

**Village of Arlington Heights
Building & Life Safety Department**

RECEIVED

JAN 03 2020

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building & Life Safety Department
Subject: 710 N Dunton Ave – Lot Consolidation
PC#: 19-014
Date: January 2, 2020

General Comments:

The information provided is conceptual only and subject to a formal plan review.

Sam –

I do not have any objections for the lot consolidation.

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>19-014</u>	P.I.N.# <u>03-29-115-020-0000 & 021 & 022</u>
Petitioner: <u>Cathleen F. Deligio</u>	Location: <u>(710) ? Dunton Avenue</u>
<u>1000 George St. Barrington, IL 60010</u>	Rezoning: _____ Current: _____ Proposed: _____
	Subdivision: _____
	# of Lots: <u>3</u> Current: <u>3</u> Proposed: <u>1</u>
Owner: <u>Vincent & Cathleen Deligio</u>	PUD: _____ For: _____
<u>1000 George St. Barrington, IL 60010</u>	Special Use: _____ For: _____
	Land Use Variation: _____ For: _____
Contact Person: <u>Cathleen Deligio</u>	<u>Consolidation</u>
Address: <u>1000 George St. Barrington, IL 60010</u>	Land Use: _____ Current: <u>Res. SF</u>
	Proposed: <u>Res SF</u>
Phone #: <u>(847) 875-6249</u>	Site Gross Area: <u>9392</u>
Fax #: _____	# of Units Total: <u>4 BR</u>
E-Mail: <u>cdeligio@comcast.net</u>	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

FIRE PREVENTION _____

No comments.

RECEIVED


DEC 23 2019

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT


Director

12/30/19
Date

Memorandum

To: Sam Hubbard, Planning & Community Development
From: Cris Papierniak, Assistant Director of Public Works 
Date: January 13, 2020
Subject: 710 N Dunton Ave, PC #19-014

With regard to the proposed residential construction, Public Works has the following comments:

1. Ensure at least 10' horizontal separation and 18" vertical separation between the proposed sanitary service and water service.
2. The sump pump will not be allowed to connect to the combined sewer. It must discharge overland. Please remove the sump detail from Haeger Engineering Plans page 2 of 3.
3. The Water Meter Unit of Public Works will install the 1.0" water meter. The cost of the water meter will be part of the install fees incurred on the permit. Please coordinate the installation with Mike Gilles at 847-368-5810.
4. Ensure that all sidewalks are returned to satisfactory condition at the completion of construction. Replace any wells that do not have positive drainage during construction.
5. Top of foundation elevations for property to north and south is needed to determine new construction elevation.

If you have any questions, please feel free to contact me.

C. file

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 19-014
 Petitioner: Cathleen F. Deligio
1000 George St. Barrington, IL 60010
 Owner: Vincent & Cathleen Deligio
1000 George St. Barrington, IL 60010
 Contact Person: Cathleen Deligio
 Address: 1000 George St. Barrington, IL 60010
 Phone #: (847) 875-6249
 Fax #: ---
 E-Mail: cdeligio@comcast.net

P.I.N.# 03-29-115-020-0000 & 021 & 022
 Location: (710) ? Dunton Avenue
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: 3 Current: 3 Proposed: 1
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Consolidation _____
 Land Use: _____ Current: Res. SF
 Proposed: Res SF
 Site Gross Area: 9392
 # of Units Total: 4 BR
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water _____ NO

Sanitary Sewer _____ NO

Storm Sewer _____ NO

b. Surface Improvement

Pavement _____ NO

Curb & Gutter _____ NO

Sidewalks _____ NO

Street Lighting _____ NO

c. Easements

Utility & Drainage _____ NO

Access _____ NO

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC _____ b. IDOT _____

c. ARMY CORP _____ d. IEPA _____

e. CCHD _____

3. R.O.W. DEDICATIONS? _____

4. SITE PLAN ACCEPTABLE? _____

5. PRELIMINARY PLAT ACCEPTABLE? _____

6. TRAFFIC STUDY ACCEPTABLE? _____

7. STORM WATER DETENTION REQUIRED? _____

8. CONTRIBUTION ORDINANCE EXISTING? _____

9. FLOOD PLAIN OR FLOODWAY EXISTING? _____

10. WETLAND EXISTING? _____

YES NO COMMENTS

X X

X

X

N/A

FEE IN LIEU

X

X

X

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: HAEUER ENB.DATE OF PLANS: 12/10/19

Director

Date

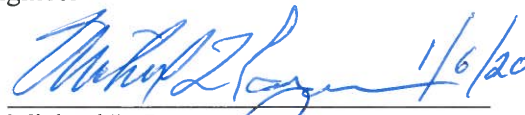
RECEIVED
 DEC 23 2019
 PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

