GREEN: Okay, when we get to the Staff report, we'll get into that.

MR. SEIBERT: Yes.

ACTING CHAIRPERSON GREEN: Okay, thank you.

MR. SEIBERT: Thank you.

ACTING CHAIRPERSON GREEN: Thank you very much.

Sam? Oh, I'm sorry.

MR. SEIBERT: One thing. I was told to say that the signage for Guidepost Montessori will have a blue, probably a blue circle is their typical signage, but again, we don't have their final design yet. But the circle on our drawings would probably be a blue sign and they want that to be their only spot of that color as part of their general scheme.

ACTING CHAIRPERSON GREEN: Was that what they were referring to here, Sam?

MR. HUBBARD: Yes, it's a Design Commission thing, and I'll touch on it, yes.

ACTING CHAIRPERSON GREEN: Okay, great. Thank you.

MR. SEIBERT: Thank you.

ACTING CHAIRPERSON GREEN: Sam, would you like to give the Village report?

MR. HUBBARD: Absolutely.

So, as you've heard, the property is 1000 West Northwest Highway, that's at the corner of Kennicott and Northwest Highway. It's currently in two zoning districts. So, the rear portion of the site falls within the R-3 district, and that's the portion of the site that's currently a secondary auxiliary parking lot and is proposed to be the exterior play area for the daycare and Montessori school. Then the front portion of the site is within the B-2 Zoning District. This portion, the B-2 portion, is classified as commercial in our Comprehensive Plan, and then Single-Family Detached in the rear, so the existing zoning on the site is compliant with the Comprehensive Plan.

The Petitioner would like to establish a Montessori school with a daycare component, actually, I guess I'd call it a daycare with a Montessori elementary school component. Because the site is in two zoning districts, there's kind of a patchwork of zoning approvals that's required to establish this use. The first one is, in any B-2 zoning district, a special use is required, so a special use is required for this B-2 portion of the site. Daycares are not allowed in the R-3 District, so a daycare use on the R-3 portion requires a land use variation.

Similarly, our definition of a daycare is for children younger than six, because this facility would have students all the way up to sixth grade, it is not only a daycare, but it falls under the classification of a private school. So, the private school component in the R-3 District requires a special use, and in the B-2 District requires a land use variation.

Finally, as part of the approvals here, we're requesting to repeal Ordinance 12-059. That was from a daycare that was approved for this site back in 2012 that never moved forward, and I'll touch a little bit more on that later on in the presentation.

There are five variation requests associated with this application. The first three relate to the accessory structures, the playground equipment on the site. The

fourth one relates to parking, and the fifth one is a landscape island variation, but based on a recommendation from Staff to eliminate one of the parking spaces, to which the Petitioner has agreed and has provided a revised plan showing that space eliminated, it also eliminates the need for this landscape island variation.

There have been several actions that have gotten the Petitioner to the point they're at this evening. Back in June, they appeared before the Conceptual Plan Review Committee. I would characterize the meeting as generally supportive. There was discussion on impact to neighbors, specifically to the north and the lot line and fence there. There's an existing fence that's actually five-foot inset into the subject property that's along the north lot line that pretty much creates green space five feet on the other side of the fence, on the northern side of the fence that's used by the property owner to the north. So, there was a little discussion about how that should be handled if this application moves forward.

The Conceptual Plan Review Committee did encourage the Petitioner to hold a neighborhood meeting prior to appearing in front of the Plan Commission. So, on January 20th of this year, they did advertise for and hold a neighborhood meeting. From what I understand, only one resident attended the meeting. It was that residential property owner directly abutting to the north, and from what I understand in the meeting minutes from the Petitioner, it sounded like it was a pretty informational meeting. I do see the resident here in attendance this evening, so I'm sure she'll have some comments about the project.

After the neighborhood meeting, on February 8th, the Petitioner appeared in front of the Design Commission. They were continued and requested to make some changes. They reappeared on the 22nd and did receive a unanimous recommendation of approval subject to two recommendations and one requirement. The two recommendations related to color, and you heard one of those related to the color, a blue color on, I believe it was one of the awnings. It's only a recommendation from the Design Commission, so whether or not the Petitioner wants to incorporate that color change is on them, it's not a code requirement, assuming the Plan Commission and Village Board approves the application subject to these conditions. The one requirement was to add gooseneck lights. As you've heard this evening, they did incorporate that change.

So, here's an aerial of the property. You'll see it bounded in red here. I just want to point out some of the neighboring uses. These are all single-family homes to the north. To the northwest, there is a motorcycle dealership. To the southeast, there is a multi-tenant commercial development. Then to the, so this is southeast with Northwest Highway the front of the site, and then the Metra tracks.

So, as you can see, the existing site, it does have two access points along Northwest Highway. These are full access points. Cars can come in and leave from them. Then there's a third auxiliary access point along Kennicott. At the intersection of Kennicott and Northwest Highway, it's under stop sign control. It's a full access intersection. Again, as you can see, there is two-way traffic and circulation throughout the site under the present configuration on the property.

Under the proposed plan, the Petitioner is proposing a revised circulation to a kind of a horseshoe orientation. It would be one way coming in this way, around and out on the southeast side of the site. Overall, I think the site is going to experience quite a bit of revitalization as part of this project. Again, you've heard about resurfacing the parking lot, refreshing the exterior and interior of the building, upgrading the landscaping, et cetera. So, there will be substantial improvement to the site if this project is approved.

You did hear mentioned briefly the closure of this existing curb cut on Kennicott that has also been proposed. That's going to help to reduce traffic on the residential street here, so we are supportive of that change. We think that's a benefit. It's not needed for a fire access and circulation, so it's not going to have a detrimental impact to emergency services for the site.

One of the items, and this is the site plan that went to the Plan Commission, one of the items that Staff recommended and requested a condition of approval for was this parking stall proposed right here. Technically, the stall here requires variations, and it would be a very tight stall to maneuver to come in. I mean, if you're driving a large car, it would be very difficult to back into or to access that space. The space is proposed at 8.5 feet in width. If anyone has parked in the spaces in Village Hall here, you'll know they're also 8.5 feet in width and they're pretty tight. So, we didn't think that this stall was a good stall to have here due to the orientation, the substandard width, and the odd configuration where it abutted three parking stalls that were also proposed at 8.5-foot width. We are recommending removal of the space, and that is going to eliminate the need for that variation which was to the landscape islands that weren't present.

Overall, I think Staff is supportive and recommending approval of the special use. The Petitioner submitted a market study that did show there was vacancies in some of the nearby daycares, so there is a market demand for this. Additionally, the private component, elementary component up to sixth grade is not a common feature in daycare, so this would cater to kind of a niche market. So, we believe it is necessary for the public convenience at this location.

We also do not believe that this special use and daycare here would have a detrimental impact on the welfare of people living and working in the vicinity. This use is compatible to the neighboring land uses. Similarly, in 2012 when there was a previous daycare proposed for the site, albeit a little bit smaller and it did not have that elementary component to it, that was approved as well at that time and found to be compatible with neighboring land uses. So, we are supportive of the requested special use permit.

ACTING CHAIRPERSON GREEN: Thank you, Sam.

I'd like to entertain a motion to enter the Staff report.

COMMISSIONER DROST: I'll make that motion.

ACTING CHAIRPERSON GREEN: Is there a second?

COMMISSIONER JENSEN: Second.

ACTING CHAIRPERSON GREEN: All those in favor?

(Chorus of ayes.)

MR. HUBBARD: I wasn't quite done.

ACTING CHAIRPERSON GREEN: Oh, I'm sorry, Sam, I thought you were done.

MR. HUBBARD: I'll stop now if you want. I'm happy to end early.

ACTING CHAIRPERSON GREEN: Keep going, Sam, sorry.

MR. HUBBARD: Just so everyone is clear on what these variations are that are being requested this evening, I'll try and get through this quickly. There's three variations relative to the accessory structures.

The first one is the placement of the structures, and they're not allowed to be placed in the front yard if extended of the neighboring property to the rear. So, you can see this kind of blue box, that's the home on the neighboring property to the rear. This is their

front yard if extended, and so there are no accessory structures allowed in that area. As you can see, there is some play equipment here, these are two 10 by 10 shade structures that are going to be placed in the ground with footings. So, that technically requires a variation.

We are supportive of this variation. These structures are fairly small, they're 10 by 10. They almost look like an umbrella. They're fabric canopy structures with singular poles coming up. They have no walls on the side. They're partially screened by a fence that would be here. So, we are supportive of the variation to allow these within the front yard extended.

The second variation relates to the size of one of the larger shade structures proposed. It's 816 square feet. Code limits the maximum size of an accessory structure to 300 square feet, so a variation is required. Again, we are supportive of this variation. The structure, here's a picture of it, it's got open walls. It's set back, let's see, it's set back 12 feet approximately from this property line where code would only require a minimum of five-foot setback, so it exceeds code requirements as far as the setback to the north. We are supportive of that variation.

The last one relates to the height of this structure, and accessory structures are limited to 15 feet in height. The structure is just under 17 feet, about 16.9 feet. So, that 1.9-foot overage above code requirements really only applies to this top part of the ridge here. Again, because this is an open air structure, no walls, we think the visual impact will not be significant, and we are supportive of that variation as well. I would mention there are no chimes or noise-making devices proposed in the playground area.

Briefly, we'll touch on the landscaping. Again, as you've heard, the landscape plan you're looking at now is the landscape plan presented to the Plan Commission as part of the packet. Last minute changes by the Petitioner, which were made to address the removal of the space and removal of the landscaping in this area here, is what they showed in their presentation. But based on communications with the abutting property owner to the north, she did not want any landscaping installed here. She would prefer to have the existing plantings there untouched and would maintain them and add additional plantings herself if she believed them necessary. So, we recommended a condition of approval to revise the landscape plan and remove the landscaping shown in that area.

Overall, it's going to be a big improvement as far as green space. The site is, I think, 97 percent asphalt or building. After this project is completed, if approved, it would be only 75 percent asphalt and building. So, green space would be increased from about three percent to 25 percent. Additionally, they would be installing 10 new shade trees within the parking lot where none are existing currently.

Again, I just want to outline that the change here, this is the parking space that Staff recommended be removed and we had a condition of approval to address that. A plan provided towards the end of the day on Friday last week that shows the elimination of the parking stall there and a code-compliant landscape island, thus, eliminating the need for that variation. However, removing the one parking space does create a one-space deficit relative to code requirements on parking. Before I get into that, I'll touch briefly on traffic.

Just kind of to set the stage and understand where Guidepost Montessori compares to some of the other daycares that recently have been proposed in similar areas, there's a chart here that just kind of shows the comparison. So, here you'll see the Montessori School. I have the Goddard School here as well, this was approved by the Village in 2018. It's located in a similar, along a similar thoroughfare where it's two lanes of travel in each

direction, full access, no signalized intersection with the site. Then, also, the Bright Horizons development, this was proposed in 2015, was ultimately denied by the Village Board. It was in a similar location very comparable to Guidepost where it's two-lanes in each direction with full access, unsignalized.

So, they're roughly all, they're all very similar in size, but if you look at the number of vehicles on the other two daycares on a daily basis compared to Guidepost Montessori, Northwest Highway is just not quite as heavily traveled as those other thoroughfares. Additionally, the amount of traffic, as supported by on-field observations, is less compared to those other daycares at the times when they were proposed. These are the, you know, peak trips back in 2015, and then again this is the peak daily traffic back in 2015, 2018, and then currently. So it's located in a little bit less heavily traveled thoroughfare compared to some of these other recent daycares that we've discussed.

The Petitioner hired KLOA to perform a detailed traffic and parking analysis. I think the key areas to analyze are the exiting from this site, specifically in relation to left-hand turns heading across traffic on Northwest Highway. The traffic study found that those movements would be adequate at a level of service E. So, we don't feel that this would create a substantially detrimental traffic impact on the surrounding street network. We feel like the traffic would be accommodated without needing any significant improvements to any of the neighboring intersections.

Relative to parking, a one-space variation is required upon removal of the one space within the central parking row that's going to be replaced with the landscape island.

Code requires 49 spaces, 48 spaces would be present on the site. We are supportive of that variation request. ITE forecasting would anticipate a need for a peak demand of 47 spaces, 48 would be provided on site. So, you know, from an ITE perspective, it's where it needs to be relative to parking, but there of course was concern that, you know, with all of the staff and influx during pickup and drop-off times, is there going to be enough on-site parking? So, we asked, and the Petitioner did provide, some information on how that works.

So, the top chart here, this shows the times and peaks in parent drop-off and pickup, and the bottom chart shows the employee peak as far as number of parking spaces needed throughout the day. So, you'll see during the morning when the, you know, the demand is highest for drop-off and pickup, it coincides with the time where peak staff is not going to be present on the site for parking. Similarly, the same is true for the afternoon, it does not correspond to the peak time of staff parking. So, we believe that there will be adequate parking on site to accommodate for the proposed use.

I would point out that it's probably the afternoon that I find is usually the key for parking at a daycare. I think during the mornings everyone has somewhere to be, they're on their way to work. So, parents dropping off their children, they're in and out pretty quick. It's in the afternoons when they come to pick up their kid that they maybe, you know, staying there for 10-15 minutes to talk to the teacher or let their toddler say goodbye to all their friends, et cetera, et cetera. So, I think it's, you know, it's more important to make sure in the afternoons that there is enough parking on site, and from the information provided we believe there will be.

So, we are recommending approval of the application. Just one small change, and again we're recommending approval of the application with exception to the landscape island variation which is no longer necessary. We are recommending a revision to

one of these conditions because the Petitioner has already provided that revised plan showing elimination of the parking stall, so we don't need to see that before this project goes to the Village Board. We've reviewed it on a conceptual basis and we believe it to be viable.

