

# BUILDING DEPARTMENT

1

## PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 14-004  
 Petitioner: Lexington Homes  
 Owner: Lexington Homes  
1731 N. Marcey Street, Suite 200  
Chicago, IL 60614  
 Contact Person: Bill Rotolo  
 Address: 1731 N. Marcey Street, Suite 200  
Chicago, IL 60614  
 Phone #: 847.875.8289  
 Fax #: 773.360.0301  
 E-Mail: brotolo@lexingtonchicago.com

P.I.N.# 03.30.420.007--016  
 Location: southwest corner of Campbell and Kasper  
 Rezoning:        Current:        Proposed:         
 Subdivision:         
 # of Lots: 15 Current: 8 Proposed: 15  
 PUD:        For:         
 Special Use:        For:         
 Land Use Variation:        For:         
 Land Use:        Current: vacant  
 Proposed: single family  
 Site Gross Area: 4.69 ac  
 # of Units Total: 15  
 1BR:        2BR:        3BR:        4BR: 15

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

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

YES      NO

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

6. GENERAL COMMENTS:

**RECEIVED**  
 MAR 22 2016  
 PLANNING & COMMUNITY  
 DEVELOPMENT DEPARTMENT

### MINIMUM INTERIOR GARAGE DIMENSIONS

	<u>DEPTH</u>	<u>WIDTH</u>
2-CAR	21'4"	21'
3-CAR	21'4"	30'

DEB PIERCE  
 Director PLAN REVIEWER

3-21-16  
 Date

## BUILDING DEPARTMENT

1A

## PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-004  
Petitioner: Lexington Homes  
  
Owner: Lexington Homes  
1731 N. Marcey Street, Suite 200  
Chicago, IL 60614  
Contact Person: Bill Rotolo  
Address: 1731 N. Marcey Street, Suite 200  
Chicago, IL 60614  
Phone #: 847.875.8289  
Fax #: 773.360.0301  
E-Mail: brotolo@lexingtonchicago.com

P.I.N.# 03.30.420.007--016  
Location: southwest corner of Campbell and Kasper  
Rezoning:        Current:        Proposed:         
Subdivision:         
# of Lots: 15 Current: 8 Proposed: 15  
PUD:        For:         
Special Use:        For:         
Land Use Variation:        For:         
  
Land Use:        Current: vacant  
Proposed: single family  
Site Gross Area: 4.69 ac  
# of Units Total: 15  
1BR:        2BR:        3BR:        4BR: 15

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

INSPECTIONAL SERVICES

① # of Fire Hydrants and distance  
Between hydrants may be a concern  
to F.D.

RECEIVED  
MAR 22 2016  
PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

DeLay 3/21/16  
Director Date

**RECEIVED**

MAR 30 2016

**PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT**

Village of Arlington Heights  
Public Works Department

## Memorandum

To: Bill Enright, Planning and Community Development

From: Cris Papierniak, Assistant Director of Public Works

Date: March 29, 2016

Subject: 900 W. Campbell St. P.C. #16-004, Round 1

With regard to the proposed construction of the subdivision, I have the following comments:

1. Lot #14 proposed water service needs to be shifted to the south or north out of the driveway apron.
2. An approved traffic control plan must be submitted and approved prior to construction of the water and sewer connections on Campbell and Sigwalt.
3. The water services to the east parkway on Kaspar must be bored.
4. The approved street light LED model is "Halophane/American Electric model #ATBO-20BE13R2".
5. No fences will be allowed within the 10' easement that connects the detention pond to Campbell. This needs to be noted on every plat.
6. All sidewalks around the subdivision shall be inspected after construction and restored.
7. Public Works prefers the sanitary main to be installed down the center of the roadway.
8. Storm sewer require an additional inlet mid-block.
9. Sidewalk on all sides shall be inspected and repaired for all deficiencies.
10. Utility patches shall have 2' of surface removed and replaced on either side of trench to improve transition for patch.
11. Verify that enough existing trees will remain on Kaspar specifically between 14 and 15. Possibly install on private property due to limited space between driveway.
12. Remove and replace any existing curb depression along Campbell from existing house.
13. Verify condition of any existing structures that will be utilized.
14. Overflow elevation is higher than rim elevation of storm sewer.
15. Verify existing handicapped improvements at intersections of Kennicott and Campbell, Campbell and Kaspar, and Sigwalt and Kaspar.
16. Sump pump connections at lots 10 and 11 should connect to storm sewer not catch basin.

