

PLAN COMMISSION PC #22-007
Orchard Evangelical Free Church Lot Consolidation
1330 N Douglas Ave
Round 2

20. The petitioner's response to comment nos. 11, 12, 14, 15, 17 and 19 are acceptable.
21. The petitioner's response to comment no. 13 is noted. The County Clerk Certificate is required; however, a certificate for the Cook County Highway Department is not required.
22. The petitioner's response to comment no. 16 is noted. It is recommended that the easement that goes through the building be vacated as part of the lot consolidation.

Final Plat of Subdivision:

23. The plat was reviewed against the Final Plat of Subdivision Checklist. Add Harper College District #512 to the plat.


Michael L. Pagones, P.E. 8/17/22
Village Engineer Date

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Orchard Church Lot Consolidation 1313 N Douglas

Round 2 Review Comments

08/16/2022

- 1. Character of use:**
Nothing further.
- 2. Are lighting requirements adequate?**
Nothing further.
- 3. Present traffic problems?**
Nothing further.
- 4. Traffic accidents at particular location?**
Nothing further.
- 5. Traffic problems that may be created by the development.**
Nothing further.
- 6. General comments:**
Nothing further.

A. Ovington #330

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

[Signature]
Supervisor's Signature

Planning & Community Development Dept. Review

August 17, 2022



REVIEW ROUND 2

Project: Orchard Evangelical Free Church Lot Consolidation – 1330 N. Douglas Ave
Proposed Subdivision to Consolidate

Case Number: PC 22-007

General:

20. The response to the following comments is acceptable: #7, #11-#17, and #19.
21. The response to comment #8 is noted. Please provide a copy of the letter sent, the date the letter was sent, and whether any of the recipients have reached out to either the Church or yourself.

Final Plat of Subdivision:

22. Please revise the last sentence in the first paragraph of the Deed of Dedication as follow (red text included to show areas of change):

NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON THESE STRIPS OF LAND, BUT OWNER OF **THE** LOT IN THIS CONSOLIDATION SHALL TAKE THEIR **TITLE** SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND TO THE RIGHTS **OF** THE OWNERS OF **ANY** OTHER LOTS IN THIS SUBDIVISION.

Prepared by: 

Orchard Evangelical Free Church – Lot Consolidation
1313 N. Douglas Avenue
PC #22-007
August 17, 2022

Landscape Comments

- 1) Per Chapter 28, Section 6.15-1.2a, a three foot high continuous screen is required along the perimeter of a parking area adjacent to the right of way. It was noted that some of the code required shrubs along Douglas Avenue are declining or dead. Please replace the shrubs. In addition, please infill along Belmont Avenue where the shrubs are absent.

The petitioner has indicated that they will address the comment above per the e-mail received August 11, 2022.

There are no additional comments.