

**DEPARTMENT REVIEW TRANSMITTAL  
FOR PLAN COMMISSION HEARING REVIEW**

**Lexington Homes  
900 W Campbell St  
Preliminary Plat of Subdivision  
PC#16-004**

**Round 2**

**(Please use attached department comment forms or use attached sheets:  
REVIEW COMMENTS CANNOT BE WRITTEN ON THIS SHEET.)**

To: ~~Department Heads~~

*Sam  
Hubbard*

1	Building	
1-A	Inspectional Services (Don Lay)	X
2	Public Works	
3	Engineering / Traffic	
4	Fire	
5	Police	
6	Health	
7	Planning	
7-A	Planning / Landscaping	
8	Design	

*Sam -  
pls see  
attached  
Don*

**From:** Sam Hubbard, Planning & Community Development  
**Re:** P.C. # 16-004  
**Project Name:** Lexington Homes  
**Project Location:** 900 W Campbell St  
**Transmitted On:** 4/15/16

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PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

Attached are the petitioner's:

**Round 1**

- ☐ Plan Commission review submittal  
☒ Responses to your comments  
☐ Your original comment sheet

**Please review, comment, and return to Sam Hubbard  
in the Department of Planning & Community Development by 4/22/16**

**Thank you for your assistance and cooperation! Call Sam with any questions at extension 5223.**

## **WATER**

- b. It is unlawful for any person, firm or corporation in any manner to interfere with or obstruct flow, storage of water, or other authorized use of water from or in the municipal water works system.
- c. It is unlawful for any person, firm, or corporation to injure, deface, damage, remove, break, or alter any water main, hydrant, service pipe, valve, box, building, storage tank, water meter, cross connection control device or appurtenance or structure which is part of the municipal water works system. It shall be the responsibility of the entity causing the damage to pay for the repair or replacement of the damage to the components of the municipal water works system.

### **Section 21-108 Design and Construction of the Municipal Water Works System.**

- a. All extensions of water mains or construction of new water mains shall not be undertaken unless a permit has been issued pursuant to the applicable provisions of this Code.
- b. All construction which includes private improvements shall also include construction of a water distribution system. That system shall include, at a minimum, adequate water mains, valves, fire hydrants, and master water meters, as applicable. Water mains shall be provided to the property line of all public right-of-way frontages as required by the Director of Engineering.
- c. All water distribution systems shall be designed using a minimum distribution pipe diameter of eight inches (nominal). The water main pipe shall be minimum class 52 ductile iron pipe unless a waiver is granted by the Director of Public Works.
- d. Valves shall be installed on the distribution system on approximately 800 foot centers and at critical locations identified by the Director of Public Works.
- e. Fire hydrants shall be installed on the distribution system near every street intersection. Intermediate fire hydrants shall be spaced so that the interval between hydrants is approximately 300 feet. Hydrants and hydrant installation shall comply with detailed specifications on file with the Director of Engineering.
- f. Hydrant and valve spacing and installation on private property shall substantially comply with the standards established for the municipal water works system subject to review and modification by appropriate Village departments.
- g. Newly extended or constructed water mains shall be pressure tested and disinfected in accordance with procedures defined by the Director of Engineering and the I.E.P.A.

### **Section 21-109 Shut-Off Valves.**

- a. A primary shut off valve shall be installed on every water service pipe and shall be located within the public right-of-way, where practical. The primary shut off valve shall generally be located between the public street and public sidewalk or property line. Upon acceptance of the water service pipe by the appropriate Village department(s), the primary shut off valve will be owned, operated and maintained by the Village.

## Memorandum

To: Sam Hubbard, Planning and Community Development  
From: Cris Papierniak, Assistant Director of Public Works  
Date: April 19, 2016  
Subject: 2900-2990 W Euclid, P.C. #16-008, Round 1

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

1. Water Service Note #30; the proposed connection to existing water main must be within a vault.
2. An approved backflow device(s) will be required for this construction. Size(s) will be determined when architectural plans have been submitted and reviewed.
3. A fire hydrant will most likely need to be installed in front of the proposed office.
4. All methods of construction and materials must conform to the most recent version of "A Manual of Practice for the Design of Public & Private Improvements" as published by the Village of Arlington Heights Engineering Department.
5. The proposed construction is covered with a master meter located at Salt Creek; however if the owner requires a sub-meter, it will be provided as part of the construction permit process after the architectural plans have been submitted and approved.
6. A maintenance plan for storm trap shall be submitted with plans.
7. Detail of restrictors is required.
8. Size and shape of curbed island (north of storm trap) will encourage cut through traffic.