Thank you for the opportunity to comment on this permit application.

C: file

## PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-004  
 Petitioner: Lexington Homes  
 Owner: Lexington Homes  
1731 N. Marcey Street, Suite 200  
Chicago, IL 60614  
 Contact Person: Bill Rotolo  
 Address: 1731 N. Marcey Street, Suite 200  
Chicago, IL 60614  
 Phone #: 847.875.8289  
 Fax #: 773.360.0301  
 E-Mail: brotolo@lexingtonchicago.com

P.I.N.# 03.30.420.007--016  
 Location: southwest corner of Campbell and Kasper  
 Rezoning:        Current:        Proposed:         
 Subdivision:         
 # of Lots: 15 Current: 8 Proposed: 15  
 PUD:        For:         
 Special Use:        For:         
 Land Use Variation:        For:         
 Land Use:        Current: vacant  
 Proposed: single family  
 Site Gross Area: 4.69 ac  
 # of Units Total: 15  
 1BR:        2BR:        3BR:        4BR: 15

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

## 1. PUBLIC IMPROVEMENTS

REQUIRED:        YES NO COMMENTS

## a. Underground Utilities

Water        X       

Sanitary Sewer        X       

Storm Sewer        X       

## b. Surface Improvement

Pavement        X       

Curb & Gutter        X       

Sidewalks        X       

Street Lighting        X       

## c. Easements

Utility & Drainage        X       

Access        X       

## 2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC X

b. IDOT       

c. ARMY CORP       

d. IEPA X

e. CCHD       

RECEIVED  
 MAR 24 2016  
 PLANNING & COMMUNITY  
 DEVELOPMENT DEPARTMENT

3. R.O.W. DEDICATIONS?       

4. SITE PLAN ACCEPTABLE?       

5. PRELIMINARY PLAT ACCEPTABLE?       

6. TRAFFIC STUDY ACCEPTABLE?       

7. STORM WATER DETENTION REQUIRED?       

8. CONTRIBUTION ORDINANCE EXISTING?       

9. FLOOD PLAIN OR FLOODWAY EXISTING?       

10. WETLAND EXISTING?       

YES NO COMMENTS

X       

       X

X       

X       

       X

       X

       X

SEE ADDITIONAL COMMENTS

NOT PROVIDED

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: PEARSON, BROWN & ASSOC., INC.

DATE OF PLANS: 2-15-16

Director 3-22-16 Date

**PLAN COMMISSION PC #16-004**  
**Lexington Towne at Arlington Heights Resubdivision**  
**900 W. Campbell St.**  
**Preliminary Plat of Subdivision**  
**Round 1**

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. Since a subdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans for all public improvements must be approved prior to the final plat of subdivision approval. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. A separate Engineers estimate of construction cost for public improvements is also required to complete the calculation for the required public improvement guarantee deposit. The public improvements for this development would be the Kennicott Avenue roadway, curb, sidewalk, street lighting, storm and sanitary sewers, water main, the Kaspar Avenue sidewalk, and the detention basin. These estimates should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.
13. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection:	Transverse_Mercator
False_Easting:	984250.00000000
False_Northing:	0.00000000
Central_Meridian:	-88.33333333
Scale_Factor:	0.99997500
Latitude_Of_Origin:	36.66666667
Linear Unit:	Foot_US
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree



14. The Final Plat of Subdivision must be reviewed and approved by the Engineering Department prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.
15. The preliminary detention calculations are acceptable. Final approval will require final engineering plans including detention calculations showing restrictor sizing calculations. Restrictors between 2" and 4" must be in a trap in a catch basin. Show the location and size of the restrictor. Provide a detail showing the

restrictor catch basin. The basin requires a 1-foot freeboard with an overflow weir at the 6" line. Provide calculations for sizing the weir.

