

**PLAN COMMISSION PC #22-003  
318 W Mueller Street Lot Consolidation  
318 W Mueller Street  
Round 2 – Petitioner Responses**

**Engineering Department Comments:**

18. The petitioner's response to Comment No. 12 and 13 is noted. A ruling has not yet been made on the requested variance to waive the fee-in-lieu of detention. The Engineering Division is not in favor of granting the requested variance. The area is tributary to a combined sewer system, and the fee-in-lieu would apply to future system improvements.

**Petitioner Response: The petitioner acknowledges that the Engineering division is not in favor of the requested variance, which can only be granted by the Village Board. However, the petitioner maintains that consolidation of the two lots will not place additional strain on the sewer system, so whether the lots are located near a combined sewer tributary is immaterial. The petitioner wishes to continue to pursue the variance from the fee-in-lieu of detention from the Village Board.**

19. The Final Plat of Subdivision must be reviewed and approved by Engineering 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.

**Petitioner Response: The petitioner acknowledges and accepts this understanding.**

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Planning & Community Development Department Review Comments:

23. The response to comment #8 is noted. The Planning Department and the Engineering Division have no further comments on the Final Plat and it is now ready to be printed on mylar and signatures obtained. Please refer to the Contacts for Plat Signatures document provided as part of the Round 1 review comments for contacts at the various utility companies. The Village will obtain all signatures within the Village of Arlington Heights Certificate and the County Clerk Certificate after all other signatures have been obtained and the signed mylar is submitted to the Village. All other signatures are your responsibility to obtain. Please be aware that the signed mylar must be submitted no later than June 15<sup>th</sup> to be eligible for the June 22<sup>nd</sup> Plan Commission meeting. Finally, please note that some of the utility company contacts may have changed since the Round 1 comments were provided and you can try these alternative contacts if the individuals on the Contacts for Plat Signatures document are no longer with their respective utility companies:

**Nicor**

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**WOW**

Alonzo Escatel

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**Petitioner Response: The petitioner acknowledges the approval to print the plat onto the mylar and for the need for the signatures of the utility contacts.**

23. The response to comment #9 is noted. The Engineering Division will prepare a letter outlining the required fees that must be received no later than one week prior to Village Board consideration of the Final Plat. This letter will be provided to you by June 1<sup>st</sup>.

**Petitioner Response: The petitioner acknowledges that there are required fees and received the letter outlining the fees on May 31<sup>st</sup>. The fees will be submitted as instructed in the letter.**

24. The response to comment #10 is noted. Please be aware that the signage must be installed and the letters to neighboring property owners must be sent no later than June 7<sup>th</sup>. Per previous correspondence, please provide a draft of the signage and letter to me no later than May 30<sup>th</sup>.

**Petitioner Response: The petitioner acknowledges the need for the signage and letters, and provided drafts on May 26<sup>th</sup>.**