



## Village of Arlington Heights Building Services Department

### Interoffice Memorandum

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**To:** Sam Hubbard, Development Planner, Planning and Community Development

**From:** Deb Pierce, Plan Reviewer, Building Services Department

**Subject:** Preliminary Plat of Subdivision, Preliminary PUD, Rezoning from M-1 to R-6, Repeal of Ordinance 92-059 and 92-060 relative to the Old Arlington Heights Road Overlay Zone, Comprehensive Plan Amendment

**PC#:** 16-021 - Round 1

**Date:** August 30, 2016

Sam:

I have reviewed the documents submitted for the above referenced project and offer the following comments:

1. Design of the townhome project shall conform to the 2009 International Residential Code and local amendments as found in Chapters 23, 24, 25 and 27 of the Arlington Heights Municipal Code. Refer to Village website for specific amendments.
2. Each residence shall be protected by a fire sprinkler system per R313.1. Design shall follow NFPA 13D.
3. Each residence shall be provided with 2 means of egress. Utilizing the garage man door as a means of egress is prohibited.

RECEIVED

AUG 30 2016

PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT



**Village of Arlington Heights, IL  
Building Services Department  
Fire Safety Division**

33 S. Arlington Heights Rd., Arlington Heights, IL 60005  
(847) 368-5560 · FAX (847) 368-5975 · [www.vah.com](http://www.vah.com)  
email: [firesafety@vah.com](mailto:firesafety@vah.com)

Date August 25, 2016 P. C. Number PC# 16-021 Round 1

Project Name Lexington Heritage

Project Location 3216 – 3234 N Old Arlington Heights Rd.

Planning Department Contact Sam Hubbard


**General Comments**

1. All new construction shall comply with current adopted codes.
2. Fire apparatus roads shall be provided with a cul-de-sac for turning around all fire apparatus. Local Amendment. Dead ends are not permitted.
3. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. IFC 507.1
4. Will the water system be public or private? If private, fire service mains and appurtenances shall be installed in accordance with NFPA 24. IFC 507.2.1
5. The fire code official shall be notified prior to the water supply test. Water supply tests shall be witnessed by the fire code official or approved documentation of the test shall be provided prior to final approval of the water supply system. IFC 507.4
6. 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.
7. 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.

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

Date: August 25, 2016 Reviewed By: 

## **Memorandum**

To: Sam Hubbard, Planning and Development  
From: Cris Papierniak, Assistant Director of Public Works   
Date: September 09, 2016  
Subject: 3216-3234 N. Old Arlington Heights Rd., P.C. #16-021, round 1

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With regard to the proposed preliminary plat of subdivision, I have the following comment:

- 1) All sanitary manholes are referenced as Sanitary MH1, please sequence them for future reference.
- 2) Please provide a photo-metric plan.
- 3) The road ends are not cul-de-sac, if cul-de-sacs are configured as the result of review, water mains must be extended to the end of each cul-de-sac.
- 4) Provide pipe material and diameter information for all segments of water, sanitary and storm water piping.
- 5) Provide inverts for all storm water structures.
- 6) Provide sanitary, storm and water main inverts for all utility crossings.
- 7) Valve vault 1 & 2 will need to be meter vaults with compound water meters in them. The Village can provide a diagram of configuration.
- 8) Connections to existing water mains at Valve Vaults 1 & 2 must be pressure connections.
- 9) Provide details (for review) of the proposed connections to the Village storm and sanitary sewers.

- 10) Provide a detail outlining the water and sewer connections to all proposed buildings with water shut-off locations.
- 11) Provide details how storm vault is accessed for maintenance. Additional clean outs may be needed.
- 12) Blind connections to storm sewer on Old Arlington Heights Road not approved without further detail.
- 13) Truncated domes and handicapped ramps required at all roadway intersections.
- 14) Provide planting proposal for Old Arlington Heights Road and Country lane.
- 15) 3' minimum patches required for all curb and gutter replacements.
- 16) Provide turn around at dead end for south parking on most southern roadway.
- 17) Private stairs adjacent to public sidewalk must have an adequate landing prior to intersection and railing may not interfere with walk.

Thank you for the opportunity to comment on this permit.

## PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-021  
 Petitioner: Lexington Heritage LLC  
 Owner: \_\_\_\_\_  
 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.# \_\_\_\_\_  
 Location: SWX Old Arlington Heights Rd./Country Ln.  
 Rezoning: ☒ Current: M-1 Proposed: R-6  
 Subdivision: ☒  
 # of Lots: \_\_\_\_\_ Current: 5 Proposed: 49  
 PUD: ☒ For: 49 Townhomes  
 Special Use: ☒ For: PUD  
 Land Use Variation: \_\_\_\_\_ For: \_\_\_\_\_  
 Land Use: \_\_\_\_\_ Current: S.F. and Vacant  
 Proposed: Townhomes  
 Site Gross Area: 4.59 Acres  
 # of Units Total: 49 (10- 2BR / 39-3BR) estimated  
 1BR: \_\_\_\_\_ 2BR: \_\_\_\_\_ 3BR: \_\_\_\_\_ 4BR: \_\_\_\_\_

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

## 1. PUBLIC IMPROVEMENTS

REQUIRED: \_\_\_\_\_ YES NO COMMENTS

## a. Underground Utilities

Water \_\_\_\_\_ ☒ \_\_\_\_\_Sanitary Sewer \_\_\_\_\_ ☒ \_\_\_\_\_Storm Sewer \_\_\_\_\_ ☒ \_\_\_\_\_