16. Final engineering to include electrical plan and details for the proposed street lighting system, including electrical drop and lighting cabinet, if necessary. Contact the Engineering Department to coordinate discussion with Public Works on the feasibility of connecting to the existing street lighting system.
17. Typical 66' ROW pavement detail shown on sheet 2 is acceptable.
18. Curbs and sidewalks should not go through the new Kennicott Avenue pavement.
19. Yard grading must be a minimum 5:1 slope. The plan shows 4:1 rear yard slopes. Strongly consider stepping the foundations of the homes on the east side of Kennicott Avenue to help lessen the severity of the backyard slopes.
20. Coordinate the location of the Kaspar Avenue sidewalk with the proposed landscape plans.

Preliminary Plat of Subdivision:

21. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. All items are complete.
22. The proposed detention facility will ultimately become the Village's responsibility to own and maintain; therefore, Lot 16 does not need a blanket stormwater easement. The deed to the basin outlot shall be quit-claimed to the Village upon Village acceptance of the public improvements.
23. For the Final Plat of Subdivision, use the attached Final Plat of Subdivision Checklist. The elementary school district is Consolidated Community School District #25, Township High School District #214, Harper Community College District #512. Add the utility signature blocks.

 BY  3-22-16  
James J. Massarelli, P.E. Date  
Director of Engineering

Attachments:

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

**PLAN COMMISSION PC #16-004**  
**Lexington Towne at Arlington Heights Resubdivision**  
**900 W. Campbell St.**  
**Preliminary Plat of Subdivision**  
**Round 1a**

22. The Village follows the ADA PROWAG requirements for sidewalk installations. As part of that, it is policy to address the ADA sidewalk accessibility at all four corners of an intersection when working on streets or sidewalks within an intersection. The Village will work with the developer to identify required upgrades at corners affected by the proposed project.

 3/31/16  
James J. Massarelli, P.E. Date  
Director of Engineering

**RECEIVED**  
APR 01 2016  
PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

## **Preliminary Plat of Subdivision Checklist**

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

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

The Village of Arlington Heights Municipal Code can be accessed over the internet at [www.vah.com](http://www.vah.com) .



**Final Plat of Subdivision Checklist**  
**Municipal Code Section 29-209(a – t)**

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

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

these strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

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

The foregoing covenants (or restrictions), are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 20\_\_\_\_ [25 year period is suggested], at which time said covenants (or restrictions) shall be automatically extended for successive periods of ten years unless indicated otherwise by negative vote of a majority of the then owners of the building sites covered by these covenants (or restrictions), in whole or in part, which said vote will be evidenced by a petition in writing signed by the owners and duly recorded. 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 Director of Engineering  
\_\_\_\_\_ "

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

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

\_\_\_\_\_  
(SURVEYOR'S SEAL) Signature

Illinois Land Surveyor  
No. \_\_\_\_\_ "

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

## **Contacts for Plat Signatures**

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

630/600-6348  
[frank\\_gautier@comcast.com](mailto:frank_gautier@comcast.com)

Alternate: Martha Gieras 630/600-6352  
[Martha\\_gieras@comcast.net](mailto:Martha_gieras@comcast.net)

Ms. Mark Cozzi  
**ComEd**  
Three Lincoln Center – 4<sup>th</sup> Floor  
Oakbrook Terrace, IL 60181

630/576-6530  
[Mark.Cozzi@ComEd.com](mailto:Mark.Cozzi@ComEd.com)

Ms. Kim Augustine  
**NICOR Gas**  
300 W. Terra Cotta Avenue  
Crystal Lake, IL 60014

630/338-2976  
[kaugust@agresources.com](mailto:kaugust@agresources.com)

Ms. Sue E. Manshum  
ROW Engineer  
**Ameritech**  
2004 Miner, 1<sup>st</sup> Floor  
Des Plaines, IL 60016

847/759-5603  
[sm9231@att.com](mailto:sm9231@att.com)

