



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development

From: Deb Pierce, Plan Reviewer, Building & Life Safety Department

Subject: 1821 N Verde Subdivision – Subdivision, Rezoning from R-1 to R-3, Lot Width Variation

PC#: 21-007 – Round 1

Date: April 1, 2021

General Comments:

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

Sam...

No comments at this time.

RECEIVED
APR 01 2021
**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 21-007

Petitioner: JOHN C. VAN KOOTEN

Owner: JOHN C. VAN KOOTEN AND ANNIE VAN KOOTEN

Contact Person: DANIEL G. LAUER, ESQ.

Address: 1424 WEST DIVISION STREET
CHICAGO, IL 60642

Phone #: (773) 862-7200

Fax #: (773) 862-0600

E-Mail: Dan@dglpc.com

P.I.N.# 03-19-104-001-0000 and 03-19-104-002-0000

Location: 1821 VERDE DRIVE, ARLINGTON HEIGHTS, IL 60004

Rezoning: Current: R-1 Proposed: R-3

Subdivision: TRENDEL-LOWE SUBDIVISION

of Lots: 2 Current: 2 Proposed: 2

PUD: For:

Special Use: For:

Land Use Variation: For:

Land Use: Current:
Proposed:

Site Gross Area:

of Units Total:

1BR: 2BR: 3BR: 4BR:

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

FIRE PREVENTION

No comments

[Signature]
Director

3/22/21
Date

PLAN COMMISSION PC #21-007
1821 N Verde Resubdivision
1821 N Verde Ave
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. Since a subdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans for all public improvements must be approved prior to the final plat of subdivision approval. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. An Engineers estimate of construction cost for public improvements is also required to complete the calculation for the required public improvement guarantee deposit. The public improvements for this development would be curb, widening the east half of Verde Ave to Village standards, public sidewalk, street lighting and possibly storm sewer. These estimates should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.
13. Final engineering plans 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
14. 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 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.
15. No public improvement plans have been submitted. Subdivision code, Chapter 29, requires public improvements as part of the subdivision. The Village may consider an estoppel agreement provided that certain public improvements will be guaranteed for future installation.
16. Final subdivision approval will require final engineering plans.

17. Being a two lot resubdivision, fee-in-lieu of detention is acceptable. Maximum impervious lot coverage for the proposed parcels is 50%. Attached is the Village's detention calculations showing a required volume of 8,246 cubic feet. The Village's current rate for fee-in-lieu is \$1.00 per cubic foot; therefore, the fee will be \$8,246.

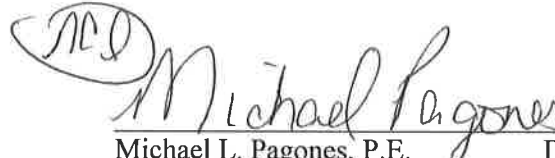
Public Works

18. The proposed storm sewer along the common lot line is providing drainage for both lots; however, as the resubdivision will be two separate lots and this system will be private, the drainage needed for each lot should be shown separately.
 - a) The system(s) will be the maintenance responsibility of the homeowner.
 - b) The storm sewer shall discharge to Palatine Frontage Road right-of-way.
 - c) 8" perforated pipe is not permitted, private storm sewer shall be 6" solid PVC
19. Verify and document the condition of the edge of the roadways on N Verde Ave.
20. Verify and document the condition of the sidewalk on Palatine Frontage Road.
21. Culvert pipe for the driveways and respective maintenance will be the responsibility of the homeowner.
22. Provide culvert elevation for the property to the south.
23. There must be proper separation between the water service and the existing sewer line. Refer to the standard specifications of water and sewer installation for the State of Illinois 6th Edition or newer.
24. The water service line shall be buried at least 5.5 ft.
25. It is our understanding that the residence is on a private well. If the well is not going to be used, then the water service connection to the residence must be disconnected and verified and the well abandoned in accordance with IEPA regulations. If the well is going to continue to serve the property, a backflow device will need to be connected to protect the Village's water service.
26. If there is a septic system on the property, the septic system shall be abandoned in accordance with IEPA regulations.
27. The 724.5 high point is not accurate as high point for the south side of Lot 2. Please revise.