So, we are recommending approval of the application. There are some minor modifications on the motion sheet that the Plan Commissioners have, hopefully it makes it clear what's being requested and recommended. That's all I have, thank you.

ACTING CHAIRPERSON GREEN: Thank you again, Sam. Is there a motion to enter the Staff report?

COMMISSIONER DROST: I'll try it again; I'll make that motion.

COMMISSIONER JENSEN: I'll second it again.

ACTING CHAIRPERSON GREEN: All those in favor say aye.

(Chorus of ayes.)

ACTING CHAIRPERSON GREEN: All those opposed?

(No response.)

ACTING CHAIRPERSON GREEN: Motion carries.

Questions? The way this works for the audience is we're going to open it up to the Plan Commissioners here to come up with any questions they might have of Staff or of the presentation, and then we're going to close or end that and open it up to the public for questions.

So, Terry, would you like to start?

COMMISSIONER ENNES: I do. I have two I think relatively minor issues. The teacher parking in front of the playground, you mentioned there might be an elevated curb. Will there be an elevated curb there as protection for the playground?

MR. SEIBERT: Right where the indicator is now, that would be where the -- should I go up to the microphone?

MR. HUBBARD: Please.

COMMISSIONER ENNES: Please.

ACTING CHAIRPERSON GREEN: Come on up here, just so the court reporter can get it.

MR. SEIBERT: Up by the, along the landscape area where you have the red circle traveling, that's where we expect to have an elevated curb because the exit doors of the classrooms are higher by about a foot, maybe 16 inches, than where we would like to have the grade for the parking lot. But up by the angled parking closest to the play area, we don't anticipate anything more than a normal height curb, but it is fenced off.

COMMISSIONER ENNES: It is fenced, and the surface in the play areas, is that an impervious surface? Will that be grass or some kind of a --

MR. SEIBERT: Around the play equipment, it would be a wood fiber material that is designed to be compacted well enough to work for ADA access. It will require regular maintenance, but there are plans to do that regular maintenance to do that. You will have the required cushioned areas around all of the play areas in case any of the children fall off.

COMMISSIONER ENNES: Okay, one last quick one. The roof on the old existing structure that's kind of a bowstring roof?

MR. SEIBERT: Right.

COMMISSIONER ENNES: That will remain?

MR. SEIBERT: We're re-roofing the whole building. It's an existing single ply, because of the addition where we're actually also taking part of the existing very low roof and

raising it up so we can get mechanicals inside, we are going to be re-roofing the entire building with single ply dark gray membrane.

COMMISSIONER ENNES: Oh, so the whole roof will be the same color?

MR. SEIBERT: Right.

COMMISSIONER ENNES: Okay, that's all I have. Thank you.

ACTING CHAIRPERSON GREEN: Thank you, Terry.
George?

COMMISSIONER DROST: Yes, I've got three questions for the Petitioner, and they're sort of, I think it helps to give us a little bit more fabric to the project. One, as far as, Montessori schools, are there any agencies or organizations that monitor or make recommendations like you would have for any public/private schools where there's agencies that monitor the requirements? Also, if you are affiliated with any national organizations like the American Montessori Society, you know, some of the credentialing that you've got?

MS. SCOTTY: I'm Jocelyn Scotty. I'm the VP of Schools for Higher Ground and Guidepost.

COMMISSIONER DROST: And you're name?

MS. SCOTTY: Jocelyn Scotty.

AUDIENCE MEMBER: Not loud enough.

COMMISSIONER DROST: Yes, the microphone. I don't know if you --

MS. SCOTTY: Jocelyn Scotty.

ACTING CHAIRPERSON GREEN: Spell your name please for the court reporter.

MS. SCOTTY: Can you hear me now? Yes, Jocelyn Scotty, S-c-o-t-t-y. We are accredited through an organization called Cognia, and all of our schools are accredited. So, we go through a very detailed process to validate our programs that are quality educational programs.

COMMISSIONER DROST: Yes, and you're affiliated with some organizations? Do you pay fees to these organizations to, you know, help support the method of Montessori or how are you affiliated?

MS. SCOTTY: We are an independent organization, and so we do have membership and we do have accreditation through Cognia as I said. We do have membership to different kinds of organizations like the American Montessori Society, but we do that as part of our professional development, not that we're required to pay to them.

COMMISSIONER DROST: Yes, and how is it owned or managed? How is this particular school --

MS. SCOTTY: We're an independent school; an organization where --

COMMISSIONER DROST: Yes, but is it private ownership?

MS. SCOTTY: Yes, it's private ownership.

COMMISSIONER DROST: Yes, so, and is it for profit or not for profit?

MS. SCOTTY: For profit.

COMMISSIONER DROST: For profit, okay. Now, that's clear. So, what are the typical enrollment costs? I know there's different programs to plan.

MS. SCOTTY: Like how much does tuition cost?

COMMISSIONER DROST: Yes, tuition, enrollment.

MS. SCOTTY: I don't know what it's going to be here. Do you know, Scott?

COMMISSIONER DROST: You know, what's sort of the economic model

that you have?

MS. SCOTTY: It's probably around \$1,600 a month for tuition. It depends on the age of the child, and so there is a variation and it depends on the location. So, they're not the same in all the schools.

COMMISSIONER DROST: Yes, and you're projecting about 200 children?

MS. SCOTTY: I think we have a cap of 194 at this school if I'm remembering correctly. Is it 200? 203? Okay, 203, yes.

COMMISSIONER DROST: Yes, and so in the daily activities, are there food, food services that are provided?

MS. SCOTTY: So, we're required through our licensing through the State of Illinois, we provide a catered lunch for all of our students. Then we provide snacks, like morning and afternoon snacks as well, so that's how the schools in Illinois are operated.

COMMISSIONER DROST: Yes, where I'm going with that question is, as far as any sanitation or cleanliness issues, those are all pretty much regulated and you know how to do that.

MS. SCOTTY: Yes, we follow all of the licensing recommendations and requirements.

COMMISSIONER DROST: Okay, and that's enough for now, but I just wanted to get a little bit more texture to the organization.

MS. SCOTTY: Okay, sounds good.

COMMISSIONER DROST: Thank you.

ACTING CHAIRPERSON GREEN: Thank you, George.

Joe?

COMMISSIONER LORENZINI: Yes, could you come back up front please?

MS. SCOTTY: I should back up here now.

COMMISSIONER DROST: Yes, you're not done.

MS. SCOTTY: I didn't know.

COMMISSIONER LORENZINI: Well, hopefully you're the right one to answer this.

MS. SCOTTY: Okay.

COMMISSIONER LORENZINI: So, I'm just curious, there's going to be six grades but there's only two elementary rooms. How is that going to work?

MS. SCOTTY: So, Montessori has multi-age classrooms. So, for our elementary programs, it's multi-age lower elementary which is first through third, and upper elementary which is fourth, fifth and sixth. Generally, when we start a school though, it's first through sixth all together until we grow enrollment, and then we split the two elementary groups.

COMMISSIONER LORENZINI: Okay, thank you.

Sam, was there any issue with drainage or storage needed?
Stormwater storage?

MR. HUBBARD: No, it's not triggering any stormwater improvements or on-site detention beyond what's there now. They are going to be required to enter into an on-site utility maintenance agreement, so if they do not maintain their on-site utilities, for example the stormwater inlet in the back of the property, the Village has the right to go on to the property and maintain it and then bill them.

COMMISSIONER LORENZINI: Are they going to resurface the parking lot at least?

MR. HUBBARD: Yes.

COMMISSIONER LORENZINI: Okay, and I've got a couple of questions for Mr. Seibert. There seems to be a lot of doors to the outside. Is there going to be security alarms on them?

MR. SEIBERT: Well, there'll be for the most part, there are going to be no hardware on the outside to open the doors themselves. We will have the required panic hardware for fire exiting. That's primarily most of the exterior doors except for the one door that leads directly to the play area, and I suppose the three doors to the play area between the parking lot and the building, those four doors and then the main entrance would be the ones generally used through the day. The doors off towards the southwest portion of the building are only there for egress purposes.

COMMISSIONER LORENZINI: Okay, and the driveway that's on Kennicott, that's going to be taken out?

MR. SEIBERT: Right, that's being removed and the curb cut fixed including out into the street as required and we'll replace that with grass and also be expected to replace the sidewalk that cuts across that which is in kind of disrepair because of the vehicle traffic.

COMMISSIONER LORENZINI: So, because when you were mentioning high curbs, I thought maybe you're kind of replacing it along Kennicott to kind of protect the play area.

MR. SEIBERT: No high curbs there. I mean, we do have, what, the five-foot required setback for the fence with the landscaping, and then we have the whole parkway. We don't anticipate any real issues with vehicles off at that part of the site because they'd have to go through quite a bit to get to the fence in the first place.

COMMISSIONER LORENZINI: Okay, and I'm not sure if this is best for you or Sam to answer, but the parking lot, you're going to have one way in and one way out. But is there going to be certain signage placed so people know? Because that could be confusing as opposed to two entrances.

MR. HUBBARD: Yes, for sure they'll have to put signs up to notify Do Not Enter and so forth.

COMMISSIONER LORENZINI: Okay. All right, that's all. Thank you.

MR. SEIBERT: Thank you.

ACTING CHAIRPERSON GREEN: Thank you, Joe.
Lynn?

COMMISSIONER JENSEN: Just a few informational questions. So, this is actually to the lady in the back. To sort of expand on what Commission Drost asked, so what is the range of the enrollment cost or tuition cost or whatever for the youngest to whatever the highest level?

MS. SCOTTY: Generally, the youngest students are actually the most expensive, so it's most expensive for infants, and then generally it tiers up. It's usually a range of a couple of hundred dollars difference.

COMMISSIONER JENSEN: What would be the amount for the younger and the older then?

MS. SCOTTY: I don't actually know exactly for this location. Scott was mentioning it's \$1,600, so that's probably the average. So, probably infants might be closer to \$1,800 and some of the older children are probably closer to \$1,500 or \$1,600. That would be my guess.

COMMISSIONER JENSEN: Are meals included or is that extra?

MS. SCOTTY: I'm sorry, what's the question?

COMMISSIONER JENSEN: Meals, the cost of meals are included in that?

MS. SCOTTY: It's included, yes.

COMMISSIONER JENSEN: Thank you.

Sam, you mentioned the Bright Horizons that came before the Board and the Board denied it. It's one of the comparables you gave us. Why did the Board deny that?

MR. HUBBARD: I believe it was about impact to neighbors and traffic. It was a slightly different situation. I mean, it was comparable in the fact that it was a two-lane highway both directions and a full access, non-signalized entrance into the site, but that particular property was right near a corner with a signal that had a tendency to have cars back up and stack and block access into the site. So, I think that was one of the concerns back when the Village Board reviewed it, and then I think just impact to neighboring property owners as far as their play area and site configuration.

COMMISSIONER JENSEN: But there's nothing about this current project that would be a problem based on what happened with Bright Horizons and they wouldn't expect the Board to take a similar action if it's necessary?

MR. HUBBARD: I'm sorry, what was that? I couldn't --

COMMISSIONER JENSEN: The question is there's nothing in this project like the Bright Horizons project had to make the Board hesitate in approving it?

MR. HUBBARD: Well, as far as traffic goes, I mean, yes, it's --

COMMISSIONER JENSEN: Traffic, right.

MR. HUBBARD: Right, Northwest Highway is not as busy as that location was. So, from a traffic standpoint, yes, I think that this is not going to have the same type of impact that the other one would have had.

COMMISSIONER JENSEN: Last one, I maybe did not hear this right, but you said the property that abuts it on the north, the fence was five-foot deep into their property; is that correct?

MR. HUBBARD: So, the Guidepost fence is, instead of being right on their property line, the existing fence, they actually set it inside five-foot into the Guidepost site. So, they're essentially giving the last five feet to the property owner to the north.

COMMISSIONER JENSEN: They can't do that.

MR. HUBBARD: I mean, they're not, okay, let me clarify. They're not giving her the land, but they're letting her use the land.

COMMISSIONER JENSEN: It's not an issue from the Montessori School point of view. I didn't hear you.

MR. HUBBARD: There is no issue.

COMMISSIONER JENSEN: So, it's all been worked out. It's not a problem for anybody, it's not going to come as a problem that could come back to the Village in anyway. Okay, I don't have any further questions. Thank you.

ACTING CHAIRPERSON GREEN: And my questions have been answered, so I would like to open it up to the public.

COMMISSIONER DROST: I've just got one more question.

ACTING CHAIRPERSON GREEN: Oh, sure.

COMMISSIONER DROST: For the record, Sam, this site, wasn't it, didn't we approve a school, a Polish ethnic school? So, I mean, this is not the first time that we've had

a school that has sought petition for the use.

MR. HUBBARD: Correct, it was a 127-student daycare school back in 2012.

COMMISSIONER DROST: I mean, there was a comparable use and I don't remember how long it is but I do remember.

ACTING CHAIRPERSON GREEN: That will open it up for public comment, and we'll start on my right or your left.

Anybody on that side that would like to comment?

(No response.)

ACTING CHAIRPERSON GREEN: Good crowd. Okay, we'll close that side. What about on this side? Please step up, ma'am. Please give us your name and spell your last name, and your address if you'd like.

MS. THEESFELD: My name is Carole Theesfeld, T-h-e-e-s-f-e-l-d. I am the property owner at the north end, 712 North Kennicott. I have two major concerns. I have many concerns, but we'll do the major.

First, I still have the concern about traffic on Northwest Highway and the congestion, not necessarily in the afternoon but in the morning time. The interference with Kennicott people coming down on Kennicott because it's the major thoroughfare for Rand, in the morning it's very heavily traveled. We have school buses. We have the food trucks that take the food to the Lutheran Home. Very heavily traveled, and I'm still concerned about traffic congestion on Rand Road and the interference with Kennicott and maybe even Patton on both sides, and the congestion going in because you have them coming from two ways going in and two ways going out at the same timeline. You could have heavy congestion there and it concerns me with fender benders, accidents, mom and dad are in a hurry, they're not paying attention.

