

**Village of Arlington Heights
Public Works Department**

Memorandum

To: Jake Schmidt, Planning & Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: February 08, 2019
Subject: 1400 W Thomas St., P.C. #18-025 round 2

With regard to the proposed Plat of Subdivision, I have the following comments:

- 1) VAHPW is not in favor of a variance to waive public improvements which include storm sewer along Harvard Avenue. Storm water from the proposed site must be intercepted at the site and not in the intersection of Thomas & Harvard.
- 2) The roadway will be patched as necessary due to work on the concrete drive. The patch will be a minimum of 2' in width.
- 3) The Village will not maintain the proposed 10" CMP. There must be a maintenance agreement on file regarding future maintenance of this pipe.

VAHPW has no further comments at this time. If you have any questions, please feel free to contact me.

C. file

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**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

PLAN COMMISSION PC #18-025
1400 W Thomas St
Plat of Subdivision, Rezoning from R-E to R-3, Comprehensive Plan Amendment,
Possible Setback Variations
Round 2

25. The petitioner's response to Comment No. 11 is acceptable.
26. The petitioner's response to Comment No. 12 is noted. In the event a variation is granted to waive the public improvements, the petitioner will be required to enter into an Estoppel Agreement for these public improvements. This agreement will be provided by the Village Engineer. Execution of this agreement will be required at Final Engineering.
27. The petitioner's response to Comment Nos. 13 and 14 is acceptable.
28. The petitioner's response to Comment No. 15 regarding the Subdivision Code, Chapter 29, is noted. Please see Comment No. 26.
29. The petitioner's response to Comment Nos. 16 and 17 is acceptable.
30. The petitioner's response to Comment No. 18 is noted. Please see Comment No. 26.

Final Plat:

31. Comment Nos. 19, 21, 22 23 and 24 have been addressed on the Final Plat.
32. Regarding Comment No. 20, all setback lines are not shown on the final plat. Provide the rear setback, north and south side yard setbacks for Lot 1, and the rear setback and north side yard setback for Lot 2.

 2/4/19
Michael L. Pagones, P.E. Date
Village Engineer

Final Engineering:

Fee in Lieu of Detention \$4,716
Estoppel Agreement (if public improvements are waived)

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Planning & Community Development Dept. Review

February 6, 2019



REVIEW ROUND 2

Project: 1400 W. Thomas Street – Subdivision

Case Number: PC 18-025

General:

1. The responses to comments 7, 8, and 9 are acceptable.
2. The response to comment 10 is not acceptable. Written justification addressing the criteria for variation approval has not been provided. Please provide written justification for the requested variations, addressing the following criteria:
 1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
 2. The plight of the owner is due to unique circumstances.
 3. The variation, if granted, will not alter the essential character of the locality.
3. The response to comment 11 is acceptable. Please note that the conceptual home on Lot 2 does not comply with minimum rear yard setback requirements. The conceptual attached garage is proposed to be located 13 feet from the rear property line. A minimum rear yard setback requirement of 30 feet is required by code. A limited building area is available on Lot 2 due to the required setbacks (2,009 SF footprint).
4. The response to comment 12 is acceptable.
5. The response to comment 13 is acceptable. Please note that the Final Plat, as approved by the Engineering Division, 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 later than February 20, 2019 (One week prior to the Plan Commission meeting date). If this cannot be accomplished by February 20th, Final Plat can be pursued at a later date.
6. The response to comments 13, 14, 15, 16, 17, and 18 are acceptable.
7. The response to comment 19 is not acceptable. Please provide details on the neighborhood meeting to be held, such as the date, time, and location of the meeting.

Public Improvements:

8. The Engineering Division has noted that, should a variation be granted waiving provision of required public improvements, the property owner shall enter into an Estoppel Agreement for said public improvements. Should approval of this petition be recommended, such approval would be conditioned upon entering into an Estoppel Agreement for public improvements.

Final Plat of Subdivision:

9. The provided setback exhibit requested via comment 20 is acceptable.
10. The modification to the plat requested via comment 21 is not acceptable. Please replace "XX" as listed in the note at the bottom of the Plat with the respective front and exterior side yard averages. As noted previously, XX was used in the first round comments because you had not provided that average yet.

Prepared by: 