Preliminary Plat of Subdivision:

28. Title should be Preliminary Plat (or Final Plat) of Van Kooten's Resubdivision.
29. Provide a 5 ft utility easement along the south property line of Lot 2, and along the common lot line between Lots 1 and 2.
30. Show the westerly right-of-way for Verde Ave, and the right-of-way for Palatine Frontage Road.
31. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. Items #1-6, 10 and 11 are complete. Use the checklist to complete the rest of the items.

32. For the Final Plat of Subdivision, use the attached Final Plat of Subdivision Checklist.
- a) Item o, the Plan Commission statement should be updated.
 - b) Item p, the Surveyor's statement should be updated.
 - c) Item q, the elementary school district is Consolidated Community School District #25, Township High School District #214, Harper Community College District #512.
 - d) Item u, provide a location to identify the address of each new lot.
33. Add the utility signature blocks.

 4/2/2021
Michael L. Pagones, P.E. Date
Village Engineer

Attachments:

Preliminary Plat of Subdivision Checklist (1 page)
Final Plat of Subdivision Checklist (3 pages)
Contacts for Plat Signatures (1 page)
Sample Utility Signature Blocks (1 page)
Detention Calculations

Preliminary Plat of Subdivision Checklist

Municipal Code Section 29-201(b)(1 – 13)

- ☐ 1. The name of the proposed subdivision.
- ☐ 2. A north-point indication, scale, date of preparation of the Preliminary plat, and by whom prepared.
- ☐ 3. A legal description of land proposed to be subdivided, by section, township and range, and other terms as used in describing land on the records of the Recorder of Deeds or Registrar of Titles, Cook County, Illinois.
- ☐ 4. Sufficient information to locate accurately the proposed subdivision in relation to its general neighborhood, by means of references to streets, railroad lines, recorded plats, etc. If the foregoing references cannot be made, then a vicinity plat showing the location of the proposed subdivision, drawn to a smaller scale, shall accompany the Preliminary plat.
- ☐ 5. The description and location of all survey monuments, existing and to be erected, in the area of the proposed subdivision.
- ☐ 6. The boundary lines of the proposed subdivision, drawn to accurate scale and bearing, and a statement of the total area encompassed by the boundary lines.
- ☐ 7. The location and dimensions of streets, easements, improvements and utilities within and immediately contiguous to the proposed subdivision, as well as the location and dimensions of major features such as railroad lines, airports, water courses, lakes and exceptional topography.
- ☐ 8. The location, dimensions and layout of proposed streets, alleys, and sidewalks of the proposed subdivision.
- ☐ 9. The layout, number, dimensions and area of each lot of the proposed subdivision.
- ☐ 10. The location, dimensions and layout of all parcels of land intended to be dedicated for public use, such as parks and other open spaces, or reserved for the use of all subdivision property owners, together with an indication of the nature of each such use within the proposed subdivision.
- ☐ 11. The location, dimensions and layout of all public utility easements in the proposed subdivision.
- ☐ 12. The location and dimensions of all building setback lines in the proposed subdivision.
- ☐ 13. The names and last known addresses of the owners of the land proposed to be subdivided, the subdivider and all owners of land immediately adjoining the land proposed to be subdivided.

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

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.

Signature

(SURVEYOR'S SEAL)

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: _____

Contacts for Plat Signatures

Mr. Frank Gautier
Comcast Cable
688 Industrial Drive
Elmhurst, IL 60126

224-229-5850

[Ted Wyman@comcast.com](mailto:Ted.Wyman@comcast.com)

Alternates:

Bob Schulter (Department Supervisor), Martha Agieras (Assistant)

Bob_Schulter@comcast.ncom

Martha_Gieras@comcast.com

Per Frank: Request that completed plat data be shared with Comcast in advance of signature, and that the plat be physically provided at their 688 Industrial Drive office at a mutually agreed date and time.

