



Village of Arlington Heights Building Services Department

Interoffice Memorandum

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 2

Date: October 12, 2016

Sam:

I have reviewed the response documents submitted for the above referenced project and do not have any additional comments.

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OCT 12 2016

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**



**Village of Arlington Heights, IL
Department of Building Services**



Fire Safety Division

Preliminary Planning Review

Date of Review: 10/13/2016

P.C. No. 16-021 Round No. 2

Project name: Lexington Heritage

Address: 3216-3234 N. Old Arlington Heights Rd.

Planning Department Contact: Sam Hubbard

General Comments:


1. The pavement added to exit fire apparatus on to Country Lane should be of sufficient material to support the weight of the heaviest fire apparatus. Consider changing from proposed standard duty road to heavy duty road. NOTE: Should some type of traffic obstruction be planned to prevent unauthorized access any proposed material or method must be approved prior to its installation.
2. Per previous discussion it was expected that the drive on the opposite side of the above mentioned exit was to be shortened and was to terminate prior to the current proposed location.
3. Per previous discussion the front yards along Old Arlington Heights Road and Country Lane were to me designated where at no time would it be permissible to erect a fence of any kind in the front yards as they will be part of the emergency access planning.

Date 10/13/2016

Reviewed By: 

**Village of Arlington Heights
Public Works Department**

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works 
Date: October 18, 2016
Subject: Lexington Heritage, 3216-3234 N. Old Arlington Heights Rd.,
P.C. #16-021, round 2

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

- 1) Two sanitary manholes are referenced as Sanitary MH1, please sequence them properly for future reference.
- 2) There seems to be a dark spot in front of lots 2-6 & 2-7, please provide proper light spacing to cover this area.
- 3) Provide pipe material and diameter information for all segments of water, sanitary and storm water piping.
- 4) Provide inverts for all storm water structures.
- 5) Provide sanitary, storm and water main inverts for all utility crossings.
- 6) Connections to existing water mains at Valve Vaults 1 & 2 must be pressure connections.
- 7) Provide annotation for Water Meter Vault #2.
- 8) Provide details (for review) of the proposed connections to the Village storm and sanitary sewers.
- 9) Please provide a detail outlining the water and sewer connections to all proposed buildings with water shut-off locations.
- 10) Fire exit shall be decorative to reduce confusion from drivers. Will a gate be provided?
- 11) Verify that minimal driveway standards meet Village code.
- 12) Provide details how storm vault is accessed for maintenance. Additional clean out may be needed.
- 13) Blind connections to storm sewer on Old Arlington Heights Road not approved without further detail.

- 14) Truncated domes and handicapped ramps required at all roadway intersections.
- 15) Provide planting proposal for Old Arlington Heights Road and Country Lane.
- 16) 3' minimum patches required for all curb and gutter replacements.
- 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.

C. file

PLAN COMMISSION PC #16-021
Lexington Heritage
3216-3234 N. Old Arlington Heights Road
Preliminary Plat of Subdivision, Prelim PUD, Re-Zone
Round 2

32. The responses made by the petitioner to comments #11-15, 18, 20, 22-24 & 26-31 are acceptable.
33. The response made by the petitioner to comment #16 is noted. Final approval will require final detention calculations as specified.
34. The response made by the petitioner to comment #17 is noted. Provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. No wall pack style fixtures will be permitted. The light fixtures should include optics to provide Night Sky Compliant illumination.
35. The response made by the petitioner to comment #19 is noted. The fire access driveway must also be constructed as a heavy duty pavement cross section.
36. The response made by the petitioner to comment #21 is noted. The water meter vaults are to be constructed entirely on private property, just inside the ROW line, not within the public ROW. If constructed beneath pavement, the vaults must be designed to HS-25 loading standards. Stamped structural drawings will be required.
37. The response made by the petitioner to comment #25 is partially addressed. Curb shall stop at the sidewalk and not run through the sidewalk.
38. Engineering is OK with preliminary approval. The above comments can be addressed at final engineering.

 10/13/16
James J. Massarelli, P.E. Date
Director of Engineering

Needed at Final:
Estimates of Cost
Stormwater calculations
Onsite Utility Maintenance Agreement

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Arlington Heights Fire Department Plan Review Sheet

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Lexington Heritage
3216 – 3234 N. Old Arlington Hts Rd
Round 2

Round 2 Review Comments


10/14/16

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.**
6. **General comments:**
Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

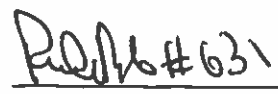
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OCT 17 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT


Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:


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.

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-C-21
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:

No further comments

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OCT 12 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Jeff Bohner

10/12/16

Environmental Health Officer

Date

James McCalister

10/12/16

for

Direc
Date



Planning & Community Development Dept. Review

September 19, 2016

REVIEW ROUND 1

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

Case Number: PC 16-021

General:

37. Responses to numbers 7, 9-12, 14, 16-18, 21, 22, 24-30, and 32-36 are acceptable.
38. The response to #8 is not complete. What has been provided is an affordable housing study. If the demographic info and information on comparative market positioning is to be used to demonstrate a market for the proposed condo's, then a 1-2 page summary must be included which explains how the data leads to this conclusion.
39. The response to #13 is noted. Staff agrees that 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, 2-1, 2-7, 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 2,238 sq. ft. on lots 4-1, 4-4, 5-1, 5-4, 6-1, 6-5, 7-1, 7-4, 8-1, 8-6, 9-1, and 9-6.
 - d. A Variation from Chapter 28, Section 5.1-6.3 to reduce the minimum lot size from 3,500 sq. ft. to 1,975 sq. ft. on lots 4-2, 4-3, 5-2, 5-3, 6-2 thru 6-4, 7-2, 7-3, 8-2 thru 8-5, and 9-2 thru 9-5.
 - e. 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 in this scenario.
 - f. 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.
 - g. A Variation from Chapter 28, Section 5.1-6.4.1 to reduce the required front yard setback from 26' to 1.5' for lots 4-1 thru 9-6.
 - h. 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, 2-1, 2-7, 3-1, and 3-6.
 - i. 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.
 - j. A Variation from Chapter 28, Section 5.1-6.4.1 to reduce the required side yard setback 7' to 0' on lots 4-1 thru 9-6.
 - k. 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.
 - l. A Variation from Chapter 28, Section 5.1-6.4.1 to reduce the required rear yard setback from 31' to 19.25' on lots 4-1 thru 9-6.
 - m. A Variation from Chapter 28, Section 5.1-6.5 to increase the maximum allowable Building Lot Coverage from 35% to 76% for Lots 1-1, 1-6, 2-1, 2-7, 3-1, and 3-6.
 - n. 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 thru 1-5, 2-2 thru 2-6, and 3-2 thru 3-5.
 - o. 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, 4-4, 5-1, 5-4, 6-1, 6-5, 7-1, 7-4, 8-1, 8-6, 9-1, and 9-6.

- a. A Variation from Chapter 28, Section 5.1-6.4.1 to reduce the required side yard setback from 41' to 31' for Townhome Buildings 8 and 9.
- b. 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 34'.
- c. 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 40'.
- d. 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').
- e. 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.

44. The responses to Tree Preservation (#1 thru #2) and Landscape (#1- thru #9) comments are acceptable.

Prepared by: SAM HUBBARD