



MEMORANDUM

DATE: July 9, 2018

TO: Mr. Sam Hubbard, Development Planner
Department of Planning and Community Development
Village of Arlington Heights

FROM: Paul Leder, Senior Project Manager

PROJECT: 703-723 W. Algonquin Rd., Arlington Heights, IL

RE: Response to Village Final Plat Round 1 Comments

RECEIVED
JUL 11 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

UPDATED DOCUMENTS PROVIDED WITH THIS RESPONSE:

- Final Plat of Subdivision, Dated July 9, 2018 (By Gentile & Assoc)
- Phase 1 Overall Improvement Exhibit, Dated July 9, 2018

RESPONSE TO RESPECTIVE COMMENTS:

PUBLIC WORKS DEPT – From Cris Papierniak

1. Noted. VAHPW will specify water meter and RPZ's upon submittal of architectural and plumbing plans
2. Noted. Maintenance within the referenced 30' easement will be included in the Maintenance Agreement

ENGINEERING DEPARTMENT – From Michael Pagones

64. Noted-the previous response is acceptable
65. Noted. Agreement with adjacent property owner addressing offsite improvements will be provided when available
Final plat of Subdivision
66. ComEd provisions were added to the Plat. Please see Sht 2
67. Deed of Dedication language was added to the Plat. Please see Sht 2

PLANNING & COMMUNITY DEVELOPMENT DEPT.

General:

1. Noted
2. Noted
3. Items a – d: Noted

Item e: PACE has been contacted and information received. This item will be reviewed and addressed; however, if including on the engineering plans holds up the project approvals it will addressed separately

Items f – g: Noted

Item h: Ownership of Outlot A has not been transferred as of this date

Item i: Noted

Item j: The agreement with WPS will be provided when finalized

Item k: When the Agreement with WPS is finalized, improvements included in the Agreement will be reflected on the plans as applicable.

Item l: The City of Rolling Meadows was contacted in February of this year, and proposed plans and the Traffic Impact Study were submitted to them at that time. As of this date, we have not received a response.

Item m: Noted

4. A Phase 1 Overall Improvement Exhibit is provided reflecting the conditions for Phase 1 on a single sheet. (Details of the proposed improvements are included on the Final Engineering Plans.) As indicated, Phase 1 will function independently, as will the existing building in Phase 2, until the proposed Phase 2 is constructed. As noted, the existing paved driveway at the rear/south of the Phase 1 building will remain with the Phase 1 improvements with access to this driveway from both the east and west sides. Until Phase 2 is constructed there will be an approximate 30' grass area between the Phase 1 building and the existing driveway.

Plat of subdivision:

5. The dark line between Phase 1 and 2 has been modified to a dashed line.
6. The referenced hatching has been adjusted
7. The building setback line at the northwest corner of the site has been extended as requested
8. The setback lines have been adjusted
9. The Deed of Dedication has been added, omitting paragraphs 2 and 3 (See Sht 2)
10. The School District certificate has been amended (See Sht 1)