Mr. Mark Cozzi
ComEd
Three Lincoln Center, 4th Floor
Oakbrook Terrace, IL 60181

630-576-6530

Mark.Cozzi@ComEd.com

Ms. Gwen Borjon
NICOR Gas
1844 W Ferry Rd
Naperville, IL 60563

630-388-2976

gborjon@southernco.com

Ms. Sue E. Manshum
ROW Engineer
Ameritech
1391 Abbot Ct
Buffalo Grove, IL 60089

847-465-6086

sm9231@att.com

Mr. Dominick Silvio
WOW Internet Cable
4350 Weaver Parkway
Warrenville, IL 60555

630-536-3121

dominick.silvio@wowinc.com

Ms. Abigail Robinson
IDOT Permits
201 W Center Court
Schaumburg, IL 60196

847-705-4541

Abigail.L.Robinson@illinois.gov

Mr. Michael Sterr, P.E.
Permit Division Head, Construction Bureau
Cook County Department of Transportation and Highways
69 W Washington St
24th Floor
Chicago, IL 60602

312-603-1670

michael.sterr@cookcountyil.gov

hwy.permits@cookcountyil.gov

4/1/2021

A Runoff Factor "C"	B C		D Updated Rainfall Intensity "I" (in/hr)	E Site Area "A" (acres)	F Inflow Rate (CxlxA) (cfs)	G Release Rate (cfs)	H Storage Rate (cfs)	J K		
	Storm Duration							Storage Required		
	(min)	(hrs)						(cu-ft)	(Ac-ft)	
0.725	5	0.083	12.34	0.626	5.60	0.113	5.49	1640	0.038	
0.725	10	0.167	10.80	0.626	4.90	0.113	4.79	2879	0.066	
0.725	15	0.25	9.26	0.626	4.20	0.113	4.09	3681	0.084	
0.725	20	0.33	7.97	0.626	3.62	0.113	3.50	4163	0.096	
0.725	30	0.50	6.34	0.626	2.88	0.113	2.76	4976	0.114	
0.725	40	0.67	5.27	0.626	2.39	0.113	2.28	5496	0.126	
0.725	50	0.83	4.52	0.626	2.05	0.113	1.94	5792	0.133	
0.725	60	1.00	4.03	0.626	1.83	0.113	1.72	6178	0.142	
0.725	90	1.50	3.03	0.626	1.38	0.113	1.26	6816	0.156	
0.725	120	2.00	2.49	0.626	1.13	0.113	1.02	7323	0.168	
0.725	180	3.00	1.83	0.626	0.83	0.113	0.72	7749	0.178	
0.725	240	4.00	1.48	0.626	0.67	0.113	0.56	8045	0.185	
0.725	300	5.00	1.25	0.626	0.57	0.113	0.45	8178	0.188	
0.725	360	6.00	1.07	0.626	0.49	0.113	0.37	8049	0.185	
0.725	420	7.00	0.97	0.626	0.44	0.113	0.33	8246	0.189	
0.725	480	8.00	0.87	0.626	0.39	0.113	0.28	8117	0.186	
0.725	540	9.00	0.79	0.626	0.36	0.113	0.25	7956	0.183	
0.725	600	10.00	0.72	0.626	0.33	0.113	0.21	7696	0.177	
0.725	660	11.00	0.67	0.626	0.30	0.113	0.19	7567	0.174	
0.725	720	12.00	0.62	0.626	0.28	0.113	0.17	7274	0.167	
0.725	1080	18.00	0.45	0.626	0.20	0.113	0.09	5912	0.136	
0.725	1440	24.00	0.36	0.626	0.16	0.113	0.05	4353	0.100	
A*D*E					F-G		C*H*3600	J/43560		

Orifice Computation

- $$Q = C \cdot a \cdot (\sqrt{2 \cdot g \cdot h})$$

a(sq ft) = ##### dia(in) = #DIV/0!