PLAN COMMISSION PC #19-014
710 N Dunton Ave Lot Consolidation
710 N Dunton Ave
Final Plat of Resubdivision
Round 1

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. The Final Plat of Resubdivision must be reviewed and approved by Engineering prior to final Plan Commission approval. The original signed mylar Final Plat of Resubdivision, 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.
13. Being a lot consolidation, fee-in-lieu of detention is acceptable. Attached is the Village's detention calculations, showing a required volume of 2,352 cubic feet. Village rate for fee-in-lieu is \$1.00 per cf, therefore the fee will be \$2,352.
14. Provide a street patch for the water and sewer connections located within the pavement on Dunton Ave. This can be addressed at time of permit.

Final Plat of Resubdivision:

15. Provide the full legal description.
16. Provide utility signature blocks.
17. The plat was reviewed against the attached Final Plat of Subdivision Checklist.. Use the checklist to complete the following items:
 - a) n. Deed of Dedication
 - b) o. Revise Director of Engineering to "Village Engineer"
 - c) t. A block stating "Send Tax Bill To:"


Michael L. Pagones, P.E. 1/6/20
Village Engineer Date

Attachments:

Detention Calculations (1 page)
Final Plat of Subdivision Checklist (3 pages)
Utility Signature Blocks (1 page)

710 N Dunton Ave
Detention Calculation Verification PC# 19-014
Site Requirements

1/6/2020

Site Area =	0.215 Acres	Pervious=	0.108 Acres
Allowed Release Rate (Area x 0.18cfs/Ac) =	0.039 cfs	Impervious=	0.107 Acres
Weighted "C" Factor =	0.724	Water=	0.000 Acres
		Synth Turf=	0.000 Acres

A Runoff Factor "C"	B C Storm Duration		D Rainfall Intensity "I" (in/hr)	E Site Area "A" (acres)	F Inflow Rate (C _x I _x A) (cfs)	G Release Rate (cfs)	H Storage Rate (cfs)	J K Storage Required	
	(min)	(hrs)						(cu-ft)	(Ac-ft)
0.724	5	0.08	10.92	0.215	1.70	0.039	1.66	478	0.011
0.724	10	0.17	10.02	0.215	1.56	0.039	1.52	931	0.021
0.724	15	0.25	8.20	0.215	1.28	0.039	1.24	1114	0.026
0.724	30	0.50	5.60	0.215	0.87	0.039	0.83	1499	0.034
0.724	60	1.00	3.56	0.215	0.55	0.039	0.52	1855	0.043
0.724	90	1.50	2.75	0.215	0.43	0.039	0.39	2101	0.048
0.724	120	2.00	2.24	0.215	0.35	0.039	0.31	2230	0.051
0.724	180	3.00	1.62	0.215	0.25	0.039	0.21	2302	0.053
0.724	240	4.00	1.28	0.215	0.20	0.039	0.16	2308	0.053
0.724	300	5.00	1.08	0.215	0.17	0.039	0.13	2324	0.053
0.724	360	6.00	0.95	0.215	0.15	0.039	0.11	2352	0.054
0.724	420	7.00	0.83	0.215	0.13	0.039	0.09	2273	0.052
0.724	480	8.00	0.75	0.215	0.12	0.039	0.08	2239	0.051
0.724	540	9.00	0.68	0.215	0.11	0.039	0.07	2166	0.050
0.724	600	10.00	0.63	0.215	0.10	0.039	0.06	2126	0.049
0.724	660	11.00	0.59	0.215	0.09	0.039	0.05	2092	0.048
0.724	720	12.00	0.55	0.215	0.09	0.039	0.05	2014	0.046
0.724	780	13.00	0.52	0.215	0.08	0.039	0.04	1963	0.045
0.724	840	14.00	0.49	0.215	0.08	0.039	0.04	1879	0.043
0.724	900	15.00	0.46	0.215	0.07	0.039	0.03	1761	0.040
0.724	960	16.00	0.43	0.215	0.07	0.039	0.03	1609	0.037
0.724	1020	17.00	0.41	0.215	0.06	0.039	0.02	1519	0.035
0.724	1080	18.00	0.39	0.215	0.06	0.039	0.02	1407	0.032
A*D*E					F-G		C*H*3600		J/43560