That's my major concern is that with the parking lot and then going around and finding a place. I know we've talked about the numbers, but I'm still concerned about, because they have to park and bring their kids in. It's not like at Patton School or Thomas or even St. James or St. Peters where the kids get dropped off and walk in on their own. I'm concerned with there's going to be some congestion in the parking lot, but mainly the in and out on 14 and what's happening with Kennicott since I live there, and I think it's going to be a problem for the people on Patton also.

Part two is on your landscape plan, okay. I think you've covered that, Sam, but I'm not quite sure what everything was said. Since I live right next door and there is that sewer line, a third of, right about there. Now, are you saying that they're not going to put a fence around that back part, they're going to use my fence as the back of there? Because the original one I have from before shows a fencing going all the way around the whole playground. Is there a fencing all the way around the whole playground?

MR. SEIBERT: There is fencing around the whole playground. The plan was to try and reuse your fence --

MS. THEESFELD: Yes, for part of it.

MR. SEIBERT: That stretch, and then tie into it on this plan here. Your fence is, it's hard to read at this side but it's like a black line there.

MS. THEESFELD: Right.

MR. SEIBERT: It's remaining existing.

MS. THEESFELD: Right.

MR. SEIBERT: And then the red line is a brand new, six-foot tall privacy fence.

MS. THEESFELD: So, you're tearing down the old one?

MR. SEIBERT: Well, we have to because it's actually not on an area in our property.

MS. THEESFELD: I know.

MR. SEIBERT: We would have to replace it --

MS. THEESFELD: Okay, okay.

MR. SEIBERT: -- and then at the blue line is this four-foot tall fence within the site, and then one green line along Kennicott, that's going to be a six-foot tall picket fence where you can see through but it will be six-foot tall.

MS. THEESFELD: Okay, so you're using my fencing.

MR. SEIBERT: Yes.

MS. THEESFELD: Okay, that's fine. Therefore, the sewer line is going to be open and that whole back part will be able to have maintenance done.

MR. SEIBERT: Yes, very easily.

MS. THEESFELD: Okay. All right, that was my big concern, was if they put this fencing up and my fencing is there, they had to leave an opening because that sewer line gets clogged with everything. That's the drainage for all the way around the back. Okay, those are my two major concerns.

ACTING CHAIRPERSON GREEN: Okay.

MS. THEESFELD: Okay, did you have any questions for me?

ACTING CHAIRPERSON GREEN: No, not at this time.

MS. THEESFELD: Okay, thank you very much.

ACTING CHAIRPERSON GREEN: I just think that, just to address your traffic issue, almost all the commercial properties along Northwest Highway have the same problem of left-in and left-out.

MS. THEESFELD: Right.

ACTING CHAIRPERSON GREEN: And so, you have this congestion. So, I think that this property doesn't add or subtract from the big picture of the cars coming and going along Northwest Highway. Just the traffic count shows that this is not as busy as let's say Arlington Heights Road.

MS. THEESFELD: Right.

ACTING CHAIRPERSON GREEN: So, in that respect, it's a little safer in that there aren't as many cars. So, I personally don't see where this is going to change, in the big picture, the 900 or 1,000 cars or however many cars come by here in an hour at that time enough to really impact.

MS. THEESFELD: So, my question is you don't think there is going to be backup on 14 either way where people are lined up to get in?

ACTING CHAIRPERSON GREEN: My experience with pickup and delivery at these types of places, if it is, it's a very slight thing, personally, this is my personal experience.

MS. THEESFELD: Okay.

ACTING CHAIRPERSON GREEN: You know, it's not like you're queuing there for five or six minutes waiting for cars to come and go. So, if it's a problem --

MS. THEESFELD: Okay, the only reason I asked that is we do have a problem on Kennicott and, is it Maud by Patton Grade School, when they come to pick up their kids and their parents are lined up for 15 minutes, and then over by Thomas Middle School.

ACTING CHAIRPERSON GREEN: All of our schools, all of our elementary

schools --

MS. THEESFELD: Got the problem all over.

ACTING CHAIRPERSON GREEN: -- have traffic plans that are, some are more or less successful than others.

MS. THEESFELD: Right. Okay, that was my biggest concern.

ACTING CHAIRPERSON GREEN: I have the experience actually in that school with one of my grandchildren, and they've actually worked out a pretty good system. The latest take on that since I was involved everyday in it seems to work pretty well.

MS. THEESFELD: Okay, great. Thank you very much.

ACTING CHAIRPERSON GREEN: It's busy for about 10 minutes and then it all goes away.

MS. THEESFELD: Yes, the wrong 10 minutes is not fun.

ACTING CHAIRPERSON GREEN: Of course, you just don't want to be there in that 10 minutes.

MS. THEESFELD: The wrong 10 minutes, it's not fun. Okay, I think that's all for my major questions.

ACTING CHAIRPERSON GREEN: Thank you, ma'am.

MS. THEESFELD: Thank you.

MR. HUBBARD: I would just briefly point out, too, that I think we've experienced these stacking and queuing problems onsite that kind of can lead to traffic congestion on other streets when drop-off and pickup occurs in the car, but when the parents actually have to park and walk their kids in, the stacking doesn't occur on the site. There could be a parking issue, we don't believe there will be in this case, but it's not necessarily a stacking issue.

ACTING CHAIRPERSON GREEN: Thank you, Sam.

Yes, sir? If you could give the court reporter your name and spell your last name please.

MR. WINKELMAN: Winkelman, Jim Winkelman, W-i-n-k-e-l-m-a-n. I'm at 715 North Kennicott, been there for 48 years. After reviewing the plans or looking at the speeches, I'm all for it. I hope you give it a favorable review. Thank you.

ACTING CHAIRPERSON GREEN: Thank you, sir.

Is there anybody else on this side of the room?

(No response.)

ACTING CHAIRPERSON GREEN: Seeing none, we're going to close the public part of this hearing and come back for deliberation or a motion.

COMMISSIONER ENNES: I have one last final question of the Petitioner.

ACTING CHAIRPERSON GREEN: Okay.

COMMISSIONER ENNES: Is Guidepost Montessori, is that a franchise operation of the Montessori School? Anyone who knows?

MS. MENZA: I think as Jocelyn stated, it's a privately-owned company. It is international and national. They have many, many units, and Jocelyn can speak to how many schools they have. So, it's across the country right now. So, the data we got when we were giving it to Sam, a lot of the data was averages of all of these different schools in different locations and different site conditions.

COMMISSIONER ENNES: So, technically not a franchise.

MS. MENZA: Not a franchise, no.

COMMISSIONER ENNES: It's a privately-owned company.

MS. MENZA: It's owned by Higher Ground Education, and the Guidepost Montessori is under their umbrella.

COMMISSIONER ENNES: They regulate and oversee you, your operations?

MS. MENZA: Right, right.

COMMISSIONER ENNES: Okay, thank you.

MS. MENZA: As does the State of Illinois. They have to be licensed in the State of Illinois, and so they have all kinds of licensing in Montessori and everything else, yes.

COMMISSIONER ENNES: Thank you.

COMMISSIONER JENSEN: Before you sit down, I'd like to follow-up on that.

COMMISSIONER DROST: Yes, you raised an issue.

MS. MENZA: Okay.

COMMISSIONER JENSEN: So, to use the Montessori name, don't you have to have some relationship to Montessori, whatever the Montessori national or international or whatever it is?

MS. MENZA: Yes. Jocelyn?

COMMISSIONER JENSEN: I mean, you've got to have some kind of a connection or you can't just use Montessori because you want to.

MS. SCOTTY: It's actually not a trademarked pedagogy, and so you have to have accreditation to prove that you're a real Montessori school in sort of all of the things that we do as far as our affiliations with memberships and things like that.

COMMISSIONER JENSEN: You said there was an accrediting body on all Montessori?

MS. SCOTTY: For all of our schools, we're accredited, yes.

COMMISSIONER JENSEN: And other Montessoris have to be accredited as well, I assume?

MS. SCOTTY: They don't necessarily have to be, but we choose to be because we care about high quality programs for students.

COMMISSIONER JENSEN: Okay, great. Thank you.

It seems like Mr. Drost and I could probably start a Montessori class if we choose to.

COMMISSIONER DROST: We would, we would do that, but our constituency would probably be over 65. We're going to teach them what they didn't learn.

ACTING CHAIRPERSON GREEN: And nobody drives a car anymore.

COMMISSIONER DROST: So, I would like to make the motion, and I think this is a really worthwhile project for the community because it will basically strengthen the younger population in our community. So, I will make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #21-021, a Special Use Permit for a daycare center within the B-2 portion of the subject property, a Land Use Variation to allow a daycare center within the R-3 district, a Land Use Variation to allow a private school in the B-2 district, a Special Use Permit for a private school within the R-3 portion of the subject property, repeal of Special Use Permit Ordinance #12-059, and the following variations:

1. Variation to Chapter 28, Section 6.5-3 to allow accessory structures (play equipment) in the front yard, if extended, of the adjacent property to the rear.
2. Variation to Chapter 28, Section 6.5-7(b) to allow an 816 square-foot accessory structure (toddler shade structure) in a rear yard where code restricts the maximum size of accessory structures to 300 square feet.
3. Variation to Chapter 28, Section 6.5-6, to allow a 16.9-foot tall accessory structure where code restricts the maximum accessory structure size to 15 feet.
4. Variation to Chapter 28, Section 10.4-4 to reduce the total required off-street parking stalls on the subject property from 49 to 48.

This recommendation is subject to the following conditions:

1. The single angled parking space located on the north side of the central parking row shall be eliminated and the landscape island within this area expanded to negate the need for a parking lot landscape island variation.
2. The landscape plan shall be revised to eliminate the proposed plantings on the north side of the existing fence along the northern property line. The existing landscaping in this area shall remain untouched.
3. Compliance with the motion from the February 22, 2022 Design Commission meeting shall be required, including:
 - A. A recommendation to go back to the colors proposed in the first revision that include 'essential gray' and 'mink gray.'
 - B. A requirement to add gooseneck lighting on the front (south) of the building, to be reviewed and approved by Staff.
 - C. A recommendation to add a light blue color to match the signage, which could be approved by Staff.
4. The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.

ACTING CHAIRPERSON GREEN: Is there a second?

COMMISSIONER JENSEN: Second.

ACTING CHAIRPERSON GREEN: Roll call vote.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Acting Chair Green.

ACTING CHAIRPERSON GREEN: Yes.

MR. HUBBARD: It's a unanimous recommendation of approval.

AUDIENCE MEMBER: That's what I thought.

ACTING CHAIRPERSON GREEN: I guess we got another yes vote

somewhere.

COMMISSIONER DROST: Yes.

ACTING CHAIRPERSON GREEN: So, you we have a unanimous yes for this, and this is going to move on to the Village Board of Trustees.

Do we have a date for that, Sam?

MR. HUBBARD: Not yet, but we'll be working with you to get a date.

ACTING CHAIRPERSON GREEN: So, congratulations!

MS. MENZA: Thank you, all.

COMMISSIONER JENSEN: Can we give you back your presentation? They're beautiful. You may want to use it for some other purpose.

COMMISSIONER DROST: No, I'm going to keep it.

ACTING CHAIRPERSON GREEN: You want to keep it?

COMMISSIONER DROST: I am, because I'm going to circulate it among the constituency, young people.

ACTING CHAIRPERSON GREEN: Okay, you want this one?

COMMISSIONER DROST: Yes, I do. Thanks.

COMMISSIONER ENNES: Oh, you want mine, too?

COMMISSIONER DROST: Yes.

ACTING CHAIRPERSON GREEN: Thank you all for coming in.

AUDIENCE MEMBER: Hello?

COMMISSIONER DROST: Yes, hi.

AUDIENCE MEMBER: I just wanted to say, will you use your clout and leverage to end the TIF, Tax Increment Finance Districts in Arlington Heights?

ACTING CHAIRPERSON GREEN: We're here discussing a Montessori school, so we can't.

AUDIENCE MEMBER: I thought you were supposed to take public comment?

MR. HUBBARD: The public comment is for the items that are on the agenda.

ACTING CHAIRPERSON GREEN: That are on the agenda. We have to stick to the agenda, ma'am, just like in the other meeting, the same requirement.

AUDIENCE MEMBER: Oh, I was told at the Board meetings that have public comments --

ACTING CHAIRPERSON GREEN: Well, you should go to the Village Board meeting and you can make your comments to the Village Board.

MR. HUBBARD: Board meetings are a little bit different, so yes.

COMMISSIONER ENNES: They're elected.

AUDIENCE MEMBER: All right.

MR. HUBBARD: But we still need to adjourn the meeting. I don't think we've officially adjourned the meeting.

COMMISSIONER DROST: Yes, I'll make that motion to adjourn.

ACTING CHAIRPERSON GREEN: Is there a second for that?

COMMISSIONER ENNES: I'll second that.

ACTING CHAIRPERSON GREEN: All those in favor say aye.

(Chorus of ayes.)

ACTING CHAIRPERSON GREEN: All opposed?

(No response.)

ACTING CHAIRPERSON GREEN: We're adjourned.

(Whereupon, at 8:38 p.m., the meeting was adjourned.)



Plan Commission 5/11/2022

Item: Ridgeline/Rohrman Development - 1100 & 1400 W. Dundee Rd. & 1510-1530 W. Dundee Rd. - PC#21-009

Department: Planning & Community Development

BACKGROUND

On September 20, 2021, the Village Board approved Ordinance #21-041 authorizing Preliminary Plat of Subdivision approval to subdivide the subject property into three lots. The petitioner has prepared a Final Plat of Subdivision, and the document has been reviewed by the Village. The Final Plat of Subdivision is substantially compliant with the preliminary approvals as outlined in Ordinance #21-041 and is now ready for approval by the Plan Commission.