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

1821 N Verde Subdivision Subdivision, Rezoning

Round 1 Review Comments

03/22/2021

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

Approved by:

RECEIVED

MAR 23 2021

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Sgt. [Signature]
Supervisor's Signature

HEALTH SERVICES DEPARTMENT

6

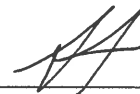
PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 21-007Petitioner: JOHN C. VAN KOOTENOwner: JOHN C. VAN KOOTENContact Person: DANIEL G. LAUER, ESQ.Address: 1424 WEST DIVISION STREET
CHICAGO, IL 60642Phone #: (773) 862-7200Fax #: (773) 862-0600E-Mail: Dan@dglpc.comP.I.N.# 03-19-104-001-0000 and 13-19-104-002-0000Location: 1821 VERDE DRIVE, ARLINGTON HEIGHTS, IL 60004Rezoning: Current: R-1 Proposed: R-3Subdivision: TRENDEL-LOWE SUBDIVISION# of Lots: Current: 2 Proposed: 2PUD: For: Special Use: For: Land Use Variation: For: Land Use: Current: Proposed: Site Gross Area: # of Units Total: 1BR: 2BR: 3BR: 4BR: *(Petitioner: Please do not write below this line.)*1. GENERAL COMMENTS:

No comments at this time.

RECEIVED
MAR 23 2021
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Sean Freres



3/19/21

Environmental Health Officer

Date

James McCalister



3/19/21

tor

Direc
Date

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 21-007

Petitioner: JOHN C. VAN KOOTEN

Owner: JOHN C. VAN KOOTEN

Contact Person: DANIEL G. LAUER, ESQ.

Address: 1424 WEST DIVISION STREET

CHICAGO, IL 60642

Phone #: (773) 862-7200

Fax #: (773) 862-0600

E-Mail: Dan@dglpc.com

P.I.N.# 03-19-104-001-0000 and 03-19-104-002-0000

Location: 1821 VERDE DRIVE, ARLINGTON HEIGHTS, IL 60004

Rezoning: Current: R-1 Proposed: R-3

Subdivision: TRENDEL-LOWE SUBDIVISION

of Lots: 2 Current: 2 Proposed: 2

PUD: For:

Special Use: For:

Land Use Variation: For:

Land Use: Current:

Proposed:

Site Gross Area:

of Units Total:

1BR: 2BR: 3BR: 4BR:

(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.

[Signature]

4.9.21
Date

Planning & Community Development Dept. Review

April 9, 2021



REVIEW ROUND 1

Project: 1821 N Verde Ave.
Proposed Two Lot Subdivision

Case Number: PC 21-007

General:

7. The following approvals have been requested:
 - a. **Preliminary & Final Plat of Subdivision to subdivide two lots into two lots.**
 - b. **Rezoning of the subject property from the R-1, One Family Dwelling District to the R-3, One Family Dwelling District.**
 - c. **Variation from Chapter 28, Section 5.1-3.1, Minimum Lot Size, to allow a 68.5' wide lot where 75' wide lots are required.**
 - d. **Variation from Chapter 29, Section 29-307b.2., to allow a 68.5' wide lot where 75' wide lots are required.**
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 May 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 it appears you are proceeding with Preliminary Plat of Subdivision approval at this time. Should you be intending to combine preliminary **and** final plat approval into one process, as outlined in comment #8 above, please coordinate with the Engineering Division to determine what additional plans may be needed.
10. 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.
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 within the proposed subdivision

14. A Linkage fee for each lot, in accordance with Article XVII (Inclusionary Housing Ordinance) of Chapter 7 of the Municipal Code, shall be required.
15. Please make sure all revised plans are labeled with a revision date.
16. A neighborhood meeting shall be required prior to appearing before the Plan Commission. Please contact me for further details.
17. All structures on the property must be demolished within six months of Village Board approval of the Final Plat of Subdivision.