Max Volume = 0.054 Acre-Ft
= 2,352 cu-ft

Orifice Computation

1) Allowed Release Rate, Q(cfs)	0.039	<u>Free Flow</u>	<u>Submerged Flow</u>
2) High Water Elevation			0.00
3) Outfall Water Elevation	-	-	0.00
4) Invert Elevation			0.00
5) Diameter of Restrictor (inch)			0
6) Cross Section Area (sq ft)	-	0.000	0.000
7) Head (ft) h =	0.00	0.00	0.00
8) Discharge Coefficient			0.00
Square Edge	0.79 - 0.82		
Round Edge	0.93 - 0.98		
Sharp Edge	0.58 - 0.64		
Projecting	0.50		
Q = C*a*(sqrt 2*g*h)			
Orifice area: a =	$\frac{Q}{C*(\text{sqrt } 2*g*h)}$	Q (cfs) =	0.00 0.000
a(sq ft) = #####	dia(in) = #DIV/0!		

Final Plat of Subdivision Checklist

Municipal Code Section 29-209(a – t)

- ☐ a. The date of preparation of the final plat and by whom prepared.
- ☐ b. The boundary of the plat, based on accurate traverse, with angles and lineal dimensions.
- ☐ c. All permanent survey monuments, markers and bench marks.
- ☐ d. Exact location, width and name of all streets within and adjoining the plat, and the exact location and widths of all cross walkways.
- ☐ e. True angles and distances to the nearest established street lines or official monuments, not less than three.
- ☐ f. Municipal, township, county and section lines accurately tied to the lines of the subdivision by distances and angles.
- ☐ g. Radii, internal angles, points and curvatures, tangent bearings and lengths of all arcs.
- ☐ h. All easements for rights of way established for public use and utilities.
- ☐ i. All lot numbers and lines, with accurate dimensions given in hundredths of feet.
- ☐ j. Accurate outlines and legal descriptions of all areas dedicated or reserved for public use, with the proposed uses indicated thereon; and all areas to be reserved by deed covenant for the common use of all property owners; together with the proposed uses indicated thereon.
- ☐ k. The text of protective covenants, approved by the Plan Commission, relating to the proposed subdivision.
- ☐ l. An endorsement by the County Clerk in the form acceptable to Cook County, that there are no delinquent, forfeited, foreclosed or purchased general taxes, or unpaid current general taxes, against the land proposed to be subdivided.
- ☐ m. A summary of all restrictions applicable to any part of such subdivision concerning building restrictions, use restrictions, building setback lines and similar matters.
- ☐ n. A deed of dedication in the form set forth in Section 29-217(a):
The Final plat shall contain a deed of dedication substantially as follows:

"We, the undersigned, (Names), owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within plat. This subdivision shall be known and designated as (Name), an addition to the Village of Arlington Heights, Cook County. All streets and alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public. Front and side yard building setback lines are established as shown on this plat, between which lines and the property lines of the streets, there shall be erected or maintained no building or structure. There are strips of ground, (Number) feet in width, as shown on this plat and marked 'Easement' reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon

these strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

(Additional dedications and protective covenants, or private restrictions, would be inserted here upon the subdivider's initiative or the recommendation of the Plan Commission or Village Board; important provisions are those specifying the use to be made of the property and, in the case of residential use, the minimum habitable floor area.)

The foregoing covenants (or restrictions), are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 20____ [25 year period is suggested], at which time said covenants (or restrictions) shall be automatically extended for successive periods of ten years unless indicated otherwise by negative vote of a majority of the then owners of the building sites covered by these covenants (or restrictions), in whole or in part, which said vote will be evidenced by a petition in writing signed by the owners and duly recorded. Invalidation of any one of the foregoing covenants (or restrictions) by judgment or court order shall in no way affect any of the other various covenants (or restrictions), which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

WITNESS our hands and seals this ____ day of _____, 20____.

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

Before me the undersigned Notary Public, in and for the County and State aforesaid, personally appeared (Names), and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

WITNESS my hand and notarial seal this ____ day of 20 ____.

Notary Public"

- ☐ o. A blank certificate of approval in the form set forth in Section 29-217(b).
The Final plat shall contain a certificate of approval as follows:

"Under the authority provided by 65 ILCS 5/11-12 as amended by the State Legislature of the State of Illinois and Ordinance adopted by the Village Board of the Village of Arlington Heights, Illinois, this plat was given approval by the Village of Arlington Heights AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED by the Plan Commission at a meeting held _____

Chairman

Secretary

APPROVED by the Village Board of Trustees at a meeting held _____

President

Village Clerk

APPROVED by the Village Collector

APPROVED by the Village Engineer

"

- ☐ p. A certification by a registered surveyor in the form set forth in Section 29-217(c). The Final plat shall contain a certificate signed by an Illinois Registered Land Surveyor in substantially the following form:

"I, (Name), hereby certify that I am an Illinois Registered Land Surveyor in compliance with the laws of the State of Illinois, and that this plat correctly represents a survey completed by me on (Date); that all monuments and markers shown thereon actually exist, and that I have accurately shown the materials that they are made of.