Mr. Greg Argetsinger  
VPGM of Illinois  
**WOW Internet Cable**  
1674 Frontenac Road  
Naperville, IL 60563-1757

630/536-3121  
Tom Gebens  
630/536-3153  
Brian Herd  
630/669-5227

Mr. Jonathan Karabowicz  
IDOT Permits  
201 W. Center Court  
Schaumburg, IL 60196

847/705-4149

Mr. Michael Sterr, P.E.  
Permit Office  
**Cook County Highway Department**  
69 West Washington Street  
23<sup>rd</sup> Floor, Suite 2354  
Chicago, IL 60602

312/603-1670

## Sample Signature Blocks

COMMONWEALTH EDISON COMPANY  
EASEMENT APPROVED AND ACCEPTED

BY: \_\_\_\_\_ DATE: \_\_\_\_\_, 20\_\_

TITLE: \_\_\_\_\_

AMERITECH/SBC  
EASEMENT APPROVED AND ACCEPTED

BY: \_\_\_\_\_ DATE: \_\_\_\_\_, 20\_\_

TITLE: \_\_\_\_\_

NICOR GAS  
EASEMENT APPROVED AND ACCEPTED

BY: \_\_\_\_\_ DATE: \_\_\_\_\_, 20\_\_

TITLE: \_\_\_\_\_

COMCAST CABLE  
EASEMENT APPROVED AND ACCEPTED

BY: \_\_\_\_\_ DATE: \_\_\_\_\_, 20\_\_

TITLE: \_\_\_\_\_

WIDE OPEN WEST, LLC  
EASEMENT APPROVED AND ACCEPTED

BY: \_\_\_\_\_ DATE: \_\_\_\_\_, 20\_\_

TITLE: \_\_\_\_\_

## **EASEMENT PROVISIONS**

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to

**Commonwealth Edison Company**  
and  
**SBC Telephone Company, Grantees,**

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.

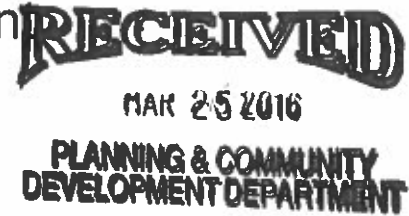
The term "Common Elements" shall have the meaning set forth for such term in the "*Condominium Property Act*", Chapter 765 ILCS 605/2(c), as amended from time to time.

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.



Arlington Heights Fire Department  
Plan Review Sheet



P. C. Number 16-004

Project Name

Lexington Homes

Project Location

909 W. Campbell St

Planning Department Contact Sam Hubbard

General Comments

Reference Appendix D, specifically D103.6.2 of the 2009 IFC.

The existing width of Kaspar Avenue and the proposed Kennicott Avenue between Campbell and Sigwalt fall within this section. Also the area of development serviced by Sigwalt St is impacted by this section.

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

Date 3-25-2016 Reviewed By: LT. Andrew Larson

# ARLINGTON HEIGHTS POLICE DEPARTMENT

## Community Services Bureau

---

### DEPARTMENT PLAN REVIEW SUMMARY

**Lexington Homes**  
**900 W. Campbell St.**  
**Round 1**

#### Round 1 Review Comments


**03/25/2016**

1. **Character of use:**  
The character of use is consistent with the area and is not a concern.
2. **Are lighting requirements adequate?**  
Lighting should be up to Village of Arlington Heights code.
3. **Present traffic problems?**  
There are no traffic problems at this location.
4. **Traffic accidents at particular location?**  
This is not a problem area in relation to traffic accidents.
5. **Traffic problems that may be created by the development.**  
The addition of Kennicott Road may create additional traffic using the route as a neighborhood cut through from Miner to Kirchoff. There may be the need for a traffic study to be conducted or a traffic control device installed at either Kennicott & Campbell or Kennicott&Sigwalt.
6. **General comments:**  
Nothing further.

