



Memorandum

To: Charles Witherington-Perkins, Director of Planning and Community Development

CC: Jim Massarelli, Director of Engineering

Mike Pagones, Deputy Director of Engineering

From: Sam Hubbard, Development Planner

Date: 8/11/2016

Re: Final Plat of Subdivision – Lexington Homes, PC 16-004.

Background

On July 5th, 2016, the Village Board approved the Preliminary Plat of Subdivision for the Lexington Towne at Arlington Heights subdivision, a 15 lot single-family home development located southwest of the intersection of Kaspar Avenue and Campbell Street. Approval was subject to the following conditions:

1. The Petitioner shall receive final plat of resubdivision approval.
2. The developer shall pay a onetime upfront fee for each lot for detention maintenance to be determined as part of final plat of subdivision.
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.

Submission of the Final Plat of Subdivision has been received and reviewed and is ready for approval. Therefore, condition number one above has been satisfied and is no longer applicable.

Of note, due to lingering concerns about stormwater runoff along the western edge of the development, the Engineering Department has asked the petitioner to provide additional topographical information on the lots and homes that abut the proposed subdivision to the west. The petitioner has provided this information, and Engineering has reviewed the grading plan and found that the overflow along the west property line is directed to the south and will eventually flow to Sigwalt Street. Therefore, the proposed subdivision should not create flooding problems for the existing single-family homes to the west.

In accordance with conditions number two, the developer has agreed to provide a onetime upfront fee for detention maintenance, which totals to \$88,245 and translates to \$5,883 per lot. The Resolution granting approval of the Final Plat of Subdivision contains a condition that reflects this specific amount.

Conditions number three and four are still applicable and are included within the Resolution granting approval.

On July 13th, the Plan Commission voted 7-0 to recommend approval of the Final Plat of Subdivision, 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, school and library districts shall be determined in accordance with Chapter 29 of the Arlington Heights Municipal Code.
4. The Petitioner shall comply with all Federal, State and local policies, regulations and codes.

Recommendation

It is recommended that the Village Board concur with the Plan Commission's recommendation of approval and approve the Final Plat of Subdivision 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, school and library districts shall be determined in accordance with Chapter 29 of the Arlington Heights Municipal Code.
4. The Petitioner shall comply with all Federal, State and local policies, regulations and codes.