## b. Surface Improvement

Pavement \_\_\_\_\_ ☒ \_\_\_\_\_Curb & Gutter \_\_\_\_\_ ☒ \_\_\_\_\_Sidewalks \_\_\_\_\_ ☒ \_\_\_\_\_Street Lighting \_\_\_\_\_ ☒ \_\_\_\_\_

## c. Easements

Utility & Drainage \_\_\_\_\_ ☒ \_\_\_\_\_Access \_\_\_\_\_ ☒ \_\_\_\_\_

## 2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC ☒ \_\_\_\_\_b. IDOT ☒ \_\_\_\_\_

c. ARMY CORP \_\_\_\_\_

d. IEPA ☒ \_\_\_\_\_

e. CCHD \_\_\_\_\_

## 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

\_\_\_\_\_ ☒ \_\_\_\_\_\_\_\_\_\_ ☒ \_\_\_\_\_\_\_\_\_\_ ☒ \_\_\_\_\_\_\_\_\_\_ ☒ \_\_\_\_\_\_\_\_\_\_ ☒ \_\_\_\_\_\_\_\_\_\_ ☒ \_\_\_\_\_\_\_\_\_\_ ☒ \_\_\_\_\_\_\_\_\_\_ ☒ \_\_\_\_\_

## GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: HAEGER ENGINEERINGDATE OF PLANS: 7-15-16

James J. Marshall BY MLP. 8-30-16  
 Director Date

**PLAN COMMISSION PC #16-021**  
**Lexington Heritage**  
**3216-3234 N. Old Arlington Heights Road**  
**Preliminary Plat of Subdivision, Prelim PUD, Re-Zone**  
**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. An 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 sanitary sewer main extension, the widening of Old Arlington Heights Road including curb and gutter to match the cross section to the north, street lighting and sidewalks along Old Arlington Heights Road and along Country Lane. 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 proposed detention vault will be a private system and as such will not be the Village's responsibility to maintain. Provide calculation s for sizing the weir. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval.

16. Final approval will require final engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations. Include exhibit and narrative regarding the offsite flow area as trade-off for unrestricted flow from the site. Any detention storage system located under pavement must be designed to AASHTO HS-25 loading standard. Clearly show the overflow route for the site. 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.
17. When on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted. The light fixtures should include optics to provide Night Sky Compliant illumination.
18. The exhibit showing the turning path of the Fire Departments responding vehicle is acceptable; however, the layout of the roads includes dead ends. If the layout requires revisions, the exhibit must also be revised.
19. The heavy duty pavement cross section through the site is acceptable. The cross section of the pavement widening on Old Arlington Heights Road will be subject to IDOT review and approval.
20. MWRD permit is required. IEPA Sanitary permit required for the extension of the public sanitary sewer main. The only public sanitary sewer main will be that which is located within the public easement along the west property line. The rest of the sanitary system will be considered private.
21. IEPA Water permit required for the construction of the water main. The water main throughout the site shall be considered privately owned and maintained. Master meters shall be included at the ROW lines. See the attachment for meter vault details. Show the vault to scale on the plans.
22. IDOT permit required for all work within the Old Arlington Heights Road ROW, including the drainage connections. Detention vault placement from ROW line must follow IDOT guidelines.
23. Consider including bicycle racks in development plan to encourage alternate modes of transportation for employees and patrons.
24. Page 3 Geometry: Run the street mainline curb through the driveways on both Country Lane and Old Arlington Heights Road to clearly identify them as driveways, not side streets.
25. Page 3 Geometry: Sidewalk across the driveways to be 8" thick concrete. Curb shall stop at the sidewalk and not run through the sidewalk. Include ADA panels for the sidewalk at the driveways and at the corner of Old Arlington Heights Road and Country Lane.


Traffic:

26. The traffic report indicates that the Old Arlington Heights Road driveway is to be striped for a 3-lane cross-section. Any striping for this type of cross-section must be provided in advance of the stop sign, or painted stop bar. Provide a revised geometric plan. Include all proposed signing and striping.
27. The three parking stalls at the west end of the east-west private roadway are not geometrically convenient for safely backing out without backing up into someone's driveway. Reconsider or reconfigure.
28. Show sight distance triangle to ensure entrance monument signage and landscaping does not block intersection sight distance.

29. The ultimate lane configuration of Old Arlington Heights Road shall be determined in joint cooperation between IDOT, the Village of Arlington Heights, and the Village of Buffalo Grove.

Preliminary Plat of Subdivision:

30. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. Items #1-3 and 5-13 are complete. Item #4: Tie the subdivision to existing Section lines.
31. For the Final Plat of Subdivision, use the attached Final Plat of Subdivision Checklist. The elementary school district is Consolidated Community School District #21, Township High School District #214, Harper Community College District #512. Add the utility signature blocks and the ComEd easement provisions.

