

APPROVED

PLAN

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

COMMISSION

RE: LEXINGTON HOMES SUBDIVISION - 900 WEST CAMPBELL STREET -
PC# 16-004
FINAL PLAT OF SUBDIVISION

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 13th day of July, 2016, at the hour of 8:04 p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
MARY JO WARSKOW
TERRY ENNES
BRUCE GREEN
SUSAN DAWSON
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

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CHAIRMAN LORENZINI: Okay, next item is, under other business, Lexington Homes Subdivision, PC# 16-004. Do we have a presentation on this?

MR. HUBBARD: No, we do have material here if the Plan Commission does have any questions. We do have someone from Lexington Homes here as well. So, if there are any specific questions, we're certainly prepared to provide that. But beyond that, I mean the final engineering plans conform to the original preliminary approval. There were only two additional conditions that Staff was recommending relating to the fee per lot for detention maintenance. The Petitioner is aware of those and we're supportive of this moving forward.

CHAIRMAN LORENZINI: Okay. Well, any final comments?
Commissioner Warskow?

COMMISSIONER WARSKOW: No. No questions or comments.

CHAIRMAN LORENZINI: Commissioner Ennes?

COMMISSIONER ENNES: As long as the Petitioner is fine with the additional changes, no.

CHAIRMAN LORENZINI: Commissioner Green?

COMMISSIONER GREEN: I'm good.

CHAIRMAN LORENZINI: Commissioner Dawson?

COMMISSIONER DAWSON: I'm fine.

CHAIRMAN LORENZINI: Commissioner Sigalos.

COMMISSIONER SIGALOS: No further questions.

CHAIRMAN LORENZINI: Commissioner Cherwin?

COMMISSIONER CHERWIN: I'm fine.

CHAIRMAN LORENZINI: I have nothing, so do we have a motion to approve this?

COMMISSIONER WARSKOW: Yes, I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #16-004, a Final Plat of Subdivision to subdivide the existing zoning lots into 15 single family residential lots and one additional outlot for detention.

This approval shall be subject to the following conditions:

- 1. A maintenance fee for the stormwater detention area totaling \$88,245 is required. The fee shall be paid on a per lot basis at the time of the issuance of a building permit for each home in the amount of \$5,883 per home/lot.**
- 2. The Village will not accept ownership and maintenance of the stormwater detention area until such time as the maintenance fee is paid in full and the detention area is established and acceptable to the Village.**
- 3. Land contribution fees for the park, schools and library districts shall be determined in accordance with Chapter 29 of the Municipal Code.**
- 4. The Petitioner shall comply with all federal, state and local policies, regulations and codes.**

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER CHERWIN: Second.

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CHAIRMAN LORENZINI: Roll call vote please.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Okay, I do have a quick question. When do you expect to start construction? Could you please state your name and spell it?

MR. AGENLIAN: Good evening. Thank you very much. My name is John Agenlian, A-g-e-n-i-i-a-n. I'm director of land development for Lexington Homes.

As far as the start of construction, we have received final engineering approval, so now we've moved on to the permitting phase with the IEPA and the MWRD. So, as soon as those permits are on hand, we'll be able to start earth work on the project. I would estimate that to be about 60 to 75 days. So, middle of September, early October.

CHAIRMAN LORENZINI: Okay, great. Thank you.

MR. AGENLIAN: Thank you.

CHAIRMAN LORENZINI: Okay, anything else? Any other business, Sam, or Commissioners have? Is there a motion to adjourn?

COMMISSIONER SIGALOS: I'll make a --

COMMISSIONER WARSKOW: I'll make a motion to adjourn.

CHAIRMAN LORENZINI: Okay, I think Mary Jo got that one. Second?

COMMISSIONER SIGALOS: Second.

CHAIRMAN LORENZINI: Okay, we're adjourned, thank you.

(Whereupon, the above-mentioned hearing was adjourned at 8:07 p.m.)