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


C: file  
LF

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DEVELOPMENT DEPARTMENT

**PLAN COMMISSION PC #16-004**  
**Lexington Towne at Arlington Heights Resubdivision**  
**900 W. Campbell St.**  
**Preliminary Plat of Subdivision**  
**Round 2**

25. The responses made by the petitioner to comments #11-23 are acceptable.
26. The response made by the petitioner to Round 1a comment #22 is acceptable.

The Engineering Department has no objections to preliminary approval.

 4/18/16  
James J. Massarelli, P.E. Date  
Director of Engineering

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Arlington Heights Fire Department  
Plan Review Sheet

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APR 19 2016

PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

P. C. Number 16-004

Project Name

Lexington Homes

Project Location

909 W. Campbell St

Planning Department Contact Sam Hubbard

General Comments

Round 2

No comments at this time.

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

Date 4-19-2016 Reviewed By: LT. Andrew Larson

Arlington Heights Fire Department

# Planning & Community Development Dept. Review

April 22, 2016



## REVIEW ROUND 2

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.

Applicant Response: The neighborhood meeting is scheduled for April 18, 2016 at 7pm.

Staff Response: Please provide meeting minutes.

8. The properties are zoned R-2. All lots meet the minimum required lot size of 10,000 sq. ft.

Applicant Response: Comment noted.

Staff Response: Thank you.

9. The lot widths conform to required lots widths for interior lots (75') and corner lots (90').

Applicant Response: Comment noted.

Staff Response: Thank you.

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.

Applicant Response: The dimensions have been verified and the setbacks have been revised accordingly.

Staff Response: Thank you. It appears that the setback on Lot 1 was increased to conform to the existing setbacks of the homes along the frontage. It appears that the exterior side setback on Lot 10 and 11 was reduced from the previously platted 25' setback (along Campbell) to a 10' exterior side yard setback. The 10' exterior side yard setback conforms to all code requirements. The setback on Lot 5 remains conforming at 25'.

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).

Applicant Response: 2 base plans have been enclosed The monotony code will be addressed as sales proceed.

**Staff Response:** Please note that the development will have to go through the Design Commission process for overall approval of the subdivision (including consideration of general architecture and site design), and then each home will have to individually go through the Design Commission process for approval prior to issuance of a building permit. The subdivision approval from the Design Commission is needed prior to or concurrently with Plan Commission approval of the preliminary subdivision. I understand that a Design Commission application for the subdivision will be filed shortly.

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.

Applicant Response: Lot 16 is a lot that will be used for a detention facility. Although Lot 16 could be split into two lots which would eliminate the need for the requested variation, this lot will be deeded to the Village for the sole purpose of storm water management. Because both lots would contain the same detention facility it seems unnecessary to create two lots solely to avoid the requested variation.

Lot 16 will not be a developable lot, and therefore, the use for detention does not factor into creating a reasonable return. Consolidating the detention facility into one lot is a function of what is practical for the Village who will ultimately own and maintain the lot. The variation if granted will actually benefit the character of the area by retaining open space in a visible location.

**Staff Response:** Noted. Staff does not object to the proposed variation and accepts the submitted justification in support of the variation.

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

Applicant Response: Comment noted.

**Staff Response:** Thank you.

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

Applicant Response: Comment noted.

**Staff Response:** Thank you.

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.

Applicant Response: Comment noted.

**Staff Response:** Thank you.

Prepared by: 

Lexington Homes  
900 W. Campbell Street  
P.C. #16-004  
April 21, 2016

**Tree Preservation**

- 1) It is recommended that options be explored for saving tree #1321.

**Landscaping**

- 2) 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.