 8-30-16  
James J. Massarelli, P.E. Date  
Director of Engineering

Attachments:

Onsite Utility Maintenance Agreement (4 pages)  
Preliminary Plat of Subdivision Checklist (1 page)  
Final Plat of Subdivision Checklist (3 pages)  
Contacts for Plat Signatures (1 page)  
ComEd Easement Provisions (1 page)  
VAH Water Meter Vault Detail (1 page)





## ONSITE UTILITY MAINTENANCE AGREEMENT

WHEREAS, \_\_\_\_\_, an (LLC? Corporation?), or its affiliates, ("RESPONSIBLE ENTITY") is the legal title holder of the following described real estate commonly referred to as \_\_\_\_\_ (*address*), Arlington Heights, Illinois, 6000\_, containing \_\_\_\_\_ acres, more or less, situated in the Village of Arlington Heights, Illinois and legally described as follows: (the "PROPERTY"):

\*\*\* *Insert legal description, or attach as Exhibit A* \*\*\*

PIN Numbers:

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WHEREAS, \_\_\_\_\_ (*print name*), ("OWNER") desires to develop the PROPERTY; and

WHEREAS, it is necessary to service said parcel with sanitary sewers, storm sewers and stormwater management facilities, domestic water mains; and

WHEREAS, the sanitary sewers, storm sewers and stormwater management facilities, and domestic water mains servicing the property are not located within public rights-of-way or dedicated easements; and

WHEREAS, the Village of Arlington Heights ("VILLAGE") does not maintain sanitary sewers, storm sewers and stormwater management facilities, or domestic water mains on privately owned property; therefore

1. It is hereby AGREED by the RESPONSIBLE ENTITY, its successors and assigns that at no expense to the VILLAGE, the RESPONSIBLE ENTITY, its successors and assigns shall:

- a. Maintain all sanitary sewers and appurtenances thereunto appertaining located upon said premises, all as shown on the Final Engineering Plans prepared by \_\_\_\_\_ (Engineering Firm) dated \_\_\_\_\_, and approved by the VILLAGE, or any amended plans as agreed to and approved by both parties, copies which are on file with the Engineering Department of the VILLAGE.
- b. Maintain all water mains and appurtenances located upon said premises from the master meter vaults.
- c. Maintain all storm sewers and appurtenances, including detention/retention basins, located upon said premises.
- d. Maintain the utilities as itemized above in accordance with the latest edition of the Village of Arlington Heights Municipal Code.
- e. Maintain all private roadways, parking areas, and pavement lighting facilities located on said premises as shown on said Final Engineering Plans in accordance with the latest edition of the Village of Arlington Heights Municipal Code.

2. It is further AGREED that should the RESPONSIBLE ENTITY not properly maintain the sanitary sewers or domestic water mains in accordance with the requirements of the VILLAGE, written notification shall be given to the RESPONSIBLE ENTITY advising that after ten (10) days if the RESPONSIBLE ENTITY is not in compliance with the applicable requirements, the VILLAGE is hereby authorized, but not required, to enter upon the property to correct deficiencies and to place a lien against said property until such time that the VILLAGE has been fully reimbursed for its expenses in correcting these deficiencies; and

3. It is further AGREED that should the RESPONSIBLE ENTITY not properly maintain the aforementioned storm sewers and stormwater management facilities in accordance with the requirements of the VILLAGE, or should they allow a public nuisance to exist, written notification shall be given to the RESPONSIBLE ENTITY advising that after ten (10) days if the RESPONSIBLE ENTITY is not in compliance with the applicable requirements, the VILLAGE is hereby authorized, but not required, to enter upon the property to correct deficiencies and to place a lien against said property until such time that the VILLAGE has been fully reimbursed for its expenses in correcting these deficiencies; and

4. It is further AGREED that the RESPONSIBLE ENTITY shall save the VILLAGE harmless from any and all claims for damages resulting from the VILLAGE interrupting service to the property due to the failure of the RESPONSIBLE ENTITY to perpetually maintain the systems as described above and any other claims or damages arising out of this Agreement and the ownership of the facilities described herein.

5. This Agreement shall be binding between all successors and assigns and shall be a covenant running with the land as here and before legally described.

6. This Agreement shall be recorded in Cook County, Illinois.

This Agreement is entered into the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

For: \_\_\_\_\_

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

State of Illinois )  
                                  ) SS  
County of Cook )

I, \_\_\_\_\_, a Notary in and for said County, in the State

aforesaid, CERTIFY that \_\_\_\_\_ personally known to me to be the same person whose name is subscribed on the foregoing instrument appeared before me this day in person and acknowledged that (s)he signed, sealed, and delivered said instrument as their free and voluntary act, and as the voluntary act of

\_\_\_\_\_, an (LLC? Corporation?), for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

For: Village of Arlington Heights,  
an Illinois municipal corporation

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

State of Illinois )  
                          ) SS  
County of Cook )

I, \_\_\_\_\_, a Notary in and for said County, in the State  
aforesaid, CERTIFY that \_\_\_\_\_ personally known to me to  
be the same person whose name is subscribed on the foregoing instrument appeared before  
me this day in person and acknowledged that (s)he signed, sealed, and delivered said  
instrument as their free and voluntary act, and as the voluntary act of the **Village of Arlington  
Heights, an Illinois municipal corporation**, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

## 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. *Reference section lines*
- ☒ 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  
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Oakbrook Terrace, IL 60181

630/576-6530  
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Ms. Kim Augustine  
**NICOR Gas**  
300 W. Terra Cotta Avenue  
Crystal Lake, IL 60014

