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May 5, 2016

Village of Arlington Heights  
Planning & Community Development  
33 S. Arlington Heights Road  
Arlington Heights, IL 60005

**RECEIVED**  
MAY 05 2016  
PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

Attn: **Sam Hubbard,**  
Planning & Community Development

Re: Lexington Towne, 900 W. Campbell St.  
Arlington Heights, Illinois

On behalf of our client, Lexington Homes, we have enclosed the following document in support of our point-by-point responses to Village of Arlington Heights review comments listed below:

- **Preliminary Engineering Plan, revised April 29, 2016**

Planning & Community Development Review Sheet PC#16-004 by Sam Hubbard, dated 4/15/16:

**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.*

**Comment noted.**

- 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.*

**Comment noted.**

**Section 21-1k08 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.*

**Comment noted.**

- 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.*

**Comment noted.**

- c. *All water distribution systems shall be designed using a minimum distribution pipe diameter of eight inches (normal). The water main pipe shall be minimum class 52 ductile iron pipe unless a waiver is granted by the Director of Public Works.*

**Comment noted.**

- 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.*

**Comment noted.**

- 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.*

**As agreed to in our phone conversation, the proposed fire hydrant has been relocated 30' north. This places the hydrant approximately 315-feet away from the two existing hydrants that are located at northwest corner of Campbell & Kennicott and the southwest corner of Sigwalt & Kennicott.**

- 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.*

**Comment noted.**

- 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.*

**Comment noted.**

**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.*

**Comment noted. Shut off valves are indicated on the engineering plans.**

**Engineering Department Plan Review Round 2 by James J. Massarelli, P.E., dated 4/18/16:**

25. *The responses made by the petitioner to comments 11-23 are acceptable.*

**Thank you.**

26. *The response made by the petitioner to comment #22 is acceptable.*

**Thank you.**

**Fire Department Plan Review Sheet PC#16-004 Round 2 by Lt. Andrew Larson, dated 4/19/16:**

**No Comments at this time.**

**Planning and Community Development Department Plan Review Summary Round 2 by Sam Hubbard, dated 4/22/16:**

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 of this meeting.*

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

**Staff Response:** Please provide meeting minutes.

**Meeting minutes have been provided under separate cover.**

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 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: These dimension 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'.

Thank you.

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.

Comment noted.

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 the 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.

Thank you.

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.

Sharon L. Dickson PLA | ASLA of Dickson Design Studio, Inc. respectfully submits our responses to your plan review comments, dated April 21, 2016, as follows:

#### **Tree Preservation**

Comment:

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

**Response:** Options have been explored for saving tree #1321 (a 34" caliper, Pin Oak). Due to the species type of the tree and its proximity to the proposed house (within 6' feet), we do not feel the tree can be preserved. Furthermore, over 50% of the critical root zone of the tree will be disturbed by house, driveway, and public sidewalk construction and approximately 6" of cut (underneath the tree) is needed to accomplish the proposed grading plan.

#### **Landscaping**

Comment:

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.

**Response:** Comment noted.

Should you have any questions or concerns, please do not hesitate to contact me.

PEARSON, BROWN & ASSOCIATES, INC.



Angelo K. Zografos, P.E.  
Associate

Cc: Bill Rotolo, Lexington Homes  
John Agenlian, Lexington Homes  
Larry Freedman, Ash, Anos, Freedman, & Logan, LLC  
Jon Nelson, JenLand, LLC  
Sharon Dixon, Dixon Design Studios  
Tim O'Brien, TFW Surveying  
Chris Russo, ALA Architects