(SURVEYOR'S SEAL) Signature

Illinois Land Surveyor
No. _____"

- ☐ q. A notarized statement from the owner indicating the school district in which each tract, parcel, lot or block lies.
- ☐ r. A certificate in the form as required by the Illinois Department of Transportation or Cook County Highway Department, respectively, when any new street or new driveway will access one of these Department's streets.
- ☐ s. The parcel index numbers of all lots contained within the plat shall be included on the plat of subdivision.
- ☐ t. A block stating "Send Tax Bill To: (Name/Address)." The actual name and address shall be provided by the developer.
- ☐ u. Provide a location to identify the address of each new lot.

The Village of Arlington Heights Municipal Code can be accessed over the internet at www.vah.com .

Sample Signature Blocks

COMMONWEALTH EDISON COMPANY
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

AMERITECH/SBC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

NICOR GAS
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

COMCAST CABLE
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

WIDE OPEN WEST, LLC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

Arlington Heights Fire Department Plan Review Sheet

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

710 N Dunton Ave Lot Consolidation Preliminary and Final Plat of Subdivision

Round 1 Review Comments

01/02/2020

1. Character of use:

The character of use is consistent with the area and is not a concern.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code. The exterior of the residence should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism and other criminal activity.

3. Present traffic problems?

There are no traffic problems at this location.

4. Traffic accidents at particular location?

This is not a problem area in relation to traffic accidents.

5. Traffic problems that may be created by the development.

This development should not create any additional traffic problems.

6. General comments:

- Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

A. Ovington #330
Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

D. H. #555
Supervisor's Signature

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>19-014</u>	P.I.N.# <u>03-29-115-020-0000 & 021 & 022</u>
Petitioner: <u>Cathleen F. Deligio</u>	Location: <u>(710) ? Dunton Avenue</u>
<u>1000 George St. Barrington, IL 60010</u>	Rezoning: <u> </u> Current: <u> </u> Proposed: <u> </u>
	Subdivision: <u> </u>
	# of Lots: <u>3</u> Current: <u>3</u> Proposed: <u>1</u>
Owner: <u>Vincent & Cathleen Deligio</u>	PUD: <u> </u> For: <u> </u>
<u>1000 George St. Barrington, IL 60010</u>	Special Use: <u> </u> For: <u> </u>
	Land Use Variation: <u> </u> For: <u> </u>
Contact Person: <u>Cathleen Deligio</u>	<u>Consolidation</u>
Address: <u>1000 George St. Barrington, IL 60010</u>	Land Use: <u> </u> Current: <u>Res. SF</u>
	Proposed: <u>Res SF</u>
Phone #: <u>(847) 875-6249</u>	Site Gross Area: <u>9392</u>
Fax #: <u> </u>	# of Units Total: <u>4 BR</u>
E-Mail: <u>cdeligio@comcast.net</u>	1BR: <u> </u> 2BR: <u> </u> 3BR: <u> </u> 4BR: <u> </u>

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:No Comments.

RECEIVED

DEC 30 2019

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Terese Bisler 12-27-19
Environmental Health Officer Date

RECEIVED

DEC 23 2019

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

[Signature]
for

ACTING Direc
Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>19-014</u>	P.I.N.# <u>03-29-115-020-0000 & 021 & 022</u>
Petitioner: <u>Cathleen F. Deligio</u>	Location: <u>(710) ? Dunton Avenue</u>
<u>1000 George St. Barrington, IL 60010</u>	Rezoning: <u> </u> Current: <u> </u> Proposed: <u> </u>
	Subdivision: <u> </u>
	# of Lots: <u>3</u> Current: <u>3</u> Proposed: <u>1</u>
Owner: <u>Vincent & Cathleen Deligio</u>	PUD: <u> </u> For: <u> </u>
<u>1000 George St. Barrington, IL 60010</u>	Special Use: <u> </u> For: <u> </u>
	Land Use Variation: <u> </u> For: <u> </u>
Contact Person: <u>Cathleen Deligio</u>	<u>Consolidation</u>
Address: <u>1000 George St. Barrington, IL 60010</u>	Land Use: <u> </u> Current: <u>Res. SF</u>
	Proposed: <u>Res. SF</u>
Phone #: <u>(847) 875-6249</u>	Site Gross Area: <u>9392</u>
Fax #: <u>---</u>	# of Units Total: <u>4 BR</u>
E-Mail: <u>cdeligio@comcast.net</u>	1BR: <u> </u> 2BR: <u> </u> 3BR: <u> </u> 4BR: <u> </u>

(Petitioner: Please do not write below this line.)

