



B O N O C O N S U L T I N G , I N C .

January 22, 2019

Jake Schmidt, Assistant Planner
Village of Arlington Heights
Planning and Community Development Department

RE: 1400 W Thomas St., P.C. #18-025
First Round Comments

Dear Mr. Schmidt,

We have received your comments to the propose Plat of Subdivision and have revised the plans accordingly.

Attached for your further review and approval:

1. Three (3) copies of civil engineering plans.

Please note the attached engineering plans are showing spec houses for demonstration purposes. Comments regarding the plat will be responded under a separate letter. Following are our responses to your comments, our responses are in bold.

Sincerely,

A handwritten signature in cursive script that reads "Minkai Wang".

Minkai Wang
Civil Engineer 1

RECEIVED
JAN 28 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Public Works Department

- 1) The proposed connection (private sanitary sewer) to the sewer start manhole is not acceptable, connect no closer than 3' from the structure (downstream).

The proposed connection to sewer has been shown more than 3' from structure.

- 2) Show storm water run-off into the Village system.

The owner is going to apply for a variation to waive the public improvements, including storm sewer along Harvard Ave. Stormwater from site will flow overland to right-of-way and enter the Village system through the inlet at the intersection.

- 3) Will the proposed sanitary connection be connected to an overhead sewer?

Yes, the proposed sanitary will be connected to an overhead sewer.

Engineering Department

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.

Understood.

12. Since a resubdivision 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 curb, public sidewalk & storm sewer on Harvard Ave, and curb and possibly storm sewer on Thomas St. 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.

Understood. The owner is going to apply for a variation to waive the public improvements

13. Final engineering plans shall be georeferenced by using State Plane Coordinate System - Illinois East.

Understood.

14. The Final Plat of Resubdivision 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.

Understood.

15. No public improvement plans have been submitted. Subdivision Code, Chapter 29, requires public improvements as part of the subdivision.

Understood. The owner is going to apply for a variation to waive the public improvements.

16. Being a resubdivision, fee-in-lieu of detention is acceptable. Attached is the Village's detention calculations showing a required volume of 4,516 cubic feet. The Village rate for fee-in-lieu is \$1.00 per cubic foot, so the fee will be \$4,716.

Understood. The owner will pay the fee.

17. The proposed sanitary sewer line shall be connected to the sewer main using a wye

connection. Connecting to the existing sanitary manhole is not acceptable. This can be addressed at final engineering.

Understood.

18. The sidewalk thru the proposed driveway shall be 6" thick. Regarding the sidewalk at the NW corner of Harvard & Thomas St, an ADA ramp shall be installed meeting the Public Rights-of-Way Accessibility Guidelines (PROW AG). This can be addressed at final engineering.

Understood. The owner is going to apply for a variation to waive the public improvements.

Planning & Community Development Department

7. The following approvals have been requested:
- a. Preliminary and Final Plat of Subdivision.
 - b. Rezoning from R-E to R-3

Understood.

8. The following approval is required:
- c. An amendment to the Village's Comprehensive Plan for the subject site, reclassifying the site as "Single-Family Detached" from the existing designation as "Single-Family Detached Estate".

Understood.

9. The Engineering Division has noted that installation of storm sewer, curb and gutter, and sidewalk along Harvard Avenue is required, in addition to the installation of curb and gutter and possibly storm sewer along Thomas Street. Please revise engineering plans to show these improvements, or clarify if the following variations are being sought:
- a. Variation from Chapter 29, Section 29-501 a, to waive the requirement to improve the roadway, curb, and gutter along Thomas Street and Harvard Avenue.
 - b. Variation from Chapter 29, Section 29-S01 b, to waive the requirement to provide a sidewalk along Harvard Avenue.
 - c. Variation from Chapter 29, Section 29-501 f, to waive the requirement to provide storm sewer improvements along Harvard Avenue and possibly along Thomas Street.

The owner is going to apply for a variation to waive the public improvements.

10. If seeking the variations as noted in comment 9, please provide written justification demonstrating compliance with the following standards of approval, as outlined in the Plan Commission Application Packet:
- a. The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
 - b. The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
 - c. The proposed variation is in harmony with the spirit and intent of this Chapter.
 - d. The variance requested is the minimum variance necessary to allow reasonable use of the property.

Understood.

11. The existing home at 1400 W. Thomas Street is shown on the Engineering Plans. The Building and Fire Departments have determined that the home is not salvageable. Design Commission Review is required prior to demolition of the home, in addition to permit approval from the Village and Cook County. When do you anticipate applying for the necessary approvals for the demolition of the home?

Please see revised engineering plans showing the demolition and proposed house at 1400 W. Thomas. The spec houses are for demonstration purposes to

show positive drainage.

12. Please note that, per Chapter 29, Section 29-501 j, all original utility distribution lines for telephone and electric service shall be located underground.

Understood.

13. Please note that the Final Plat, as approved by the Engineering Dept., must be printed on mylar and submitted to the Village, with signatures obtained from all parties except those to be coordinated by the Village, no less than one week prior to the Plan Commission hearing date. If this requirement cannot be met, you can proceed with Preliminary Plat approval with Final Plat approval obtained at a future date (i.e. a separate Plan Commission meeting would be needed). No public notice is required for Final Plat of Subdivision approval. If you end up proceeding with Preliminary Plat approval only, a copy of the Plat which reads "Preliminary" will be required one week prior to the Plan Commission hearing.

Understood.

14. Please note that final engineering must be approved by the Engineering Dept. no less than one week prior to appearance before the Plan Commission, which will include the payment of all applicable engineering fees and the provision of all surety bonds, public improvement deposits, and maintenance guarantees. If this requirement cannot be met, you can proceed with Preliminary Plat approval with Final Plat approval obtained at a future date (i.e. a separate Plan Commission meeting would be needed). No public notice is required for Final Plat of Subdivision approval.

Understood.

15. School, Park, and Library contributions will be required prior to the issuance of a building permit for Lot 1.

Understood.

16. A Design Commission application will be required for any new construction on each lot within the subdivision.

Understood. Owner to provide required application.

17. Are any Covenants, Conditions, or Restrictions proposed for this subdivision?

No.

18. Please ensure that all plans resubmitted as a result of the Round 1 Department review comments include a revision date.

Understood.

19. A neighborhood meeting is required to be held in advance of the Plan Commission meeting. All neighbors within 250 feet of the subject property, exclusive of right-of-ways, should be invited. If needed, meeting rooms are available at Village Hall to host the neighborhood meeting, and can be booked via the Village website, vah.com

Understood.