

2-13-19

Project: 1400 W. Thomas St.

Village of Arlington Heights Planning and Community Dev. Response

- 2d. 1. The proposed use is consistent with and identical to the adjoining use.  
2. The home experienced a fire in December 2017 and is unlivable.  
3. The proposed use is consistent with the adjoining use.
3. This is a conceptual design and we will build within the setback requirements.
7. The neighborhood meeting is being held at The Village of Arlington Heights Municipal Building  
33 S. Arlington Heights Rd. Arlington Heights, Ill 60005  
Tuesday February 19, 2019  
at 7:00 PM  
Community Room
8. Understood
10. See Final Plat

*Marcia Muchut Haidkamp*

2-13-19

Project 1400 W. Thomas St.- Subdivision

## Village of Arlington Heights Plan Commission Response

26. Understood

32. Please see Final Plat dated 2-12-19

*Marcie Gluckert Haidkamp*

Project: 1400 W. Thomas St.

Feb 13, 2019

**Response to Village of Arlington Heights Public Works**

1. We will be seeking a variance on the public improvements as well as the storm sewer to keep with the integrity of the neighborhood.
2. There is no concrete road way involved in our project or property.
3. Understood

*Marcia Ghuck-Harding*

**Public Works Department**

- 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.

**Understood. Owner to provide written justification for variance.**

- 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.

**Roadway patch has been shown.**

- 3) The Village will not maintain the proposed 10" CMP. There must be a maintenance agreement on file regarding future maintenance of this pipe.

**Owner to provide the agreement for future maintenance of this pipe.**

**Planning & Community Development Department**

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.

**Owner to provide written justification for variance.**

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).

**A detached garage has been proposed to meet zoning requirements.**