**RECEIVED**

MAR 28 2016

PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

  
\_\_\_\_\_  
Brandi Romag, Crime Prevention Officer  
Community Services Bureau

Approved by:

  
\_\_\_\_\_  
Supervisor's Signature



## PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 15-004  
Petitioner: Lexington Homes  
  
Owner: Lexington Homes  
1731 N. Marcey Street, Suite 200  
Chicago, IL 60614  
Contact Person: Bill Rotolo  
Address: 1731 N. Marcey Street, Suite 200  
Chicago, IL 60614  
Phone #: 847.875.8289  
Fax #: 773.360.0301  
E-Mail: brotolo@lexingtonchicago.com

P.I.N.# 03.30.420.007--016  
Location: southwest corner of Campbell and Kasper  
Rezoning:        Current:        Proposed:         
Subdivision:         
# of Lots: 15 Current: 8 Proposed: 15  
PUD:        For:         
Special Use:        For:         
Land Use Variation:        For:         
  
Land Use:        Current: vacant  
Proposed: single family  
Site Gross Area: 4.69 ac  
# of Units Total: 15  
1BR:        2BR:        3BR:        4BR: 15

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

1. GENERAL COMMENTS:

No comments at this time.

RECEIVED  
MAR 14 2016  
PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

Sean Freres, LEHP  
Environmental Health Officer

3/14/16  
Date

James McCalister  
for

3/14/16  
Direc  
Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-004  
 Petitioner: Lexington Homes  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Owner: Lexington Homes  
1731 N. Marcey Street, Suite 200  
Chicago, IL 60614  
 Contact Person: Bill Rotolo  
 Address: 1731 N. Marcey Street, Suite 200  
Chicago, IL 60614  
 Phone #: 847.875.8289  
 Fax #: 773.360.0301  
 E-Mail: broto10@lexingtonchicago.com

P.I.N.# 03.30.420.007-016  
 Location: southwest corner of Campbell and Kasper  
 Rezoning: \_\_\_\_\_ Current: \_\_\_\_\_ Proposed: \_\_\_\_\_  
 Subdivision: \_\_\_\_\_  
 # of Lots: 15 Current: 8 Proposed: 15  
 PUD: \_\_\_\_\_ For: \_\_\_\_\_  
 Special Use: \_\_\_\_\_ For: \_\_\_\_\_  
 Land Use Variation: \_\_\_\_\_ For: \_\_\_\_\_  
 \_\_\_\_\_  
 Land Use: \_\_\_\_\_ Current: vacant  
 Proposed: single family  
 Site Gross Area: 4.69 ac  
 # of Units Total: 15  
 1BR: \_\_\_\_\_ 2BR: \_\_\_\_\_ 3BR: \_\_\_\_\_ 4BR: 15

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

YES      NO

1. X      \_\_\_\_\_ COMPLIES WITH COMPREHENSIVE PLAN? = Single-Family Detached Estate 2
2. X      \_\_\_\_\_ COMPLIES WITH THOROUGHFARE PLAN?
3. \_\_\_\_\_ X      VARIATIONS NEEDED FROM ZONING REGULATIONS?  
 (See below.)
4. X      \_\_\_\_\_ VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?  
 (See below.)
5. X      \_\_\_\_\_ SUBDIVISION REQUIRED?
6. X      \_\_\_\_\_ SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?  
 (See below.)

Comments:

SEE ADDITIONAL COMMENTS ATTACHED

\_\_\_\_\_  
 Date

# Planning & Community Development Dept. Review

March 23, 2016



## REVIEW ROUND 1

Project: Lexington Homes – Bill Rotolo  
900 W. Campbell St.

Case Number: PC 16-004

7. The applicant must hold a meeting with the surrounding neighborhood residents to introduce the project to the neighborhood. This meeting must be held well in advance of the Plan Commission hearing. Please confirm the date for this meeting.
8. The properties are zoned R-2. All lots meet the minimum required lot size of 10,000 sq. ft.
9. The lot widths conform to required lots widths for interior lots (75') and corner lots (90').

