

**PLAN COMMISSION PC #18-025**

**1400 W Thomas St**

**Plat of Subdivision, Rezoning from R-E to R-3, Comprehensive Plan Amendment  
Round 1 (Final Plat)**

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.
12. Per the ORDINANCE AMENDING THE ZONING ORDINANCE OF THE VILLAGE OF ARLINGTON HEIGHTS AND APPROVING A PRELIMINARY PLAT OF SUBDIVISION, installation of public storm water improvements shall be required prior to issuance of a building permit for Lot 1 or Lot 2. The Village is in receipt of the Engineer's Cost Estimate and will generate the fee letter prior to the final Plan Commission meeting.
13. Final engineering plans for the shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

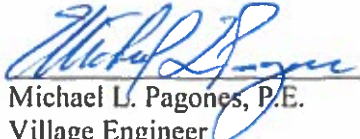
|                               |  |
|-------------------------------|--|
| Projected Coordinate System:  | NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet |
| Projection:                   | Transverse_Mercator                              |
| False_Easting:                | 984250.00000000                                  |
| False_Northing:               | 0.00000000                                       |
| Central_Meridian:             | -88.33333333                                     |
| Scale_Factor:                 | 0.99997500                                       |
| Latitude_Of_Origin:           | 36.66666667                                      |
| Linear Unit:                  | Foot_US  |
| Geographic Coordinate System: | GCS_North_American_1983                          |
| Datum:                        | D_North_American_1983                            |
| Prime Meridian:               | Greenwich  |
| Angular Unit:                 | Degree   |

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14. Per the ORDINANCE AMENDING THE ZONING ORDINANCE OF THE VILLAGE OF ARLINGTON HEIGHTS AND APPROVING A PRELIMINARY PLAT OF SUBDIVISION, the subject property owner shall enter into an estoppel agreement for the future public improvements within the Thomas Street and Harvard Avenue right-of-way. A copy of the estoppel agreement is included with these comments.
15. Per the ORDINANCE AMENDING THE ZONING ORDINANCE OF THE VILLAGE OF ARLINGTON HEIGHTS AND APPROVING A PRELIMINARY PLAT OF SUBDIVISION, the petitioner shall provide a \$4,716 fee in lieu of detention prior to final plat of resubdivision approval.
16. The Proposed Subdivision Plan Legal Description reference Range 13, the subject property is located in Range 11. This can be addressed at final engineering.

Final Plat:

17. The Final Plat is acceptable.

  
Michael L. Pagones, P.E.      4/26/19      Date  
Village Engineer

Attachment:  
Estoppel Agreement

## ESTOPPEL AGREEMENT

WHEREAS, Marcie Glueckert

and Marc Heidkamp are the owners of  
the property described as:

LOT 1 IN LYNNWOOD SUBDIVISION UNIT NO. TWO, BEING A SUBDIVISION IN THE EAST ½ OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 19 AND IN THE WEST ½ OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 1400 W. Thomas St Arlington Heights, IL. 60004.

WHEREAS, it is the desire of the owners of said previously described property to subdivide the property into residential lots, and

WHEREAS, the subdivision control regulations of the Village of Arlington Heights Municipal Code requires the purchase and installation of certain public improvements which are fully known, recognized and understood by the owner, and

WHEREAS, the Village of Arlington Heights is willing to permit the subdivision of said lots provided that certain public improvements will be guaranteed for future installation in the manner hereinafter set forth.

NOW THEREFORE, in consideration of the mutual covenants and agreements as hereinafter set forth, it is agreed by and between the Village of Arlington Heights (herein after referred to as "VILLAGE") and Marcie Glueckert and Marc Heidkamp (herein after referred to as "OWNERS") as follows:

1. THAT the OWNERS will not object to any special assessments which may be levied by the VILLAGE concerning **curb and gutter, storm sewer improvements, and sidewalk** improvements to **Thomas Street and Harvard Avenue** adjacent to the property. If the VILLAGE should determine to proceed to install the improvements without special assessment proceeding, the OWNERS agree to proceed to place in escrow with the VILLAGE a sum of money in the amount representing the OWNER'S Proprietary value of the cost of said improvement or improvements. Such funds shall be deposited with the VILLAGE within 30 days after receiving notice in writing of the total amount to be deposited. Such dollar amount shall be determined by the Director of Engineering. The actual amount finally expended shall be based upon actual cost of construction and the OWNERS shall be entitled to examine the books and records of the VILLAGE relating to the cost of such improvements.

2. This agreement shall be binding between all successors and assigns and shall be a covenant running with the land as here and before legally described.

3. This agreement shall be recorded in the Office of the Recorder of Deeds, in Cook County, Illinois.

In Witness whereof, the Parties hereto have set their hands and seal this  
\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

State of Illinois  
County of Cook

I, the Undersigned, being a Notary Public in and for the County and State aforesaid, Certify that \_\_\_\_\_ and \_\_\_\_\_ stated to me to be the owners of the above described property in the Village of Arlington Heights, Illinois, did appear before me this day in person and acknowledge that they signed, sealed and delivered this instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Notary

Accepted by the Village of Arlington Heights:

\_\_\_\_\_  
Village Manager

Dated: \_\_\_\_\_

Attest:

\_\_\_\_\_  
Village Clerk

## Memorandum

To: Jake Schmidt, Planning & Community Development  
From: Cris Papierniak, Assistant Director of Public Works  
Date: May 10, 2019  
Subject: 1400 W Thomas St., P.C. #18-025 round 1 Final Plat

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

- 1) The 8" PVC Storm Sewer must be upsized to 10".
- 2) The Village will not maintain the proposed 10" CMP under the driveway for the proposed northern house. There must be a maintenance agreement on file regarding future maintenance of this pipe. This is noted in response from rounds 2 and 3. VAHPW awaits a draft of the maintenance agreement.
- 3) The proposed property facing Thomas must address the west to east flow within the unimproved ditch line on the north side of Thomas. The grade will need to be established to move the storm water related to flow to the proposed east structure (24" inlet). The resultant culvert pipe must be maintained by the homeowner and is under the same requirement as comment #2.
- 4) Verify the condition of the sidewalk fronting Thomas after the demolition. If damage has occurred as a result of the construction, or drainage is not adequate (ponding), permittee must replace the affected squares.

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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