Final Plat of Subdivision:

18. The required minimum side yard setbacks for are 10% of the lot width. Please revise the Final Plat document and engineering plans to show the required 9' side yard setback (south) for Lot 1, and the 7' required side yard setback (north and south) for Lot 2.
19. The required minimum exterior side yard setbacks for Lot 1 is 31.4'. Please revise the plat to show the required exterior side yard setback (north) for Lot 1. The setback shall include an asterisk that refers to a note elsewhere on the plat that reads "The actual required exterior sideyard building setback line may be less than or greater than 31.4' as prescribed in the Arlington Heights Municipal Code. Specifically, Section 5.1-3.2(c) of Chapter 28 allows the exterior side yard setback to be calculated based on the average of the existing setbacks of the frontage when 40% or more of the frontage is developed with yards of more than 10 feet in depth. If this code section is no longer applicable, the required setback shall be based on current code requirements."
20. The required minimum front yard setbacks for Lot 1 and Lot 2 is 39.1'. Please revise the plat to show the required front yard setback (west) for both lots. The setback shall include an asterisk that refers to a note elsewhere on the plat that reads "The actual required front yard building setback line may be less than or greater than 39.1' as prescribed in the Arlington Heights Municipal Code. Specifically, Section 5.1-3.2(a) of Chapter 28 allows the front yard setback to be calculated based on the average of the existing setbacks of the frontage when 40% or more of the frontage is developed with yards of more than 15 feet in depth. If this code section is no longer applicable, the required setback shall be based on current code requirements."
21. The required 30' rear yard setback shall be shown on each lot.
22. The Plat of Subdivision shall be revised so that each proposed lot includes a square footage measurement.
23. Is the County Board Commissioner signature block necessary?
24. Please provide the required public infrastructure as identified within the Engineering Division review comments, or work out details on an acceptable Estoppel Agreement, if applicable.
25. Regarding the Deed of Dedication, since no date is proposed, you can remove the middle paragraph, which starts with "The forgoing covenants...." and ends with "... full force and effect."

Prepared by:

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>21-007</u>	P.I.N.# <u>03-19-104-001-0000 and 03-19-104-002-0000</u>
Petitioner: <u>JOHN C. VAN KOOTEN</u>	Location: <u>1821 VERDE DRIVE, ARLINGTON HEIGHTS, IL 60004</u>
	Rezoning: _____ Current: <u>R-1</u> Proposed: <u>R-3</u>
	Subdivision: <u>TRENDAL-LOWE SUBDIVISION</u>
	# of Lots: <u>2</u> Current: <u>2</u> Proposed: <u>2</u>
Owner: <u>JOHN C. VAN KOOTEN AND ANNIE VAN KOOTEN</u>	PUD: _____ For: _____
	Special Use: _____ For: _____
	Land Use Variation: _____ For: _____
Contact Person: <u>DANIEL G. LAUER, ESQ.</u>	
Address: <u>1424 WEST DIVISION STREET</u>	Land Use: _____ Current: _____
<u>CHICAGO, IL 60642</u>	Proposed: _____
Phone #: <u>(773) 862-7200</u>	Site Gross Area: _____
Fax #: <u>(773) 862-0600</u>	# of Units Total: _____
E-Mail: <u>Dan@dglpc.com</u>	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

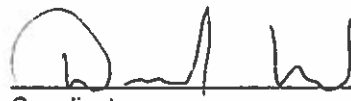
(Petitioner: Please do not write below this line.)

LANDSCAPE & TREE PRESERVATION:

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

Comments:

It is recommended that any existing trees be preserved where feasible.

 4/2/21
Coordinator Date