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

## **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.

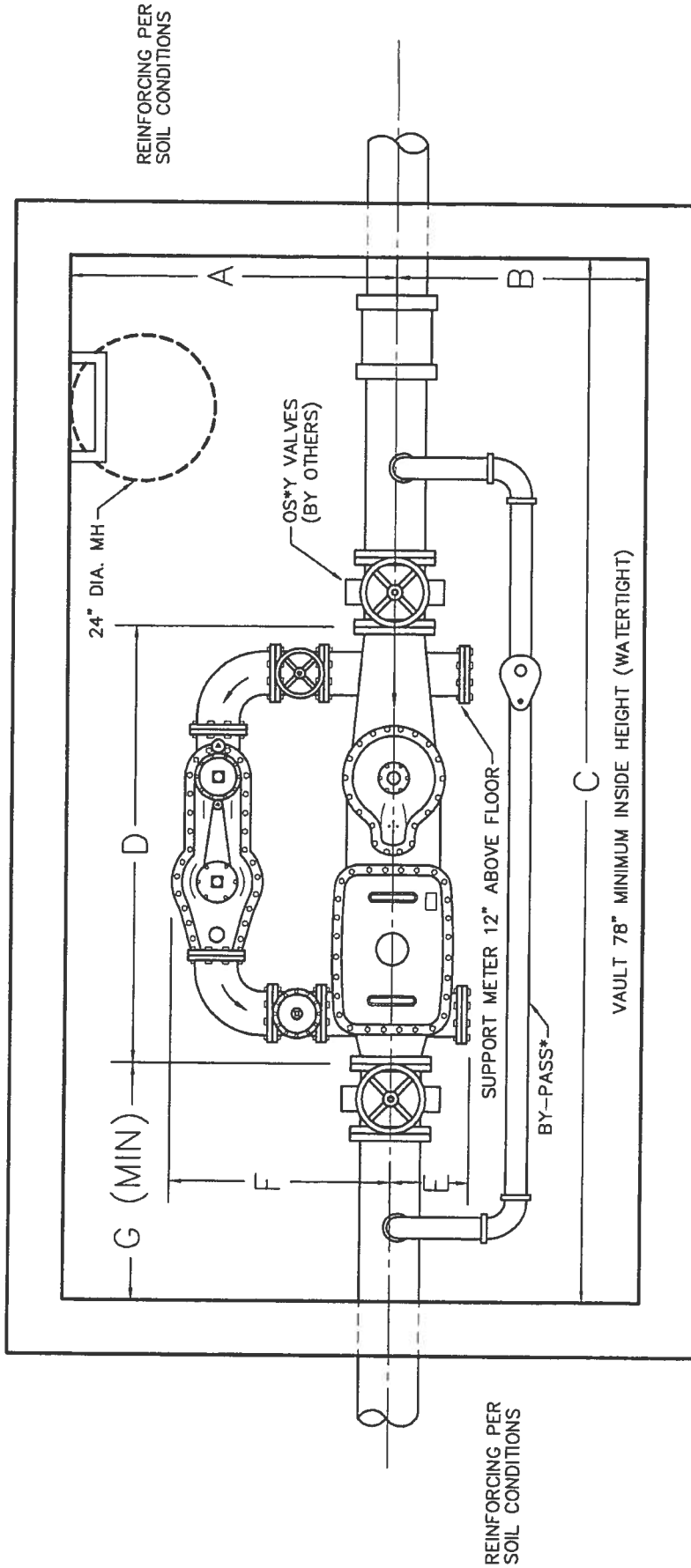
The term "Common Elements" shall have the meaning set forth for such term in the "*Condominium Property Act*", Chapter 765 ILCS 605/2(c), as amended from time to time.

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.

SIZE	A"	B"	B*"	C"	D"	E"	F"	G"	G*"
4"	42	18	30	120	33	7 $\frac{1}{8}$	21 $\frac{7}{8}$	24	36
6"	48	24	36	120	45	8 $\frac{1}{4}$	26 $\frac{3}{4}$	24	42
8"	54	30	36	144	53	10 $\frac{3}{8}$	32 $\frac{7}{8}$	24	42
10"	60	36	42	180	68	13 $\frac{1}{2}$	42	30	54

\* WITH  
BY-PASS



\* CALL V.A.H. WATER SUPT. (847-368-5800) FOR BY-PASS INFORMATION

## **WATER METER VAULT DETAIL**

VILLAGE OF ARLINGTON HEIGHTS  
DEPARTMENT OF PUBLIC WORKS  
WATER UTILITY OPERATIONS

Drawn By: GW3  
Checked By: RBH  
Date: 8/2/2007



# ARLINGTON HEIGHTS POLICE DEPARTMENT

## Community Services Bureau

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### DEPARTMENT PLAN REVIEW SUMMARY

**Lexington Heritage**  
**3216 – 3234 N. Old Arlington Hts Rd**  
**Round 1**

#### Round 1 Review Comments

**09/01/16**

**1. Character of use:**

The character of use is consistent with the area and is not a concern.

**2. Are lighting requirements adequate?**

This is a new project and all lighting should be up to code. Special attention should be given to illuminating parking and other common areas to prevent criminal activity.

**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.**

This development will create an increase in traffic volume. The traffic study indicates a traffic increase due to this development would cause the intersection of Old Arlington Heights Rd and Dundee to receive a rating of LOS F and LOS D, which are both unfavorable. The traffic study was not completed while Buffalo Grove High School was in session, which may cause more traffic congestion at the intersection of Old Arlington Heights and Dundee Rd.

**6. General comments:**

Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations.

Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. Emergency contact cards can be filled out at the Village of Arlington Heights website (vah.com). This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

ofc Carrie Regilio #301  
Carrie Regilio, Problem Oriented Policing  
Community Services Bureau

Approved by:

S. Adams #50  
Supervisor's Signature

# Arlington Heights Police Department

## Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: [tmorales@vah.com](mailto:tmorales@vah.com).

Arlington Heights Police Department  
200 E. Sigwalt Street  
Arlington Heights, IL 60005-1499  
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department  
200 E. Sigwalt Street, Arlington Heights, IL 60005  
Attention: Police Administration

**Print Form (To Mail)**

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

### IN CASE OF EMERGENCY PLEASE CALL:

#### Contact #1

Name

Address/City

Telephone Number

Cell Number

#### Contact #2

Name

Address/City

Telephone Number

Cell Number

#### Alarm System

☐ No

☐ Yes

Phone number:

Alarm Company Name

## HEALTH SERVICES DEPARTMENT

6

## PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-021  
Petitioner: Lexington Heritage LLC  
\_\_\_\_\_  
Owner: \_\_\_\_\_  
\_\_\_\_\_  
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.# \_\_\_\_\_  
Location: SWX Old Arlington Heights Rd./Country Ln.  
Rezoning: ☒ Current: M-1 Proposed: R-6  
Subdivision: ☒  
# of Lots: \_\_\_\_\_ Current: 5 Proposed: 49  
PUD: ☒ For: 49 Townhomes  
Special Use: ☒ For: PUD  
Land Use Variation: \_\_\_\_\_ For: \_\_\_\_\_  
\_\_\_\_\_  
Land Use: \_\_\_\_\_ Current: S.F. and Vacant  
Proposed: Townhomes  
Site Gross Area: 4.59 Acres  
# of Units Total: 49 (10- 2BR / 39-3BR) estimated  
1BR: \_\_\_\_\_ 2BR: \_\_\_\_\_ 3BR: \_\_\_\_\_ 4BR: \_\_\_\_\_

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

1. GENERAL COMMENTS:

A recycling plan must be submitted and approved by this Department after occupancy.

Jeff Bohner 8/31/16

Environmental Health Officer

Date

James McCalister 8/31/15

tor

\_\_\_\_\_  
Direc  
Date



# Planning & Community Development Dept. Review

September 8, 2016

## REVIEW ROUND 1

Project: 3216 – 3234 N. Old Arlington Heights Road  
Lexington Heritage Townhomes

Case Number: PC 16-021

### General:

7. Please provide a copy of the fully executed contracts for purchase for each of the 5 properties. Sensitive information can be redacted.
8. Please provide a Market Study that demonstrates the market is strong enough to sustain the proposed residential dwelling units.
9. The required application amount fee of \$4,795 was not paid. A check in the amount of \$2,600 was received at the time of application, leaving a remaining balance of \$2,195 due. Please provide this amount as soon as possible.
10. The elevation for the two-story townhome building did not contain a height measurement to peak of roof or to mean roof height. As setbacks for structures in the R-6 District are based in part on the height of the building, certain required setback information could not be determined. Please revise the elevations for the two-story building to include the building height (peak and mean).
11. Please provide a detailed Construction Phasing and Staging Plan. This plan needs to include, but shall not be limited to, the following information; anticipated number of construction phases, the anticipated construction start and completion of each phase, the anticipated number of construction works and where they will park during each phase of construction, the type and amount of construction vehicles per phase and where they will be staged, and the location of material storage.
12. School, Park, and Library contributions will be required prior to the issuance of a building permit.

### Zoning:

13. The Plan Commission and Village Board will have to approve the following:
  - A rezoning from the M-1 District into the R-6 District.
  - A preliminary plat of subdivision to divide the property into 49 individual townhome unit lots and one common lot for the roadway network.
  - A preliminary PUD to allow multiple buildings on one zoning lot.
  - An amendment to the Comprehensive Plan to change the designation of the subject property from "Research and Design, Manufacturing, and Warehouse" to "Moderate Density Multi-Family".
  - Repeal of 92-059 and 92-060 relative to the Old Arlington Heights Overlay Zone.

The following Variations have been identified relative to the **individual townhome lots**:

- a. A Variation from Chapter 28, Section 5.1-6.3 to reduce the required minimum lot size from 3,500 sq. ft. to 1,200 sq. ft. on lots 1-1, 1-6, 3-1, and 3-6.