RECOMMENDATION

The Staff Development Committee recommends APPROVAL of the Final Plat of Subdivision.

ATTACHMENTS:

Description	Type
Staff Memo	Memorandum
Final Plat of Subdivision	Exhibits
Round 1 Comments - Final Plat	Correspondence
Round 1 Comments - Final Plat - Petitioner Response	Correspondence
Round 2 Comments - Final Plat	Correspondence
Round 2 Comments - Final Plat - Petitioner Response	Correspondence
Round 3 Comments - Final Plat	Correspondence
Round 3 Comments - Final Plat - Petitioner Response	Correspondence



Memorandum

To: Chair Dawson and Members of the Plan Commission
cc: Randy Recklaus, Village Manager
All Department Heads
From: Sam Hubbard, Development Planner
Date: 5/6/2022
Re: PC #21-009: Ridgeline/Rohrman Redevelopment, Final Plat of Subdivision

On September 20, 2021, the Village Board approved Ordinance #21-041 authorizing Preliminary Plat of Subdivision approval to subdivide the subject property into three lots. The petitioner has prepared a Final Plat of Subdivision, and the document has been reviewed by the Village. The Final Plat of Subdivision is substantially compliant with the preliminary approvals as outlined in Ordinance #21-041 and is now ready for approval by the Plan Commission.

Ordinance #21-041 contained two conditions of approval relative to the Final Plat:

6. As part of the Final Plat of Subdivision approval, the following easements shall be established:
 - a) Ridgeline/ Lexus Easement;
 - b) Lexus/ Nissan Easement;
 - c) Ridgeline/ Nissan Easement;
 - d) Future Access Easement.
7. As part of the Final Plat of Subdivision approval, the Petitioner shall provide a code compliant Photometric Plan for the Rohrman lots. Should any of the onsite lighting exceed code requirements, revisions to the onsite lighting shall be required, or the Petitioner must seek a variation.

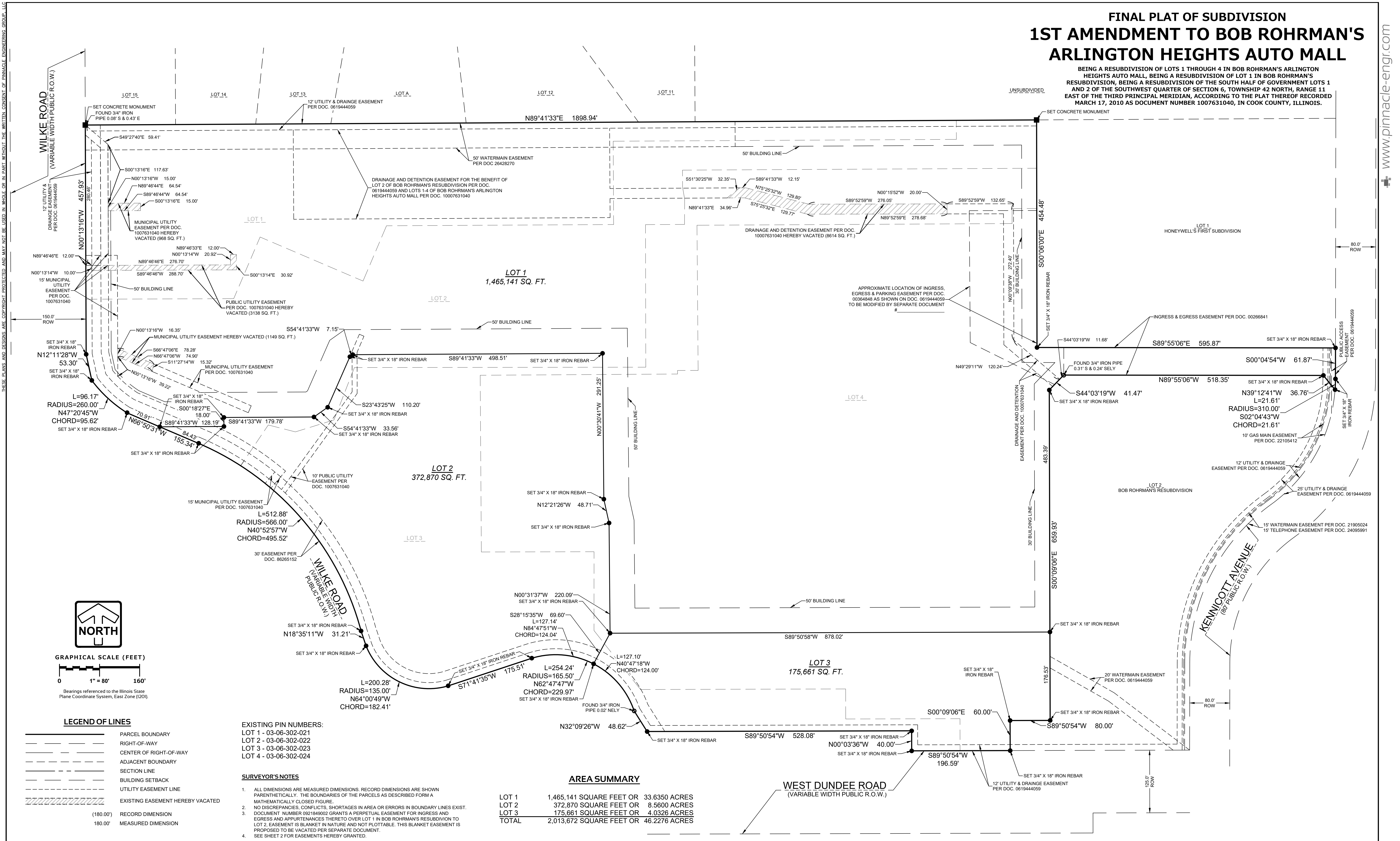
Relative to the first condition listed above, the petitioner has worked with the Village to finalize the four easement documents, which are now ready for signature by all parties. The petitioner is currently working on obtaining said signatures and will provide the documents to the Village for recording, which will occur at the same time that the Plat is recorded with Cook County. No building permit will be issued for the proposed site improvements necessary for the Ridgeline project until such time as the signed easement documents have been provided to the Village. The petitioner has acknowledged this understanding and will provide the easement documents as soon as they have been signed.

Relative to the second condition listed above, the Rohrman team has provided a code compliant photometric plan as part of the building permit process and the condition has therefore been met.

Prior to Village Board consideration of the Final Plat, the petitioner is required to pay all recording and benchmark fees, as well as provide the required maintenance bond/deposit and the public improvement bond/deposit.

Recommendation: The Staff Development Committee recommends **APPROVAL** of the Final Plat of Subdivision.

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC.



BEING A RESUBDIVISION OF LOTS 1 THROUGH 4 IN BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL, BEING A RESUBDIVISION OF LOT 1 IN BOB ROHRMAN'S RESUBDIVISION, BEING A RESUBDIVISION OF THE SOUTH HALF OF GOVERNMENT LOTS 1 AND 2 OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 17, 2010 AS DOCUMENT NUMBER 1007631040, IN COOK COUNTY, ILLINOIS.



PLAN COMMISSION PC #21-009
Ridgeline Distribution Center
1100, 1400 W. Dundee Rd. and 1500-1530 W. Dundee Rd
Round 5 (Final Plat Round 1)

63. The Village is in receipt of the draft Onsite Utility Maintenance Agreement.
64. The proposed methodology from the Final Stormwater Management Report is acceptable.
- a) Section 3.5.1 of the Proposed Detention Basins introduction states that two additional detention/infiltration systems will be installed that will connect to the existing underground vault. The plans show three underground systems (west, east-north, and east-south).
 - b) The west and east-south underground systems will be located underneath the pavement. Any system located under pavement must be designed to AASHTO HS-25 loading standard.
 - c) The northwest portion of the existing Lexus parking lot drains to the north. Sections of the existing storm sewer are scheduled to be removed for Building No. 1, disconnecting this area from the overall system. Provide additional information on how the storm sewer will be reconnected. Verify that this area is included in the Stormwater Management Report and the calculations.
65. The east detention facility is controlled by the STM 66 outlet control structure, which is then connected to STM 67 which has no outlet. Provide additional information to show how the east detention facility will be routed to the existing vault.
66. Provide additional information for the 42" RCP from STM 37, east of Building No. 1, to show how the storm sewer will be connected to the existing system.
67. The following comments pertain to the utility crossings:
- a) The storm sewer shall be water main quality for all locations where the storm sewer is above the water main (crossings 1, 2, 5, 9, 11, 13, 14, 18, 19, 20, 23, 26, 28, 30, 33, and 34).
 - b) Utility crossing 37 is incorrect (shown as storm/sanitary, crossing is storm/water).
68. The plans note that the existing vault top is to be replaced; however, the information is not shown on the plans. Provide additional information on the proposed vault top.
69. Provide a detail of the fence/guardrail proposed to be installed along the north side of the vault.
70. Provide a cross section of the overflow for the vault, showing the fence/guardrail and water main.
71. Provide the depths of the proposed water main along the north side of the property.
72. Provide additional information on how the buildings will be metered for water.
73. Provide an exhibit showing the turning path for the tower truck through the proposed cross access between Building 1 and the existing Lexus Dealership.

TRAFFIC

74. Provide an updated traffic report per the Round 4 comments.

EASEMENTS

- 75. Provide an exhibit for the Vacation of Easement.
- 76. Provide all other proposed ingress, egress and parking easement documents and the overall easement exhibit.

FINAL PLAT

- 77. The plat was reviewed against the attached Final Plat of Subdivision Checklist. Items m, n, o, s, t and u are incomplete.
- 78. Show the right-of-way for Kennicott Avenue, Dundee Road, and Wilke Road.
- 79. The interior private utility easements should not be on the Final Plat.
- 80. The Illinois Department of Transportation certificate can be removed.
- 81. Clarify the municipal, drainage, and public utility easement provisions shown on the plat.


Michael L. Pagones, P.E. 1/7/22
Village Engineer Date

Attachments:

Final Plat of Subdivision Checklist (3 pages)

Items for final engineering:

OUMA

Loading on existing detention vault

Lighting

Building 2 water vault

Check the manhole diameter for the re-routed storm sewer north of Building 2

Ingress/egress improvements off of Kennicott Ave to be addressed at final engineering

Exhibit for cross access with Rohrman site

Update traffic report

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. Invalidation 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 Village Engineer
_____ "

- ☐ 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.

Signature

(SURVEYOR'S SEAL)

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.
- ☐ u. Provide a location to identify the address of each new lot.

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

Arlington Heights Fire Department Plan Review Sheet

Planning & Community Development Dept. Review

January 13, 2022



FINAL PLAT REVIEW ROUND 1 (OVERALL ROUND 5)

Project: Ridgeline/Rohrman Redevelopment

Case Number: PC 21-009

General:

- 1) Ordinance #21-041 required the submission of a Covenants, Conditions, and Restrictions document that adequately establishes shared access and common maintenance. Separate documents for access have been provided under separate cover, which must be revised as requested in the email to Ben Harris from 12/12/21. These documents must be submitted during the next round of review and shall be incorporated into the Final Plat review process. Please also include the proposed easement vacation documents and the Stormwater Dedication Declaration. Are there any other common elements (underground utilities, signage, landscaping, etc.) that are shared/benefit all lots within the subdivision that need to be accommodated for within these documents?
- 2) Preliminary approval Ordinance #21-041 required the submission of a photometric plan for the Rohrman site improvements. The plan submitted was from 2012 and did not show the proposed improvements on Lot 2 and 3. Please provide a to-scale photometric plan for the Rohrman property. The plan shall also include cut sheets for the proposed lights, as well as information on the height (inclusive of any mounting base) of all proposed light poles.

Plat of Subdivision:

- 3) The proposed access easements on the plat do not match the documents most recently submitted. Please verify that all proposed access easements match (location, size) the easement documents that will be forthcoming within your next submittal.
- 4) The note at the southeast corner of proposed Lot 3 and at the southwest corner of Lot 2 in Bob Rohrmans Resubdivision references an existing easement granted under a separate document. Please verify if this is a proposed easement or an existing easement.
- 5) Please remove the text "Ingress & Egress Easement Hereby Granted to Lot 2 In Bob Rohrmans Resubdivision" from the callout above the easement established by doc. Lot 2 already has access to Kennicott and does not need access to this access drive.
- 6) The proposed blanket easements should be referred to as "Proposed Blanket Ingress & Egress Easement".
- 7) Surveyors note #3 should add a sentence at the end that reads: "This blanket easement is proposed to be vacated per separate document."
- 8) The certificates on the Plat must be revised to more closely follow the general outline as contained within the Subdivision Code (Chapter 29 of the Municipal Code). Please see Chapter 29, Section 29-209n, and o.
- 9) The Village Clerk certificate shall be removed. The certificates as outlined within Chapter 29 contain a signature line for the Clerk.
- 10) The Superintendent Certificate can be removed.

- 11) The Plat must contain all of the existing PIN numbers within the proposed subdivision.
- 12) The Public Utility Certificates reference the County of DuPage.

Engineering/Landscape:

- 13) The proposed demo work shown on C-6 and the utility work shown on sheet C-18 will cause the removal of landscaping on Lot 3. Please incorporate replacement plantings and shown them on the landscape plan.
- 14) Remove reference to Village of Wheeling project on Maintenance Plan.
- 15) Per Chapter 28, Section 6.15-3 landscaping is required along the perimeter of the detention basin in order to minimize the negative visual impact. Please provide a mix of trees, shrubs and perennials along the perimeter of the basin in order to address the code requirement.