YES NO

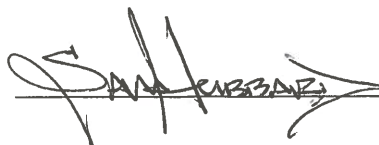
1. X COMPLIES WITH COMPREHENSIVE PLAN?
2. X COMPLIES WITH THOROUGHFARE PLAN?
3. X VARIATIONS NEEDED FROM ZONING REGULATIONS?
(See below.)
4. X VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
(See below.)
5. X SUBDIVISION REQUIRED?
6. X SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
(See below.)

Comments:

PLEASE SEE ATTACHED COMMENTS.

RECEIVED

DEC 23 2019

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

1-7-20
Date



Planning & Community Development Dept. Review

January 8, 2020

REVIEW ROUND 1

Project: 710 N. Dunton Ave.
Proposed Subdivision (Lot Consolidation)

Case Number: PC 19-014

General:

7. The following approvals have been requested:
 - a. **Preliminary & Final Plat of Subdivision to consolidate three lots into one lot.**
8. 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 tentative Feb. 26th 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). Please note that no public notice is required for Final Plat of Subdivision approval. Should you end up proceeding with Preliminary Plat approval only, an electronic copy of the Plat which reads "Preliminary" will be required one week prior to the Plan Commission hearing.
9. Please note that payment of all applicable engineering fees and the provision of all surety bonds, public improvement deposits, and maintenance guarantees must be provided **one week prior** to appearing before the Village Board for Final Plat approval.
10. Please confirm that the proposed subdivision will not have any CCR's. If CCR's are proposed, please provide a draft of the proposed CCR's.
11. The Wheeling Township Assessor's office is in the process of compiling a list of all PIN #'s of property within 250' of the subject property. This list will be provided to you under separate cover and you must use the method as described by the township office to look up the property owner information for each of the PIN's on the list. Please note that the public notification letter must go to the **taxpayer of record of each PIN**, and not to the actual property address of the PIN. Please provide a draft of the notification letter to me at your convenience (see zoning application for a template to follow for said letter).
12. Please note that a Design Commission application will be required for any proposed home on the newly consolidated lot.
13. Impact fees will be due in accordance with Chapter 29 at time of permit issuance for any new home the proposed consolidated lot.
14. Please make sure all revised plans are labeled with a revision date.

Final Plat of Subdivision:

15. The required minimum side yard setbacks for are 10% of the lot width. Please revise the Final Plat document and engineering plans to reflect the required 7.5' side yard setback.
16. The County Clerk certificate contains a spelling error ("consolidated").

17. The Deed of Dedication is missing. Please see Chapter 29 of the Municipal Code, section 29-217a. Paragraphs 2 and 3 from the deed of dedication can be omitted since no CCR's are proposed.

Prepared by: SANJEEV

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 19-014
 Petitioner: Cathleen F. Deligio
1000 George St. Barrington, IL 60010
 Owner: Vincent & Cathleen Deligio
1000 George St. Barrington, IL 60010
 Contact Person: Cathleen Deligio
 Address: 1000 George St. Barrington, IL 60010
 Phone #: (847) 875-6249
 Fax #: ---
 E-Mail: cdeligio@comcast.net

P.I.N.# 03-29-115-020-0000 & 021 & 022
 Location: (710) ? Dunton Avenue
 Rezoning: --- Current: --- Proposed: ---
 Subdivision: ---
 # of Lots: 3 Current: 3 Proposed: 1
 PUD: --- For: ---
 Special Use: --- For: ---
 Land Use Variation: --- For: ---
Consolidation
 Land Use: --- Current: Res. SF
 Proposed: Res. SF
 Site Gross Area: 9392
 # of Units Total: 4 BR
 1BR: --- 2BR: --- 3BR: --- 4BR: ---

(Petitioner: Please do not write below this line.)

LANDSCAPE & TREE PRESERVATION:

	<u>YES</u>	<u>NO</u>
1. Complies with Tree Preservation Ordinance	<u>N/A</u>	<u>---</u>
2. Complies with Landscape Plan Ordinance	<u>N/A</u>	<u>---</u>
3. Parkway Tree Fee Required (See below.)	<u>X</u>	<u>---</u>

Comments:

It is recommended, where feasible, that the existing trees located outside of the building footprint be preserved.

RECEIVED

DEC 23 2019

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

[Signature] 1/2/20
 Coordinator Date