- b. A Variation from Chapter 28, Section 5.1-6.3 to reduce the minimum lot size from 3,500 sq. ft. to 1,020 sq. ft. on lots 1-2 thru 1-5, 2-2 thru 2-6, and 3-2 thru 3-5.
- c. A Variation from Chapter 28, Section 5.1-6.3 to reduce the minimum lot size from 3,500 sq. ft. to 1,194 sq. ft. on lots 2-1 and 2-7.
- d. A Variation from Chapter 28, Section 5.1-6.3 to reduce the minimum lot size from 3,500 sq. ft. to 2,229 sq. ft. on lots 4-1, 4-4, 5-1, 5-4, 7-1, 7-6, 8-1, and 8-6.
- e. A Variation from Chapter 28, Section 5.1-6.3 to reduce the minimum lot size from 3,500 sq. ft. to 1,975.6 sq. ft. on lots 4-2, 4-3, 5-2, 5-3, 6-2 thru 6-4, 7-2 thru 7-5, 8-2 thru 8-5, and 9-2 thru 9-4.
- f. A Variation from Chapter 28, Section 5.1-6.3 to reduce the minimum required lot size from 3,500 sq. ft. to 2,229.4 sq. ft. on lots 6-1, 6-5, 9-1, and 9-5.
- g. On the above lot size Variations it is assumed that all units will be 3 bedroom units, although if the buyer opts for a 2 bedroom unit the minimum required lot size will be less and the proposed Variation will therefore accommodate for this scenario.
- h. A Variation from Chapter 28, Section 5.1-6.4.1 to reduce the required front yard setback from 30' to 3' for lots 1-1 thru 3-6.
- i. A Variation from Chapter 28, Section 5.1-6.4.1 to reduce the required front yard setback from (unknown due to building height not being provided)' to 3' for lots 4-1, 4-3, 5-1, 5-3, 6-1, 6-4, 7-1, 7-2, 7-6, 8-1, 8-2, 8-6, 9-1, 9-2, and 9-5.
- j. A Variation from Chapter 28, Section 5.1-6.4.1 to reduce the required front yard setback from (unknown due to building height not being provided)' to 5' for lots 4-2, 4-4, 5-2, 5-4, 6-2, 6-3, 6-5, 7-3 thru 7-5, 8-3 thru 8-5, 9-3, and 9-4.
- k. A Variation from Chapter 28, Section 5.1-6.4.1 to reduce the required side yard setback from 7.5' to 0' on lots 1-1, 1-6, 3-1, and 3-6.
- l. A Variation from Chapter 28, Section 5.1-6.4.1 to reduce the required side yard setback from 7.13' to 0' on lots 1-2 thru 1-5, 2-2 thru 2-6, and 3-2 thru 3-5.
- m. A Variation from Chapter 28, Section 5.1-6.4.1 to reduce the required side yard setback from 7.49' to 0' on lots 2-1 and 2-7.
- n. A Variation from Chapter 28, Section 5.1-6.4.1 to reduce the required side yard setback from (unknown due to building height not being provided)' to 0' on lots 4-1, 4-4, 5-1, 5-4, 7-1, 7-6, 8-1, and 8-6.
- o. A Variation from Chapter 28, Section 5.1-6.4.1 to reduce the required side yard setback from (unknown due to building height not being provided)' to 0' on lots 4-2, 4-3, 5-2, 5-3, 6-2 thru 6-4, 7-2 thru 7-5, 8-2 thru 8-5, and 9-2 thru 9-4.
- p. A Variation from Chapter 28, Section 5.1-6.4.1 to reduce the required side yard setback from (unknown due to building height not being provided)' to 0' on lots 6-1, 6-5, 9-1, and 9-5.
- q. A Variation from Chapter 28, Section 5.1-6.4.1 to reduce the required rear yard setback from 35' to 4' on lots 1-1 thru 3-6.
- r. A Variation from Chapter 28, Section 5.1-6.4.1 to reduce the required rear yard setback from (unknown due to building height not being provided)' to 20' on lots 4-1, 4-3, 5-1, 5-3, 6-1, 6-4, 7-1, 7-2, 7-6, 8-1, 8-2, 8-6, 9-1, 9-2, and 9-5.
- s. A Variation from Chapter 28, Section 5.1-6.4.1 to reduce the required rear yard setback from (unknown due to building height not being provided)' to 18' on lots 4-2, 4-4, 5-2, 5-4, 6-2, 6-3, 6-5, 7-3 thru 7-5, 8-3 thru 8-5, 9-3, and 9-4.
- t. A Variation from Chapter 28, Section 5.1-6.5 to increase the maximum allowable Building Lot Coverage from 35% to 75.7% for Lots 1-1, 1-6, 3-1, and 3-6.
- u. A Variation from Chapter 28, Section 5.1-6.5 to increase the maximum allowable Building Lot Coverage from 35% to 85% on Lots 1-2, 1-5, 2-3, 2-7, 3-2, and 3-5.
- v. A Variation from Chapter 28, Section 5.1-6.5 to increase the maximum allowable Building Lot Coverage from 35% to 89% on Lots 1-3, 1-4, 2-2, 2-4, 2-5, 3-3, and 3-4.
- w. A Variation from Chapter 28, Section 5.1-6.5 to increase the maximum allowable Building Lot Coverage from 35% to 76% on Lots 2-1 and 2-7.
- x. A Variation from Chapter 28, Section 5.1-6.5 to increase the maximum allowable Building Lot Coverage from 35% to 60% on Lots 4-1, 5-1, 7-6, and 8-6.
- y. A Variation from Chapter 28, Section 5.1-6.5 to increase the maximum allowable Building Lot Coverage from 35% to 67% on Lots 4-2, 5-2, 6-2, 6-3, 7-3 thru 7-5, 8-3 thru 8-5, 9-3, and 9-4.
- z. A Variation from Chapter 28, Section 5.1-6.5 to increase the maximum allowable Building Lot Coverage from 35% to 67.7% on Lots 4-3, 5-3, 6-4, 7-2, 8-2, and 9-2.