Prepared by: 



February 4, 2022

Sam Hubbard

Development Planner

Department of Planning and Community Development

Village of Arlington Heights

33 S. Arlington Heights Road

Arlington Heights, IL 60005

RE: 1400-1500 W. Dundee Rd., Arlington Heights – Review Letter Response

Arlington Heights, Illinois (Cook County)

Plan Commission PC #21-009

PEG Job No.: 2283.00-IL

Dear Sam Hubbard,

Thank you for your comment letter dated January 13, 2022. Please find the following documents are enclosed, for your review, along with responses to your comments.

- Five (5) Comment Response Letter
- Five (5) Final Civil Engineering Plans (5 full size)
- Five (5) Final Landscape Plans (5 full size, incorporated into the Final Civil Set)
- Five (5) Lexus Cross Access Fire Truck Turning Movement Exhibit (5 full size)
- Five (5) Final Plat of Subdivision (5 full size)
- Five (5) Traffic Impact Study Report
- Five (5) Easement and CCR documents
- Three (3) East Detention Basin Calculations to swap into the report, due to change back to underground system
- Four (4) IEPA Water/Sanitary Permit forms (original signature forms), for Village signatures
- One (1) MWRD permit forms, for Village signatures
- One (1) Jump drive with digital copies of the entire submittal

Round 5 (Final Plat Round 1)

Engineering

63) The Village is in receipt of the draft Onsite Utility Maintenance Agreement.

Response: Noted.

64) The proposed methodology from the Final Stormwater Management Report is acceptable

- a. Section 3.5.1 of the Proposed Detention Basins introduction states that two additional detention/infiltration systems will be installed that will connect to the existing underground vault. The plans show three underground systems (west, east-north, and east-south)
- b. The west and east-south underground systems will be located underneath the pavement. Any system located under pavement must be designed to AASHTO HS-25 loading standard.

- c. The northwest portion of the Lexus parking lot drains to the north. Sections of the existing storm sewer are scheduled to be removed for Building No. 1, disconnecting this area from the overall system. Provide additional information on how the storm sewer will be reconnected. Verify that this area is included in the Stormwater Management Report and the calculations.

Response:

- a. **The plans have been revised to put the entire detention system back underground, similar to what was proposed during preliminary engineering and will only have the single eastern system. Therefore, the narrative is now correct.**
- b. **This is understood and the information has been provided to the Contech staff and iMEG (structural engineer for the vault system.**
- c. **This was discussed with the Village engineering staff on our call on 1/21/2022. The existing drainage will be directed into a 42" by-pass pipe that directs the flows to the existing on-site vault. Looking at the plans, the existing layer had the existing storm line shown demolished further than was required and has now been fixed on the plans to show it connecting to STM 33.**

- 65) The east detention facility is controlled by the STM 66 outlet control structure, which is then connected to STM 67 which has not outlet. Provide additional information to show how the east detention facility will be routed to the existing vault.

Response: Similar to Item 64c, there was a drafting issue. STM 67 is actually a proposed storm structure proposed to be located on top of an existing 24" storm sewer line that currently is connected to the current underground vault. The cad issue has been resolved in this resubmittal.

- 66) Provide additional information for the 42" RCP from STM 37, east of Building No. 1, to show how the storm sewer will be connected to the existing system.

Response: The storm sewer running north from structure STM 37 will have a new hole cored into the existing vault to connect this 'by-pass' run into the vault. We have modified the callout for the invert to make that more clear.

- 67) The following comments pertain to the utility crossings:

- a. The storm sewer shall be water main quality for all locations where the storm sewer is above the water main (crossings 1, 2, 5, 9, 11, 13, 14, 18, 19, 20, 23, 26, 28, 30, 33, and 34).
- b. Utility crossing 37 is incorrect (shown as storm/sanitary, crossing is storm/water).

Response: The crossing table has been updated and the specific crossings called out.

- 68) The plans note that the existing vault top is to be replaced; however, the information is not shown on the plans. Provide additional information on the proposed vault top.

Response: The vault top structural plans are being designed by iMEG. These will be provided once available. I believe it was the intent to submit these with the architectural drawing submittal, which has not occurred as of yet.

- 69) Provide a detail of the fence/guardrail proposed to be installed along the north side of the vault.

Response: This detail is still being coordinated with the iMEG design team since it will be fixed to the vault. Additional information will be provided once received.

- 70) Provide a cross section of the overflow for the vault, showing the fence/guardrail and water main.
Response: This detail is still being worked out. Once available, we will add it to the plans. The intent is to keep the same overflow capacity and HWL of the current overflow from the vault that was designed in 2009 and have the new top of the vault maintain the existing opening.
- 71) Provide the depths of the proposed water main along the north side of the property.
Response: The proposed water main is noted to be a minimum depth of 5.5', as called out in the specification notes on sheet 2, under the Underground Utility section (note 14), unless it needs to be lowered for a crossing conflict, as noted on the utility crossings table located on the overall utility plan sheet.
- 72) Provide additional information on how the buildings will be metered for water.
Response: Per the owner, it is desired to be metered via a single meter per building. It is not intended to have sub-meters for the various tenants.
- 73) Provide an exhibit showing the turning path for the tower truck through the proposed cross access between Building 1 and the existing Lexus Dealership.
Response: The fire truck turning exhibit has been included in this resubmittal. The middle median has been revised to be a M3.12 curb and gutter so the fire truck can drive over that median, but still maintains the visual of a smaller driveway width to deter larger semi access.

Traffic

- 74) Provide an updated traffic report per the Round 4 comments.
Response: The updated traffic report is attached to this submittal.

Easements

- 75) Provide an exhibit for the Vacation Easement.
Response: Based on the call with Village staff on 1/21/2022, the Final Plat of Subdivision is being revised per that call.
- 76) Provide all other proposed ingress, egress and parking easement documents and the overall easement exhibit.
Response: The Final Plat of Subdivision has been revised based on the discussion with Village staff on 1/21/2022.

Final Plat

- 77) The plat was reviewed against the attached Final Plat of Subdivision Checklist. Items m, n, o, s, t, and u are incomplete.
Response: The plat has been updated.
- 78) Show the right-of-way for Kennicott Avenue, Dundee Road, and Wilke Road.
Response: The plat has been updated.
- 79) The interior private utility easement should not be on the Final Plat.
Response: The plat has been updated.
- 80) The Illinois Department of Transportation certificate can be removed.
Response: The plat has been updated.

81) Clarify the municipal, drainage, and public utility easement provisions shown on the plat.

Response: The plat has been updated.

Arlington Heights Fire Department

1) The Fire Department will work with the contractor about placement of additional Knox Boxes remote of the Knox Box at the main front entrance.

Response: Understood.

Planning & Community Development

General:

1) Ordinance #21-041 required the submission of a Covenants, Conditions, and Restrictions document that adequately establishes shared access and common maintenance. Separate documents for access have been provided under separate cover, which must be revised as requested in the email to Ben Harris from 12/12/21. These documents must be submitted during the next round of review and shall be incorporated into the Final Plat review process. Please also include the proposed easement vacation documents and the Stormwater Dedication Declaration. Are there any other common elements (underground utilities, signage, landscaping, etc.) that are shared/benefit all lots within the subdivision that need to be accommodated for within these documents?

Response by Ridgeline: Attached are the following documents for the Village's review and comment:

1. Vacation of Blanket Easement (# 0921849002)
2. Vacation of Existing CC&Rs
3. Declaration of new CC&Rs for Stormwater Detention

The attorney for the Rohrman Team, Frank Saviano, just sent Ridgeline comments via an email for the three documents. Ridgeline is including the email from Rohrman's legal counsel for Arlington Heights to reference as it reviews and comments the three documents. Ridgeline believes it would be beneficial to get comments from both Rohrman's legal counsel and Arlington Heights simultaneously as we move through this process."

2) Preliminary approval Ordinance #21-041 required the submission of a photometric plan for the Rohrman site improvements. The plan submitted was from 2012 and did not show the proposed improvements on Lot 2 and 3. Please provide a to-scale photometric plan for the Rohrman property. The plan shall also include cut sheets for the proposed lights, as well as information on the height (inclusive of any mounting base) of all proposed light poles.

Response: Per the Village staff, it sounds like Rohrman had made an initial submittal, but that submittal also did not include the required photometrics plan. Both the Village staff and Ridgeline Group will be reaching out to the Rohrman group to try to get this moving.

Plat of Subdivision:

3) The proposed access easements on the plat do not match the documents most recently submitted. Please verify that all proposed access easements match (location, size) the easement documents that will be forthcoming within your next submittal.

Response: The plat has been updated.

- 4) The note at the southeast corner of proposed Lot 3 and at the southwest corner of Lot 2 in Bob Rohrmans Resubdivision references an existing easement granted under a separate document. Please verify if this is a proposed easement or an existing easement.
Response: The plat has been updated.
- 5) Please remove the text "Ingress & Egress Easement Hereby Granted to Lot 2 in Bob Rohrmans Resubdivision" from the callout above the easement established by doc. Lot 2 already has access to Kennicott and does not need access to this access drive.
Response: The plat has been updated.
- 6) The proposed blanket easements should be referred to as "Proposed Blanket Ingress & Egress Easement".
Response: The plat has been updated.
- 7) Surveyors note #3 should add a sentence at the end that reads: "This blanket easement is proposed to be vacated per separate document."
Response: The plat has been updated.
- 8) The certificates on the Plat must be revised to more closely follow the general outline as contained within the Subdivision Code (Chapter 29 of the Municipal Code). Please see Chapter 29, Section 129-209n, and o.
Response: The plat has been updated.
- 9) The Village Clerk certificate shall be removed. The certificates as outlined within Chapter 29 contain a signature line for the Clerk.
Response: The plat has been updated.
- 10) The Superintendent Certificate can be removed.
Response: The plat has been updated.
- 11) The Plat must contain all of the existing PIN numbers within the proposed subdivision.
Response: The plat has been updated.
- 12) The Public Utility Certificates reference the County of DuPage.
Response: The plat has been updated.

Engineering/Landscape:

- 13) The proposed demo work shown on C-6 and the utility work shown on sheet C-18 will cause the removal of landscaping on Lot 3. Please incorporate replacement plantings and shown them on the landscape plan.
Response: The landscape plan has been updated.
- 14) Remove reference to Village of Wheeling project on Maintenance Plan.
Response: The project and Village callout have been corrected on the plan sheet.
- 15) Per Chapter 28, Section 6.15-3 landscaping is required along the perimeter of the detention basin in order to minimize the negative visual impact. Please provide a mix of trees, shrubs and perennials along the perimeter of the basin in order to address the code requirement.

Response: The detention basin has been removed from the project and we have gone back to a fully underground system, so this comment doesn't appear to apply any more.

We appreciate your time and assistance. If you have any questions or require additional information, please do not hesitate to contact me at (847) 551-5300 or jbryant@pinnacle-engr.com.

Best Regards,

PINNACLE ENGINEERING GROUP, LLC



Jana Bryant, PE, CFM
Senior Project Manager

PLAN COMMISSION PC #21-009
Ridgeline Distribution Center
1100, 1400 W. Dundee Rd. and 1500-1530 W. Dundee Rd
Round 6 (Final Plat Round 2)

82. The petitioner's response to comment nos. 63, 67, 71, 74, and 80 are acceptable.
83. The petitioner's response to comment no. 64 is noted.
- a) The Stormwater Management Report shall be updated to reflect the revisions to the eastern system. The MWRD permit application will be executed by the Village once the updated report is received and the engineering plans are finalized.
 - b) The west and east-south underground systems will be located underneath the pavement. Any system located under pavement must be designed to AASHTO HS-25 loading standard. Provide design specs showing that this is achieved.
 - c) The revisions to the plans to connect to STM 33 addresses the west side of the Lexus parking lot; however, there are two existing storm sewer connections for the east side that drain to the north. CB 254 to STM 28 or STM 35, and a second catch basin further east that appears to be directed to STM 36. If work is required on the Lexus site, permission must be granted by the property owner. Easement provisions must be made for these sewers crossing property lines.
84. The petitioner's response to comment no. 65 is noted. STM 67 is shown to have a rim elevation of 719.50 on the revised grading plan. The Sheet C-17 of the utility plan shows a rim elevation of 711.04.
85. The petitioner's response to comment no. 66 is noted. The proposed connection to the existing vault by coring a new hole is shown only as a proposed invert. Provide a plan detail for the connection.
86. The petitioner's response to comment no. 68 is noted. Structural drawings on the proposed vault top shall be provided to ensure proposed surface elevations will not need modification.
87. The petitioner's response to comment no. 69 is noted. A detail of the fence/guardrail proposed to be installed along the north side of the vault shall be provided with the vault top drawings.
88. The petitioner's response to comment no. 70 is noted. A cross section of the overflow for the vault, showing the fence/guardrail and water main is to be provided.
89. The petitioner's response to comment no. 72 is noted. The proposed water main will all be privately maintained, as stipulated in Round 1 Comment #13 dated April 29, 2021, and will require master meters and meter pits at the point(s) of connection to the Village's main.
90. The petitioner's response to comment no. 73 is noted. The exhibit does not show the path of travel from all directions, and the exhibit shows a conflict at the curb. Update the exhibit to show all directions of travel, and either widen the entrance or provide a mountable curb. Distinguish between wheel path and overhang extents using different line types.

91. The proposed parking lot lighting at the following locations are above or adjacent to utilities. Revise the plans to address potential conflicts:
- a) Existing storm sewer from STM 67
 - b) Proposed storm sewer from STM 12
 - c) Existing water main near STM 40
 - d) Proposed storm sewer manhole STM 47

STORMWATER DETENTION DECLARATION

92. The Village is in receipt of the proposed Stormwater Detention Declaration. The existing detention facility services Lots 1 through 4 of the current subdivision, and the Nissan site located at 1100 W Dundee Road. The following items shall be addressed:
- a) The property address on the cover page is shown as 1400-1500 W Dundee Road.
 - b) Exhibit A is shown as Lot 1 in 1st Amendment to Bob Rohrman's Arlington Heights Auto Mall (future Ridgeline); however, the address is listed as 1100 W Dundee Road which is the Nissan site (Lot 2 of Bob Rohrman's Resubdivision).
 - c) Exhibit B is shown as Lot 2 and 3 in 1st Amendment to Bob Rohrman's Arlington Heights Auto Mall and has an address of 1510 W Dundee Road (existing Lexus). Lot 3 will have a new address.

