



City of Prospect Heights

Department of Engineering
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June 24, 2020

Mr. Dan Peterson
Building & Development Director
City of Prospect Heights
8 N. Elmhurst Road
Prospect Heights, Illinois 60070

Re: Prospect Pointe – Lexington Homes PZBA Submittal
999/1001 Oak Avenue
City Engineer Review

Dear Mr. Peterson:

The City recently received the following documents.

- Plan/Zoning Board of Appeals application, Prospect Pointe, 33 pages, submitted by Lexington Homes, undated.
- Traffic Impact Study for Proposed Residential Development, Prospect Heights Illinois, 110 pages, prepared by KLOA, Inc., dated March 25, 2020, revised May 19, 2020 and KLOA comment response letter dated May 19, 2020.
- Tentative Plat of Subdivision, Prospect Pointe, 1 sheet, prepared by Haeger Engineering, dated March 20, 2020, revised May 28, 2020.
- Preliminary engineering plans, Prospect Pointe, 18 sheets, prepared by Haeger Engineering, dated March 20, 2020, revised May 28, 2020.
- Stormwater management report, Prospect Pointe, 75 pages, prepared by Haeger Engineering, dated March 20, 2020, revised May 22, 2020.
- Response letter from Haeger Engineering, dated May 29, 2020.

All documents were received by our office on June 12, 2020. We understand that this is a preliminary submittal intended to start the entitlement process. The following comments relate only to issues we recommend require further study before City Staff recommend approval by the Plan/Zoning Board of Appeals.

1. Provide data regarding the quality and quantity of groundwater available for the proposed water supply system as well as anticipated impacts on nearby private well supplies. **The only data provided were in the response letter indicating a proposed 8-inch well 200 feet deep and a demand of 40 gpm. In particular, the anticipated impact on existing wells needs to be addressed.**
2. The proposed conditions narrative should describe how existing drainage patterns are maintained and how the proposed improvements will not adversely impact adjacent properties. In particular, the narrative and plans should include a clear indication of the point(s) of overland discharge if the receiving storm sewer is beyond capacity or fails. **This is not clear on the plans or in the report. The site overflow must remain in the existing location.**
3. Analysis of the capacity of the existing 36" storm sewer and emergency overflow from the proposed detention facility. **The modeling provided does not adequately account for downstream/tailwater effects on pipe capacity.**
4. The TIS should include traffic and parking demand generated by the athletic/recreational field south of the development. **It is not clear how the Year 2028 No-Build park traffic volumes were developed and how the park parking demand of 6 spaces was calculated.**
5. KLOA noted that there were to be 40 guest spaces and 26 guest / shared spaces. Which spaces are to be designated as guest only and which one shared? These spaces are distributed fairly well throughout the site. **Preliminary concurrence should be provided by the Park District for the 26 shared spaces on their property. A formal agreement will be required to ensure that adequate park parking is available during their peak times.**
6. Clarify whether on-street parking is proposed as well as proposed enforcement procedures regarding parking in the proposed guest spaces. **The response letter says this will be explored during final engineering. We recommend addressing the issue at this stage.**

If you have any questions or need additional information, please feel free to contact me.

Sincerely,
City of Prospect Heights


Patrick J. Glenn, P.E., CFM
City Engineer

cc: Jodi McCarthy, P.E., CFM, GHA
William Grieve, GHA