- aa. A Variation from Chapter 28, Section 5.1-6.5 to increase the maximum allowable Building Lot Coverage from 35% to 59.4% on Lots 4-4, 5-4, 7-1, and 8-1.
- bb. A Variation from Chapter 28, Section 5.1-6.5 to increase the maximum allowable Building Lot Coverage from 35% to 59.8% on Lots 6-1 and 9-5.
- cc. A Variation from Chapter 28, Section 5.1-6.5 to increase the maximum allowable Building Lot Coverage from 35% to 59.1% on Lots 6-5 and 9-1.
- dd. A Variation from Chapter 28, Section 5.3-2 to increase the maximum allowable F.A.R. from 150% to 179.2% for Lots 1-1, 1-6, 3-1, and 3-6.
- ee. A Variation from Chapter 28, Section 5.1-6.5 to increase the maximum allowable F.A.R. from 150% to 205% on Lots 1-2, 1-5, 2-3, 2-7, 3-2, and 3-5.
- ff. A Variation from Chapter 28, Section 5.1-6.5 to increase the maximum allowable F.A.R. from 150% to 210.8% on Lots 1-3, 1-4, 2-2, 2-4, 2-5, 3-3, and 3-4.
- gg. A Variation from Chapter 28, Section 5.1-6.5 to increase the maximum allowable F.A.R. from 150% to 180.1% on Lots 2-1 and 2-7.
- hh. A Variation from Chapter 28, Section 6.6-5 to allow decks on Lots 1-1 thru Lot 3-6 to be setback 0' from the rear lot line.
- ii. A Variation from Chapter 28, Section 6.6-5.1 to allow bay windows to project 2' into the required side yard on Lots 1-1, 1-6, 2-1, 2-7, 3-1, 3-6, 4-1, 4-4, 5-1, 5-4, 6-1, 6-5, 7-1, 7-6, 8-1, 8-6, 9-1, and 9-5.

14. The "Building Envelope Lot Variation" analysis submitted in conjunction with the application requested the following variations, which need to be clarified:

- a. The letter requested a reduction in front yard setbacks to 3' for Lots 4-1 thru 9-5 (two-story townhome units). Based on the site plan, not all of the units will be 3' setback (the units have staggered front setbacks), and it appears that some of the units will be setback 5' from the front yard line (-2, 4-4, 5-2, 5-4, 6-2, 6-3, 6-5, 7-3 thru 7-5, 8-3 thru 8-5, 9-3, and 9-4). Please clarify if a 5' setback is what is proposed for these units.
- b. The letter requested a reduction in rear yard setbacks to 4' for Lots 1-1 thru 3-6 (three-story townhome units). Based on the scale of the site plan, it appears that these units will be 5' setback from the rear property line. Please clarify if a 5' rear yard setback is what is proposed for these units.
- c. As previously indicated above, the two-story townhome units are staggered, which means some of those units provide a 20' rear yard setback and some provide a 18' rear yard setback. Based on the setback provided, the required Variation is different for each unit. Please clarify if the correct units have been assigned an 18' setback vs. a 20' setback as outlined in 11r. and 11s. above.
- d. The letter requested Building Coverage and FAR Variations as differentiated between end units (exterior) and interior units. However, two different models are proposed within interior units and on end units, for example model 815 and 830 can be found on the end units and also within interior units (as opposed to all end units being model 815 and all interior units being 830). This therefore alters the building coverage and FAR based on which unit is proposed on which lot. Please clarify if the Variations as identified in 11t. thru 11gg. have been correctly assigned based on the location of each model on the subject lots.
- e. The letter requested a Variation to allow chimney encroachment into the required yard of up to 24 inches, however, no chimneys are shown on the elevations. Please clarify the need for this Variation.
- f. Please clarify if all necessary Variations have been outlined/included for each townhome lot.

15. The following Variations have been identified relative to the **overall PUD**:

- a. A Variation from Chapter 28, Section 5.1-6.4.1 to reduce the required side yard setback from (unknown due to building height not being provided) to 33' for Townhome Buildings 8 and 9.
- b. A Variation from Chapter 28, Section 5.1-6.4.1 to reduce the required side yard setback from (unknown due to building height not being provided) to 31' for Townhome Building 7.
- c. A Variation from Chapter 28, Section 5.1-6.9(a) to reduce the minimum spacing requirements between Townhome Buildings 8 and 9 from 50' to approx. 36.5'.
- d. A Variation from Chapter 28, Section 5.1-6.9(a) to reduce the minimum spacing requirements between Townhome Buildings 6 and 7 from 50' to approx. 44'.
- e. A Variation from Chapter 28, Section 5.1-6.10 to increase the allowable projections in outer courts from

5' to 21' for Townhome Buildings 4 thru 9.

- f. A Variation from Chapter 28, Section 11.2-11.2 to allow off-street parking spaces to be located in the front yard setback (relative to the northern most guest parking stall which is setback approximately 18' from the front yard line and required to be setback a minimum of 25').
- g. A Variation from Chapter 28, Section 6.13-3b to increase the maximum height of fences from 5' to 6' tall in the rear yard to allow board on board fences in the rear yards of the units in Townhome Buildings 4 thru 9.
- h. A Variation from Chapter 28, Section 6.13-3a to increase the maximum height of fences from 3' to 6' tall (solid) in the front yard along Country Lane as depicted on the Landscape Plan (6' tall solid fence along western and southern property lines is allowed due to adjacent zoning districts). Please note that it is recommended that this fence not encroach into the front yard and that screening be provided with landscaping instead.
- i. A Variation from Chapter 28, Section 9.3-6f(5) to allow non-parallel parking on a private roadway.