EASEMENTS

93. The petitioner's response to comment no. 75 and 76 is noted. As a reminder, Round 1 Comment #13 dated April 29, 2021 stated, **"The proposed detention facility and internal water, storm, and sanitary will be a private system and as such will not be the Village's responsibility to maintain."** Subsequent reviews included private easements, but this latest plat reverted most of the easements to public easements. TO REITERATE: THE ON-SITE DETENTION SYSTEM/STORM SEWERS, SANITARY SEWERS, AND WATER MAINS WILL BE PRIVATELY MAINTAINED. ANY PROPOSED EASEMENTS FOR THOSE FACILITIES WILL BE PRIVATE EASEMENTS. The following comments shall be addressed:
- a) The only new/revised public utility easement that should be included on the final plat is the rerouted sanitary sewer shown as SAN7-SAN 8.
 - b) The proposed easement for the existing sanitary service for the MHS 27 shall be private. All sanitary services are privately maintained.
 - c) The proposed water main extending north from pressure connection 3 shall be private. A new master meter and pit is required at that location. Intermittent valves are highly recommended to ensure continuous water supply to the buildings in case of an interruption anywhere along the main.
 - d) The final plat show portions of the easements previously recorded under Doc. 1007631040 are to be vacated. Provide legal descriptions for the portions that are to be vacated (dimensions, bearings, etc.).
 - e) Provide clarification using varied line types on the final plat between the existing and proposed easements
 - f) The final plat erroneously shows numerous municipal utility easements. The only easements that should be shown on the final plat are for utilities that service a different lot, such as the existing 20 ft water main easement (Doc 0619444059) across the Nissan site for the water main that serves the existing Lots 1-4. This water main easement stops at the easterly property line for Lot 4. Similarly, there is a private storm sewer easement across Lots 4 and 1 that

specifically services the Nissan site. Consideration should be given to the establishment of blanket utility easements where applicable.

- g) The easement shown on the final plat for the east detention system needs to be revised to reflect the most current design instead of the previous design.
- h) The Village is in receipt of the draft Vacation of Easement for the perpetual easement over the entire parcel (Doc 0921849002); however, the proposed ingress, egress and parking easements are no longer shown on the final plat. Provide Plats of Easement for the proposed ingress/egress and parking easements for the next submittal. These must be part of any approvals for the Final Plat of Subdivision.

FINAL PLAT

- 94. The petitioner's response to comment no. 77 is noted. The plat was reviewed against the attached Final Plat of Subdivision Checklist. Items m, n, o, s, t and u are incomplete. The final plat does not show parcel 03-06-302-021.
- 95. The petitioner's response to comment no. 78 is noted. The rights-of-way for Dundee Road and Wilke Road are not shown on the final plat.
- 96. The petitioner's response to comment no. 79 is noted. Please see comment no. 93.
- 97. The petitioner's response to comment no. 81 is noted. The municipal, drainage, and public utility easement provisions shown on the plat have not been changed, as discussed in our virtual meeting on January 21, 2021. It is recommended that a meeting be scheduled with the applicant to discuss again.


Michael L. Pagones, P.E. 2/17/22
Village Engineer Date

Planning & Community Development Dept. Review

February 16, 2022



FINAL PLAT REVIEW ROUND 2 (OVERALL ROUND 6)

Project: Ridgeline/Rohrman Redevelopment

Case Number: PC 21-009

General:

- 1) The responses to the following comments are acceptable: #4 - #7, #9 - #11, #14, and #15.
- 2) The response to comment #1 is not satisfactory. Please provide the 5 cross access easement documents, which shall be revised to reflect the review comments provided to Ben Harris via email on 12/12/21.

Relative to the two easement vacation documents and the stormwater easement, the Planning Department does not take issue with the easements as drafted. We seek clarity on the statement that vacation of the CCR's "could result in the imposition of landscape and other requirements" on the owners of proposed Lots 2 and 3. What landscaping and "other" requirements would be necessary? Should modifications to these documents be proposed, staff would review any such proposal, however, we do not object to the three documents as drafted.

- 3) The response to comment #2 is noted. A photometric Plan has been received under separate cover and is being reviewed as part of the Lexus site improvement building permit.
- 4) The response to comment #3 is noted. However, please double check the easement sizes as the western most easement does not appear wide enough to cover both lanes of travel. The "Link" easement does not match the most recent revised easement document. Once all access easement documents have been finalized and submitted for review, all easement locations on the Plat will be verified.
- 5) The response to comment #8 is noted. Please see the attached mark-up. The plat must contain a revision date. The addresses listed on the Plat for Lot #1 shall be 3625 N. Wilke Road and 3600 N. Kennicott Avenue. Lot 3 has not yet been addressed.
- 6) The response to comment #13 is noted. Final modifications to the landscaping in this area can be finalized at time of building permit.

Prepared by:

SAM HARRIS

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

TITLE THIS DEED OF DEDICATION

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

Also to the best of my knowledge, the lots that are hereby created by the annexed Plat are within the School Districts known as:

CONSOLIDATED COMMUNITY SCHOOL DISTRICT #25
TOWNSHIP HIGH SCHOOL DISTRICT #214
HARPER COMMUNITY COLLEGE DISTRICT #512

In witness where I (we) have hereunder set my (our) hand (s) of

Seal (s) this _____ day of _____, A.D., 20____.

President

Secretary

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that

_____, personally known to me to be the _____ of _____ corporation, and _____ personally known to me to be the _____ of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person and severally

acknowledged that as such _____ and _____ signed and delivered the said instrument as _____ and _____ of said corporation, and caused the Corporate Seal of said corporation to be affixed thereto, pursuant to the authority given by the Board of Directors of said corporation as their own free and voluntary act, and as the free and voluntary act and deed of said corporation, for uses and purposes therein set forth, Given under my hand and Notarial

Seal this _____ day of _____, A.D., 20____.

Notary Public My Commission Expires _____

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I, _____, County Clerk in Cook County, Illinois do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, and no redeemable tax against any of the land included in the annexed plat.

I further certify that I have received all statutory fees in connection with the annexed plat.

Given under my hand and seal of the County at _____, Illinois, this _____ day of _____, 20____, A.D.

- Cook County Clerk
- EXISTING OWNERS PER COOK COUNTY GIS**
- LOT 1 IN BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL
ROBERT V ROHRMAN
1510 W DUNDEE RD
ARLINGTON HTS, IL 60004-1436
- LOT 2 IN BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL
ROBERT V ROHRMAN
1510 W DUNDEE RD
ARLINGTON HTS, IL 60004-1436
- LOT 3 IN BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL
ROBERT V ROHRMAN
1510 W DUNDEE RD
ARLINGTON HTS, IL 60004-1436
- LOT 4 IN BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL
ROHRMAN GENERAL LLC
3900 SOUTH ST
LAFAYETTE, IN 47905-4882

DEED OF DEDICATION

TAKE THIS SECTION AND PUT IT IN LOCATION AS SHOWN BY ARROW ADD DATE AS JANUARY 1, 2047

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____, 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. Invalidation 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.

DELETE THESE SECTIONS

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

Before me the undersigned Notary Public in and for the County of _____ State aforesaid, personally appeared _____, 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

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I hereby certify that on _____ the annexed plat was presented to and duly approved by the Planning & Zoning Commission of the Village of Arlington Heights and that said plat conforms in all respects to the requirements of the Subdivision Control Ordinance of the Village of Arlington Heights, Illinois.

Chairman, Planning and Zoning Commission

VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I, _____, Village Treasurer of the Village of Arlington Heights, Illinois, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have been apportioned against the tract of land included in the Plat.

Dated at Arlington Heights, Cook County, Illinois, this _____ day of _____, 20____.

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

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 Village Engineer _____

SURFACE WATER DRAINAGE CERTIFICATE

I, _____, owner, and

I, _____, Licensed Engineer of the State of Illinois, do hereby certify that to the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of this Subdivision or any part thereof, or that if such surface water drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas, or drains which the subdivider has the right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood or damage to the adjoining property because of the construction of the Subdivision.

By: _____

Title: _____

Attest: _____

Title: _____

By: _____
Licensed Professional Engineer of Illinois

Name: _____

Address: _____

WASTEWATER LAND TREATMENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I, _____, a Professional Engineer of the State of Illinois, do hereby certify that the wastewater land treatment facility servicing this subdivision has been designed in accordance with generally accepted engineering practices so as (1) to properly treat the wastewater from the service area under all conditions, (2) to prevent any groundwater contamination, (3) to prevent the movement of any effluent from the application site either as runoff or surface flow or as mist and (4) to prevent causing any condition of ill-being to any person.

Registered Professional Engineer of Illinois

PUBLIC UTILITY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

VACATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON APPROVED AND ACCEPTED.

COMMONWEALTH EDISON COMPANY

BY: _____
SIGNATURE

ITS: _____
TITLE

AMERITECH/SBC

BY: _____
SIGNATURE

ITS: _____
TITLE

COMCAST CABLE

BY: _____
SIGNATURE

ITS: _____
TITLE

WIDE OPEN WEST, LLC

BY: _____
SIGNATURE

ITS: _____
TITLE

NEW LOT ADDRESSES

LOT 1 - 3625 N WILKE RD

LOT 2 - 1510 W DUNDEE RD

LOT 3 - 3600 N KENNICOTT AVE

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

This instrument filed for record in the Recorder's Office of Cook

County, Illinois, on this _____ day of _____, 20____, A.D.,

at _____ o'clock _____ M. and recorded as Document number _____

Cook County Recorder

DRAINAGE, UTILITY AND DETENTION EASEMENT PROVISIONS:

The individual lot owners shall be responsible for maintaining to satisfaction of the Village of Arlington Heights. All areas on said lot owners property designated as drainage and utility easement area. If lot owners do not maintain said areas, Village is authorized, in its discretion, to access said areas to maintain and/or repair said areas. Reimbursement of all Village expenses shall be the responsibility of said lot owners. In the event of nonpayment of any said expenses, the amount due shall act as a lien on the property of said lot owners. In addition, Village shall have right to all other rights afforded by law to recover its expenses, including attorney fees.

THESE NON-EXCLUSIVE EASEMENTS ARE HEREBY RESERVED AND GRANTED TO THE VILLAGE OF ARLINGTON HEIGHTS AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY, OVER ALL PUBLIC UTILITY, DRAINAGE AND DETENTION EASEMENTS SHOWN HEREON FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING WATER MAIN, STORM AND SANITARY SEWER AND RELATED MAINTENANCE OPERATIONS, INCLUDING RELOCATION, RENEWAL, AND REMOVAL OF THESE FACILITIES.

MUNICIPAL UTILITY EASEMENT PROVISIONS:

Non-exclusive Easements for serving the subdivision and other private property with domestic water, sanitary sewer and/or storm water drainage is hereby reserved for and granted to the Village of Arlington Heights, Illinois, their successors and assigns, to install, operate, maintain, relocate, renew and remove facilities used in connection with sewer and watermain, in, under, across, along, and upon the surface of the property shown on the plat within the areas marked as "Municipal Utility Easement" (M.U.E.) and those parts designated on the plat as dedicated for public street, together with the right to cut, trim, or remove trees, bushes, and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes.

Each individual entity or other party accepting title to all or any part of the Municipal Utility Easement (M.U.E.) shall conclusively be deemed to have covenanted and agreed, jointly and severally, to maintain the surface of that portion of the Municipal Utility Easement which is located on such party's property so that it is in good condition for its intended purpose as a Municipal Utility Easement (which maintenance shall include, but shall not be limited to, the regular seeding, watering and mowing of all lawns).

- No titleholder of any part or portion of the Municipal Utility Easement (or any party acting on behalf of the titleholder) shall:
- 1) Install, construct, erect, place or plant any building, structures, improvements or vegetation (other than grass or minor plantings approved by the Village) upon the Municipal Utility Easement, including, but not limited to fences, walls, patios, sheds, posts, trees, plants or shrubbery, except as may be approved by the village, or
 - 2) Alter, modify or change in any way the topography or elevations of the Municipal Utility Easement unless authorized by a separate approval from the Village.

Said easements may be used for driveways and parking. However, the grade of the property within the M.U.E. shall not be altered in any manner so as to interfere with the proper operation and maintenance thereof, or with the surface drainage thereon. The property owner and/or the property owner association are completely responsible for landscape and/or paving restoration, should maintenance or repair of the utility be required.

Only perpendicular crossings of the M.U.E. are permitted by other public utilities except as may be approved by the Village. The M.U.E.'s are exclusive of any blanket easement that might exist for other public utilities.

SEND TAX BILL TO:

FINAL PLAT OF SUBDIVISION
1ST AMENDMENT TO BOB ROHRMAN'S
ARLINGTON HEIGHTS AUTO MALL

BEING A RESUBDIVISION OF LOTS 1 THROUGH 4 IN BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL, BEING A RESUBDIVISION OF LOT 1 IN BOB ROHRMAN'S RESUBDIVISION, BEING A SUBDIVISION OF THE SOUTH HALF OF GOVERNMENT LOTS 1 AND 2 OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 17, 2010 AS DOCUMENT NUMBER 1007631040, IN COOK COUNTY, ILLINOIS.