10. All lots appear to be able to conform to the required front, side, and rear yard setbacks. However, for Lot 1, Chapter 28, Section 5.1-2.7 states that *"where lots comprising 40% or more of the frontage between two intersecting streets are developed with buildings having a yard of more than 10 feet in depth adjacent to the street, the average of such yards shall establish the minimum exterior side yard for the entire frontage. A minimum exterior side yard of 10% of the lot width, with a minimum of 10 feet, shall be required for all lots. In no case shall an exterior side yard of more than 40 feet be required."*

Therefore, the exterior side yard along Campbell Street shall be the average of the yards on the existing developed lots between Kennicott Ave. and Patton Ave. (addresses of developed lots are 1015 W. Campbell and 1011 W. Campbell – the existing home on the subject property will be demolished and therefore shall not be included). Staff has analyzed the existing setback of the homes at 1015 and 1011 W. Campbell, which appears to be at approx. 30'. Please revise the exterior side yard for Lot 1 to reflect a 30' building setback line. Alternatively, a variance can be requested.

Similarly, on Lot 5, the exterior side yard along Sigwalt Street shall be the average of the yards on the remaining frontage. There is only one home on the remaining frontage, at an approx. setback of 22', so therefore the 25' exterior side yard setback for Lot 5 is acceptable.

11. Per Chapter 28, Section 6.4, *"two or more buildings of like exterior design are not permitted on the same side of any street unless such buildings are separated by two or more buildings of building sites, or a combination thereof, or completely dissimilar design. Buildings of like exterior design cannot be erected directly across the street from each other."* Please provide exterior elevations for all models within the proposed subdivision (elevations for only one model were provided).
12. Chapter 29, Section 29-307.f states that *"There shall be no double frontage lots except where lots abut upon an arterial street or where the topography of the land prevents reasonable subdivision in smaller units."* Lot 16 meets the definition of a double frontage lot, and therefore a variation is required. Please provide a written justification for the variation based on the following variation criteria:
  - The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
  - The plight of the owner is due to unique circumstances.


- The variation, if granted, will not alter the essential character of the locality.  
Given the detention function of Lot 16, staff does not object to this potential variance.

13. Landscape and Tree Preservation comments are outlined Review #7A.

14. A Design Commission application must be completed for each residence as part of the building permit process.

15. School, Park, and Library contributions will be required prior to the issuance of a building permit for Lots 2 – 15. Lot 1 contains an existing home, therefore, contributions have theoretically already been paid for this lot and shall not be required.

Prepared by:



Lexington Homes  
900 W. Campbell Street  
P.C. #16-004  
March 23, 2016

#### **Tree Preservation**

- 1) Approximately 345 trees on the site are identified for removal. As proposed, approximately 144 replacement trees will need to be provided pursuant to Chapter 28, Section 6.15-5.3. Approximately 43 trees are proposed; therefore, the petitioner shall preserve additional trees and provide additional trees on the site. In order to reduce the number of replacement trees it is recommended that the following trees be preserved: tree # 1362, 1365, 1378, 1447, 1449, 1491, 1494, 1495, 1531, 1560, 1562, 1565, 1566, 1567, 1572, 1575-1580, 1608, 1609, 1610, 1622, and 1637. Please reevaluate the trees proposed for removal.
- 2) Tree #1302 and 1304 are located in the parkway and must be preserved.

#### **Landscaping**

- 3) Provide additional landscaping along the detention basin along Sigwalt Street and Kasper Avenue. Per Chapter 28, Section 6.15-3.1 landscaping is required along the perimeter of detention basins. Incorporate a mix of trees, shrubs and perennials.
- 4) It is recommended that landscaping that consists of shade trees, ornamental trees and evergreens be provided along the west property line on each lot. Also, it is recommended that trees be provided on each lot.
- 5) Provide additional shade trees along Campbell Street and Sigwalt Street on lot 1, 5, 10, 11, and 16.
- 6) Provide parkway trees in front of lot 6, 7, and 8.
- 7) A tree fee of \$4 per lineal foot for frontage must be provided as part of the building permit process and a landscape compliance bond of 30% of the estimated landscape costs along with \$200 for each tree identified for preservation.