16. The "Land Use / Zoning Code / Variation Criteria" analysis submitted in conjunction with the application requested the following variations, which need to be clarified:

- a. The letter requested a reduction in the building spacing requirements between buildings 6 and 7 to allow 39' of spacing. The site plan shows a measurement indicating that these buildings will be spaced 41' apart, however, when measured with a scale this distance appears to be 44'. Please clarify the actual distance between the buildings and revise the site plan to show the correct distance.
- b. The letter requested a reduction in the building spacing requirements between buildings 8 and 9 to allow 32' of spacing. The site plan shows a measurement indicating that these buildings will be spaced 34' apart, however, when measured with a scale this distance appears to be 36.5'. Please clarify the actual distance between the buildings and revise the site plan to show the correct distance.
- c. Please clarify if all necessary Variations have been outlined/included for the overall PUD lot.

#### **Plat of Subdivision:**

17. Please revise the Plat to show the requested front and rear yard setbacks for each townhome unit.

#### **Site Plan:**

18. Please clarify if F.A.R. calculations took into account the optional bay windows for the 3-story townhome units.

19. Please clarify the need for all retaining walls proposed within the development, i.e. if the site will be cleared and graded, why are the grades not being leveled?

20. A cross section and material details for all retaining walls is required.

21. Please provide a photometric plan.

22. Please show all bay projections on Site Plan for buildings 4 thru 9.

#### **Buildings:**

23. Will any HVAC or mechanical units be located outside of the buildings or will all mechanical equipment be located within the buildings? If these elements will be located exterior to the units, please revise the site plan to show their locations.

24. Will any energy efficient/green design features be included on the buildings and site?

#### **Landscaping:**

25. The landscape plan does not match the civil plan (location of retaining walls, services walks, etc.). Please revise the landscape plan so that it matches the civil plan.

26. Landscaping will be required between all tiers of the retaining walls and at the base of the retaining walls.

**Parking and Circulation:**

- 27. These three non-parallel spaces appear to be 9' in width but the 9' width appears to be measured from back of curb. The required 9' width must be measured from the face of the curb. Please revise the site plan to show measurement from face of curb, which will likely reduce the width of the northern and southern parking space to 8.5'. An exception to allow 8.5' wide parking spaces is at the discretion of the Engineering Dept.
- 28. No width or length measurement is provided for the northernmost 2 guest parking stalls. Please revise the site plan to provide this measurement.
- 29. Please clarify why the parallel guest parking spaces are proposed at 22' in length when code allows a 18' length dimension for parking spaces.
- 30. Per Section 11.7 of Chapter 28, Multiple-Family developments between 10,000 – 200,000 sq. ft. must provide one off street loading space. Please clarify if a Variation from this requirement is requested.
- 31. Will Lot 10 be dedicated as an easement for shared access and shared parking? If so, this should be included on the proposed Plat of Subdivision.
- 32. Consider permeable pavers or decorative pavement for guest parking areas.

**Traffic:**

- 33. The traffic study must be revised so that it is based on 49 residential units rather than 52 residential units.
- 34. The traffic study must be revised so that it is based on 209 parking spaces (98 within garages) rather than 222 parking spaces (104 being within garages).
- 35. The traffic study should be revised so that it includes the current site plan as the exhibit, not the previous site plan which depicted 52 residential units.
- 36. The "Proposed Development Plan" section of the study does not highlight that the development has included the addition of a 2<sup>nd</sup> southbound travel lane to Old Arlington Heights Road. The report should identify and discuss the rationale behind the need for this additional lane.

Prepared by:



Lexington Heritage  
3216-3234 N. Old Arlington Heights Road  
PC 16-021  
September 8, 2016

### **Tree Preservation**

- 1) Per Chapter 28, Section 6.15-5.3 A reasonable effort shall be made to retain existing trees on the tree survey through the integration of those trees into the site and landscaping plan for a proposed development. If a reasonable integration of existing trees into the development plan is not possible, the developer may choose to mitigate the trees based on the exchange rate set forth in sections 6.15-6.4. It appears that the majority of the trees are identified for removal. Opportunities for preserving additional trees must be explored. Please include the disposition for each tree on the tree inventory.
- 2) Tree preservation must consider grading and any digging or trenching for utilities which should be identified on the preservation plan.

### **Landscape Issues**

- 1) Provide additional landscaping along the west and south property line. Overall, the landscaping is minimal along the shared property line.
- 2) It is recommended that additional landscaping be provided along Country Lane and Old Arlington Heights Road.
- 3) In front of the proposed retaining wall, provide landscaping that consists of shrubs and perennials in order to soften/buffer the wall.
- 4) Must increase the size of the shade trees from 3 inch caliper to four inch caliper (Chapter 28, Section 6.16).
- 5) Must provide a 6 foot solid screen along the west and south property line. The plan indicates a board on board fence and the fence must be solid. The six foot fence along Country Lane does not meet code and it is recommended that landscaping be provided in place of the proposed fence along Country Lane.
- 6) The proposed ground sign and the landscaping appear to be located within the vision triangle. Per Chapter 28, No building or structure hereafter erected and no planting or other obstruction to the vision of drivers of motor vehicles or pedestrians shall be located: **6.11.1** In any "R" Districts, exceeding a height of three feet above the street grade within 12 feet of the intersecting street lines bordering corner lots and between private properties within 12 feet of walks, driveways, bike paths, and walking paths. Please evaluate the location of the proposed sign.
- 7) It is recommended that landscaping that consists of shrubs and perennials be provided near the drive aisle/entrances to the development.
- 8) A tree fee of \$4 per lineal foot of frontage is required at the time of permit along with a landscape compliance bond that is 30% of the estimated landscape costs.
- 9) All mechanical units must be fully screened