PUBLIC UTILITY EASEMENT PROVISIONS:

Commonwealth Edison Company, NICOR and SBC/Ameritech Telephone Company, Grantees and Cable Television Company or Franchises,

their respective licensees, successors, and assigns, jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2, as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an apportionment to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open area", "common ground", "parking", and "common area". The term "common area or areas", and "Common Elements" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, PAUL A. KUBICEK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNERS THEREOF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1 THROUGH 4 IN BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL, BEING A RE-SUBDIVISION OF LOT 1 IN BOB ROHRMAN'S RE-SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH HALF OF GOVERNMENT LOTS 1 AND 2 OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 17, 2010 AS DOCUMENT NO. 1007631040, IN COOK COUNTY, ILLINOIS.

CONTAINING 2,013,672 SQUARE FEET OR 46.2276 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT IRON STAKES HAVE BEEN SET AT ALL LOT CORNERS, POINTS OF CURVATURE AND TANGENCY, EXCEPT WHERE CONCRETE MONUMENTS AND MAG NAILS ARE INDICATED, AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT THE FOREGOING PROPERTY FALLS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS, AND I FURTHER CERTIFY THAT PART OF SAID PROPERTY IS SITUATED WITHIN A FLOOD HAZARD AREA ZONE "AE", WITH THE REMAINDER SITUATED IN ZONE "X", AS PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, MAP NUMBER 17031C0063J & 17031C0044J, MAP REVISED AUGUST 19, 2009.

DATED AT EAST DUNDEE, ILLINOIS, THIS 30th DAY OF APRIL, 2021.

FOR REVIEW

PAUL A. KUBICEK, ILLINOIS PROFESSIONAL LAND SURVEYOR 035-003296
EXPIRES 11/30/2022
PINNACLE ENGINEERING GROUP, LLC #184006289-0010
EXPIRES 04/30/2023



March 25, 2022

Sam Hubbard

Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

RE: 3625 N. Wilke Rd. & 3600 N. Kennicott Ave, Arlington Heights – Review Letter Response (Final Engr/Plat Round 2)

(Previously referenced as 1400-1500 W. Dundee Rd.)

Arlington Heights, Illinois (Cook County)

Plan Commission PC #21-009

PEG Job No.: 2283.00-IL

Dear Sam Hubbard,

Thank you for your comment letter dated January 13, 2022. Please find the following documents are enclosed, for your review, along with responses to your comments.

- Five (5) Comment Response Letter
- Five (5) Final Civil Engineering Plans (24x36)
- Five (5) Final Landscape Plans (24x36, incorporated into the Final Civil Set above)
- Five (5) Lexus Cross Access Fire Truck Turning Movement Exhibit (24x36)
- Five (5) Updated Fire Truck Turning Movement Exhibit (24x36)
- Five (5) Final Plat of Subdivision (24x36)
- Five (5) Easement, CCR, and Stormwater Management Declaration documents, including an updated overall ingress & egress easement exhibit
- Five (5) iMEG Vault plans for the new vault top (structural)
- Three (3) Revised Stormwater Report
- Four (4) updated quantity sheet for IEPA Sanitary Permit forms
- One (1) MWRD permit forms (only the sanitary quantity sheet)
- One (1) Letter to Nanci Julius, P.E. regarding additional final plat comments
- Three (3) Updated EOPCs
- One (1) Jump drive with digital copies of the entire submittal

Round 6 (Final Plat Round 2)

Engineering

82) The petitioner's response to comment nos. 63, 67, 71, 74, and 80 are acceptable.

Response: Noted.

83) The petitioner's response to comment no. 64 is noted.

- a. The Stormwater Management Report shall be updated to reflect the revisions to the eastern system. The MWRD permit application will be executed by the Village once the updated report is received and the engineering plans are finalized.
- b. The west and east-south underground systems will be located underneath the pavement. Any system located under pavement must be designed to AASHTO HS-25 loading standard. Provide design specs showing that this is achieved.
- c. The revisions to the plans to connect to STM 33 addresses the west side of the Lexus parking lot; however, there are two existing storm sewer connections for the east side that drain to the north. CB 254 to STM 28 or STM 35, and a second catch basin further east that appears to be directed to STM 36. If work is required on the Lexus site, permission must be granted by the property owner. Easement provisions must be made for these sewers crossing property lines.

Response:

- a. **Understood. We have submitted sheets for the permit forms that were previously submitted for the updated sanitary sewer quantities, due to some of the changes to the sanitary design revisions.**
- b. **Updated drawings from Contech have been included for both the east and west systems. The required loading has been designed into their designs.**
- c. **The plat of easement was updated for the storm sewer lines from the Lexus new parking lot area in order to access the underground storage facility.**

84) The petitioner's response to comment no. 65 is noted. STM 67 is shown to have a rim elevation of 719.50 on the revised grading plan. The Sheet C-17 of the utility plan shows a rim elevation of 711.04.

Response: The overall grading the site has been revised to site balancing and structural coordination for the vault, so this comment should have been addressed with the grading redesign.

85) The petitioner's response to comment no. 66 is noted. The proposed connection to the existing vault by coring a new hole is shown only as a proposed invert. Provide a plan detail for the connection.

Response: The connection for the 42" bypass storm sewer has been redesigned to connect to the existing 42" connection on the south side of the vault. No new penetration into the vault will be proposed.

86) The petitioner's response to comment no. 68 is noted. Structural drawings on the proposed vault top shall be provided to ensure proposed surface elevations will not need modification.

Response: The coordination between DuKane, iMEG, and PEG has been completed based on the structural calculations. There has been coordination for 3 rows of inlets in the new vault in order to meet the structural requirements for the topping depth (4-6") allowed to meet the structural calculations for the vault. Plans that have been provided to us from both DuKane and iMEG have been included in the resubmittal.

87) The petitioner's response to comment no. 69 is noted. A detail of the fence/guardrail proposed to be installed along the north side of the vault shall be provided with the vault top drawings.

Response: The requested detail has been added to sheet C-4.

88) The petitioner's response to comment no. 70 is noted. A cross section of the overflow for the vault, showing the fence/guardrail and water main is to be provided.

Response: The requested detail/cross section has been added to sheet C-4.

89) The petitioner's response to comment no. 72 is noted. The proposed water main will all be privately maintained, as stipulated in Round 1 Comment #13 dated April 29, 2021, and will require master meters and meter pits at the point(s) of connection to the Village's main.

Response: Two master meters, as discussed with Village engineering staff have been added to the plans as requested. The detail for the master meter structure has also been added to the detail sheets.

90) The petitioner's response to comment no. 73 is noted. The exhibit does not show the path of travel from all directions, and the exhibit shows a conflict at the curb. Update the exhibit to show all directions of travel, and either widen the entrance or provide a mountable curb. Distinguish between wheel path and overhang extents using different line types.

Response: The exhibit has been updated to show all directions of travel as requested. There are both the overhang path and the tire paths provided in different colors to help differentiate the two.

91) The proposed parking lot lighting at the following locations are above or adjacent to utilities.

Revise the plans to address potential conflicts:

- a. Existing storm sewer from STM 67
- b. Proposed storm sewer from STM 12
- c. Existing water main near STM 40
- d. Proposed storm sewer manhole STM 47

Response: The plans have been revised and the proposed parking lot lighting poles that were previously noted on top of existing or proposed utilities have been shifted slightly to be offset from the utilities.

Stormwater Detention Declaration

92) The Village is in receipt of the proposed Stormwater Detention Declaration. The existing detention facility services Lots 1 through 4 of the current subdivision, and the Nissan site located at 1100 W Dundee Road. The following items shall be addressed:

- a. The property address on the cover page is shown as 1400-1500 W Dundee Road.
- b. Exhibit A is shown as Lot 1 in 1' Amendment to Bob Rohrman's Arlington Heights Auto Mall (future Ridgeline); however, the address is listed as 1100 W Dundee Road which is the Nissan site (Lot 2 of Bob Rohrman's Resubdivision).
- c. Exhibit B is shown as Lot 2 and 3 in 1" Amendment to Bob Rohrman's Arlington Heights Auto Mall and has an address of 1510 W Dundee Road (existing Lexus). Lot 3 will have a new address.

Response by Ridgeline: The Stormwater Management Declaration has been coordinated with Nanci and is attached to the submittal for review.

Easements

93) The petitioner's response to comment no. 75 and 76 is noted. As a reminder, Round 1 Comment #13 dated April 29, 2021 stated, "The proposed detention facility and internal water, storm, and sanitary will be a private system and as such will not be the Village's responsibility to maintain." Subsequent reviews included private easements, but this latest plat reverted most of the easements to public easements. TO REITERATE: THE ON-SITE DETENTION SYSTEM/STORM SEWERS,

SANITARY SEWERS, AND WATER MAINS WILL BE PRIVATELY MAINTAINED. ANY PROPOSED EASEMENTS FOR THOSE FACILITIES WILL BE PRIVATE EASEMENTS. The following comments shall be addressed.

- a. The only new/revised public utility easement that should be included on the final plat is the rerouted sanitary sewer shown as SAN7-SAN 8.
- b. The proposed easement for the existing sanitary service for the MHS 27 shall be private. All sanitary services are privately maintained.
- c. The proposed water main extending north from pressure connection 3 shall be private. A new master meter and pit is required at that location. Intermittent valves are highly recommended to ensure continuous water supply to the buildings in case of an interruption anywhere along the main.
- d. The final plat show portions of the easements previously recorded under Doc. 1007631040 are to be vacated. Provide legal descriptions for the portions that are to be vacated (dimensions, bearings, etc.).
- e. Provide clarification using varied line types on the final plat between the existing and proposed easements
- f. The final plat erroneously shows numerous municipal utility easements. The only easements that should be shown on the final plat are for utilities that service a different lot, such as the existing 20 ft water main easement (Doc 0619444059) across the Nissan site for the water main that serves the existing Lots 1-4. This water main easement stops at the easterly property line for Lot 4. Similarly, there is a private storm sewer easement across Lots 4 and 1 that specifically services the Nissan site. Consideration should be given to the establishment of blanket utility easements where applicable.
- g. The easement shown on the final plat for the east detention system needs to be revised to reflect the most current design instead of the previous design.
- h. The Village is in receipt of the draft Vacation of Easement for the perpetual easement over the entire parcel (Doc 0921849002); however, the proposed ingress, egress and parking easements are no longer shown on the final plat. Provide Plats of Easement for the proposed ingress/egress and parking easements for the next submittal. These must be part of any approvals for the Final Plat of Subdivision

Response:

- a. **The plat has been revised and the rerouted sanitary sewer easement between SAN 7-SAN 8, has been left as a public easement, as noted.**
- b. **The easement for MHS 27 has been revised to be shown as private.**
- c. **The easement for the watermain extending north from pressure connection 3 has been revised to be private.**
- d. **As was discussed on the virtual meeting, the dimensions and directions have been added to sheet 1 of 3.**
- e. **The existing easements have been updated on sheet 2 of 3 to have a lighter/half-tone shading. The proposed easements are a wider thickness.**
- f. **The ownership prefers to maintain the individual easements in lieu of a blanket easement.**
- g. **The easements for the detention have been updated for the current/updated detention system geometry.**
- h. **The individual ingress/egress easements, along with the overall exhibit have been updated and are included in this resubmittal.**

Final Plat

94) The petitioner's response to comment no. 77 is noted. The plat was reviewed against the attached Final Plat of Subdivision Checklist. Items m, n, o, s, t and u are incomplete. The final plat does not show parcel 03-06-302-021.

Response: Based on the virtual meeting with the engineering staff, the comment was intended to say they were complete. Therefore, no revisions were required for this comment.

95) The petitioner's response to comment no. 78 is noted. The rights-of-way for Dundee Road and Wilke Road are not shown on the final plat.

Response: The plat was updated to closer show the ROWs as they were previously shown on the previously recorded plat from the previous project on this property.

96) The petitioner's response to comment no. 79 is noted. Please see comment no. 93.

Response: Please refer to responses under comment 93.

97) The petitioner's response to comment no. 81 is noted. The municipal, drainage, and public utility easement provisions shown on the plat have not been changed, as discussed in our virtual meeting on January 21, 2021. It is recommended that a meeting be scheduled with the applicant to discuss again.

Response: The easements have been modified per discussion with Village engineering staff on our virtual meeting and a draft emailed to Village engineering staff for any additional comments prior to this resubmittal.

Planning & Community Development

General:

1) The responses to the following comments are acceptable: #4 - #7, #9 - #11, #14, and #15?

Response: Noted.

2) The response to comment #1 is not satisfactory. Please provide the 5 cross access easement documents, which shall be revised to reflect the review comments provided to Ben Harris via email on 12/12/21.

Relative to the two easement vacation documents and the stormwater easement, the Planning Department does not take issue with the easements as drafted. We seek clarity on the statement that vacation of the CCR's "could result in the imposition of landscape and other requirements" on the owners of proposed Lots 2 and 3. What landscaping and "other" requirements would be necessary? Should modifications to these documents be proposed, staff would review any such proposal, however, we do not object to the three documents as drafted.

Response by Ridgeline: The 5 cross access easements are included in the new submittal. All comments provided on 12/12/21 have been included. The comment regarding the CCR's by the Rohrman Team was resolved via conference call with Sam Hubbard.

3) The response to comment #2 is noted. A photometric Plan has been received under separate cover and is being reviewed as part of the Lexus site improvement building permit.

Response: Noted.

4) The response to comment #3 is noted. However, please double check the easement sizes as the western most easement does not appear wide enough to cover both lanes of travel. The "Link" easement does not match the most recent revised easement document. Once all access easement

documents have been finalized and submitted for review, all easement locations on the Plat will be verified.

Response: The easement was reviewed and revised to meet the width of the cross-access driveway for both the plat and the individual easement documents.

- 5) The response to comment #8 is noted. Please see the attached mark-up. The plat must contain a revision date. The addresses listed on the Plat for Lot #1 shall be 3625 N. Wilke Road and 3600 N. Kennicott Avenue. Lot 3 has not yet been addressed.

Response: The plat has a revision date for the current revision. The addresses have been updated on sheet 3 of 3, now that all the correct addresses are known.

- 6) The response to comment #13 is noted. Final modifications to the landscaping in this area can be finalized at time of building permit.

Response: The landscape plan has been updated for the current plan revisions. If additional revisions are required, they can be resubmitted with the building permit or civils depending on the timing.

We appreciate your time and assistance. If you have any questions or require additional information, please do not hesitate to contact me at (847) 551-5300 or jbryant@pinnacle-engr.com.

Best Regards,

PINNACLE ENGINEERING GROUP, LLC



Jana Bryant, PE, CFM
Senior Project Manager

PLAN COMMISSION PC #21-009
Ridgeline Distribution Center
1100, 1400 W. Dundee Rd. and 1500-1530 W. Dundee Rd
Round 7 (Final Plat Round 3)

98. The petitioner's response to comment nos. 82, 84, 85, 90, 91, 94, 95, 96 and 97 are acceptable.
99. The petitioner's response to comment no. 83, a) and c) is noted, and the petitioner's response to b) is acceptable.
- a) Appendix I, Storm Sewer Tributary Area Exhibit, a portion of the existing Lexus parking lot drains to the north to the existing vault, and a portion of the lot drains east to the proposed east north detention facility. Verify that this area is included in the exhibit.
 - b) Appendix I, Autodesk Storm and Sanitary Analysis does not show the storm sewer line from STM 48 to STM 54.
 - c) The MWRD permit application will be executed by the Village once staff has approved the final engineering.
 - d) There are two existing storm sewer connections from the existing Lexus parking lot that drain to the north. It appears that connections will need to be made to STM 50 and STM 51. If work is required on the Lexus site, permission must be granted by the property owner.
 - e) A portion of the existing Lexus parking lot drains to the east and will need to be connected to the proposed east north detention facility. The existing storm sewer from the Lexus site is not shown on the bottom portion of sheet C-18, or the top portion of C-19.
 - f) The elevations for the outlet control structures STM 41A and STM 90 on the utility plans do not match the details shown on sheet C-25.
100. The petitioner's response to comment no. 86 is noted. The structural calculations shall be provided to verify a minimum AASHTO HS-25 loading for the proposed vault top.
101. The petitioner's response to comment no. 87 and 88 are noted.
- a) The existing vault overflow and grate is notched into the vault top and is shown to be maintained in the demolition plan. Provide an overall detail of the overflow, with dimensions and elevations, including the existing and proposed water main.
 - b) The cross section should show existing and proposed water main, dimensions, and elevations.
 - c) Fire hydrant no. 3 appears that it will be behind the proposed fence. Verify the location and that the fire hydrant will be accessible.
102. The petitioner's response to comment no. 89 is noted.
- a) The master meter pit for Building 2 must be located east of the proposed connection to the existing water main.
 - b) The master meter detail is outdated. Please contact Mike Gilles, Public Works Water Service Supervisor for an updated master meter detail.
 - c) Single swing check valves after the meters may be required to keep the meters from running backwards.
 - d) Two 10-inch meters would provide 6,500 GPM (13,000 GPM combined). Clarify the need for the 10-inch meters.

STORMWATER DETENTION DECLARATION

103. The petitioner's response to comment no. 92 is noted. Exhibit C reflects the Nissan site located at 1100 W Dundee Road. Exhibit C is not mentioned in the Stormwater Management System Declaration.

FINAL PLAT & EASEMENTS

104. The petitioner's response to comment no. 93 a) through e), are acceptable. The following comments shall be addressed:
- a) The petitioner's response to comment no. f) is noted. The proposed storm sewer system around the perimeter of Building No. 2 is not shown to be located in an easement. Confirm that this is the intent.
 - b) The petitioner's response to comment no. g) is noted. The storm sewer and detention system design for the east area has changed from the previous submittal, requiring changes to the easements on the final plat. Confirm that the storm sewer system, detention systems and Stormwater Management Report are substantially complete such that the easements on the final plat will not require further revisions.
 - c) The petitioner's response to comment no. h) is noted. The final plat references the proposed ingress, egress, and parking easements to be recorded under separate documents. The easement documents should be recorded at the same time as the final plat, and the document numbers written on the plat before recording.


Michael L. Pagones, P.E. 4/6/22
Village Engineer Date

Planning & Community Development Dept. Review

April 6, 2022



FINAL PLAT REVIEW ROUND 3 (OVERALL ROUND 7)

Project: Ridgeline/Rohrman Redevelopment

Case Number: PC 21-009

General:

- 7) The responses to the following comments are acceptable: #1, #3, #4, and #6.
- 8) The response to comment #2 is noted. Please see the attached for final modifications to the easement documents.
- 9) The response to comment #5 is noted. Please see below for final modifications needed to the Plat document.
 - i) Please update the "Existing Owners" section on the Final Plat. The existing owners should match the owners as will be included on the Deed of Dedication. Since the existing owners do not align with the current platted lot boundaries, only their names and addresses need to be listed.
 - ii) Please include a revision date on the revised Plat.
- 10) A detail for the proposed fence/guardrail to the north of Building 2 must be provided. This can be addressed at time of permit.
- 11) The evergreens along the north property line must be carefully sited in order to provide a more effective screen between the buildings to the north and the loading area. It appears that the placement of some of the landscaping along the north property line has shifted. This can be addressed at time of permit.

Prepared by: *Sam Lubarski*



April 22, 2022

Sam Hubbard

Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

RE: 3625 N. Wilke Rd. & 3600 N. Kennicott Ave, Arlington Heights – Review Letter Response

(Final Engr/Plat Round 3)

(Previously referenced as 1400-1500 W. Dundee Rd.)

Arlington Heights, Illinois (Cook County)

Plan Commission PC #21-009

PEG Job No.: 2283.00-IL

Dear Sam Hubbard,

Thank you for your comment letter dated April 6, 2022. Please find the following documents are enclosed, for your review, along with responses to your comments.

- Five (5) Comment Response Letter
- Five (5) Final Civil Engineering Plans (24x36)
- Five (5) Final Landscape Plans (24x36, incorporated into the Final Civil Set above)
- Five (5) Final Plat of Subdivision (24x36)
- Five (5) Easement, CCR, and Stormwater Management Declaration documents, including an updated overall ingress & egress easement exhibit
- Three (3) DuKane structural calculations for the new vault double tee top (structural)
- Three (3) Lexus by-pass pipe HGL calculations and associated exhibit
- One (1) Jump drive with digital copies of the entire submittal

Round 6 (Final Plat Round 3)

Engineering

98) The petitioner's response to comment nos. 82, 84, 85, 90, 91, 94, 95, 96 and 97 are acceptable.

Response: Noted.

99) The petitioner's response to comment no. 83, a) and c) is noted, and the petitioner's response to b) is acceptable.

- a. Appendix I, Storm Sewer Tributary Area Exhibit, a portion of the existing Lexus parking lot drains to the north to the existing vault, and a portion of the lot drains east to the proposed east north detention facility. Verify that this area is included in the exhibit.
- b. Appendix I, Autodesk Storm and Sanitary Analysis does not show the storm sewer line from STM 48 to STM 54.

- c. The MWRD permit application will be executed by the Village once staff has approved the final engineering.
- d. There are two existing storm sewer connections from the existing Lexus parking lot that drain to the north. It appears that connections will need to be made to STM 50 and STM 51. If work is required on the Lexus site, permission must be granted by the property owner
- e. A portion of the existing Lexus parking lot drains to the east and will need to be connected to the proposed east north detention facility. The existing storm sewer from the Lexus site is not shown on the bottom portion of sheet C-18, or the top portion of C-19
- f. The elevations for the outlet control structures STM 41A and STM 90 on the utility plans do not match the details shown on sheet C-25.

Response:

- a. **The updated Storm Sewer Tributary Area Exhibit was emailed to Nanci Julius on April 15th. The same file is being included in this resubmittal.**
- b. **This is the Lexus bypass pipe and the Autodesk SSA printouts were emailed to Nanci Julius on April 15th, but are also included in this resubmittal.**
- c. **Understood.**
- d. **The cad file was updated. The pipes are existing pipes that just needed to have the demolition extents modified to show on the drawing to the structure. This has been fixed in the updated plans.**
- e. **The Lexus pipes layer was erroneously turned off. This layer has been turned back on in the updated plans.**
- f. **The outlet control structures (OCS) are storm structures numbers 41A & 80. The information has been reviewed between the updated Contech design, the utility plan, and the detail and all match up now.**

- 100) The petitioner's response to comment no. 86 is noted. The structural calculations shall be provided to verify a minimum AASHTO HS-25 loading for the proposed vault top.

Response: The structural calculations from DuKane, who is providing the double tee vault top, has provided their structural calculations and are also included in this submittal. They were previously emailed to Nanci after we received them.

- 101) The petitioner's response to comment no. 87 and 88 are noted.

- a. The existing vault overflow and grate is notched into the vault top and is shown to be maintained in the demolition plan. Provide an overall detail of the overflow, with dimensions and elevations, including the existing and proposed water main.
- b. The cross section should show existing and proposed water main, dimensions, and elevations.
- c. Fire hydrant no. 3 appears that it will be behind the proposed fence. Verify the location and that the fire hydrant will be accessible.

Response:

- a. **The construction standard sheet (C-24) with the updated vault section now includes details for the existing vault overflow and grate from the original 2009 permit plan set with surveyed dimensions added for reference. We have also added elevations on the vault cross section, based on the recent topography that was picked up for this project for assistance with maintaining the existing weir structure.**
- b. **The vault section provided on the construction standards sheets has been updated to provide the requested information. Based on available information on the existing 24" watermain, the only top of pipe information we could locate information on was near the northwest property corner, where the top of pipe is around 708.50 +/- . There is no other available information on that pipe as you go east. Grading wise, we designed the site to maintain the existing ground elevations at the existing main location so the cover issue**

should not be an issue. A note was added to the utility plan near the northwest corner of the site to protect and maintain the existing 24" watermain.

- c. The fence has been shortened since the grading works without the fence being in front of that specific fire hydrant.**

102) The petitioner's response to comment no. 89 is noted.

- a. The master meter pit for Building 2 must be located east of the proposed connection to the existing water main.
- b. The master meter detail is outdated. Please contact Mike Gilles, Public Works Water Service Supervisor for an updated master meter detail.
- c. Single swing check valves after the meters may be required to keep the meters from running backwards.
- d. Two 10-inch meters would provide 6,500 GPM (13,000 GPM combined). Clarify the need for the 10-inch meters.

Response:

- a. The master meter pit has been shifted to the east leg of the existing watermain.**
- b. Mike Gilles provided an updated detail and that information has been swapped on the construction standards page.**
- c. Understood.**
- d. Building 2 for meeting the fire suppression and domestic requirements of the building require a 10" water service to the building. However, building 1 only requires an 8" water service to serve the requirement. Therefore, the loop around the property was proposed to be a 10" watermain in order to properly service the buildings water demand needs.**

Stormwater Detention Declaration

103) The petitioner's response to comment no. 92 is note. Exhibit C reflects the Nissan site located at 1100 W Dundee Road. Exhibit C is not mentioned in the Stormwater Management System Declaration.

Response: The declaration Whereas section has been updated to include the Nissan parcel, referencing exhibit C.

Final Plat & Easements

104) The petitioner's response to comment no. 93 a) through e), are acceptable. The following comments shall be addressed.

- a. The petitioner's response to comment no. l) is noted. The proposed storm sewer system around the perimeter of Building No. 2 is not shown to be located in an easement. Confirm that this is the intent.
- b. The petitioner's response to comment no. g) is noted. The storm sewer and detention system design for the east area has changed from the previous submittal, requiring changes to the easements on the final plat. Confirm that the storm sewer system, detention systems and Stormwater Management Report are substantially complete such that the easements on the final plat will not require further revisions.
- c. The petitioner's response to comment no. h) is noted. The final plat references the proposed ingress, egress, and parking easements to be recorded under separate documents. The easement documents should be recorded at the same time as the final plat, and the document numbers written on the plat before recording.

Response:

- a. Yes, this is the intent.**
- b. The utility plan, Contech design, and plat have all been coordinated with the updated layout for the underground detention and volume control system.**

- c. **Understood. The plat was updated to provide spaces for the document numbers to be added as they are being recorded, as requested by the Village.**

Planning & Community Development

General:

- 7) The responses to the following comments are acceptable: #1, #3, #4, and #6.

Response: Noted.

- 8) The response to comment #2 is noted. Please see the attached for final modifications to the easement documents.

Response: The final modifications to the easement documents have been updated and the updated easement documents are attached to this resubmittal.

- 9) The response to comment #5 is noted. Please see below for final modifications needed to the Plat document.

- i. Please update the "Existing Owners" section on the Final Plat. The existing owners should match the owners as will be included on the Deed of Dedication. Since the existing owners do not align with the current platted lot boundaries, only their names and addresses need to be listed.
- ii. Please include a revision date on the revised Plat.

Response:

- i. **The "Existing Owners" were updated as requested.**
- ii. **The Plat has a revision date on the revised plat.**

- 10) A detail for the proposed fence/guardrail to the north of Building 2 must be provided. This can be addressed at time of permit.

Response: There is no fence/guardrail proposed north of Building 2. North of Building 1, the Vault Cross section on Construction Standards sheet C-24, shows the proposed fence as part of that detail.

- 11) The evergreens along the north property line must be carefully sited in order to provide a more effective screen between the buildings to the north and the loading area. It appears that the placement of some of the landscaping along the north property line has shifted. This can be addressed at time of permit.

Response: Understood.

We appreciate your time and assistance. If you have any questions or require additional information, please do not hesitate to contact me at (847) 551-5300 or jbryant@pinnacle-engr.com.

Best Regards,

PINNACLE ENGINEERING GROUP, LLC



Jana Bryant, PE, CFM
Senior Project Manager