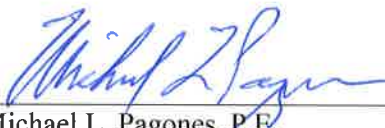


**PLAN COMMISSION PC #21-007**  
**1821 N Verde Resubdivision & Final Plat**  
**1821 N Verde Ave**  
**Round 5**

57. The petitioner's response to 51, 52 and 55 are acceptable.
58. The petitioner's response to comment no. 53 is noted. The unit price for the 12" RCP storm sewer and inlet are not acceptable. A recent Village drainage project received a unit price of \$148 per foot for 12" RCP, and a unit price of \$1,810 for a Type A inlet, TY 8 grate. The structure in the public right-of-way shall be a catch basin, and the connection to the structure requires the removal and replacement of the curb and gutter. Provide a unit price for a catch basin and the curb and gutter, and revise the Engineer's Estimate to address the unit price for the 12" RCP and the inlet.
59. The existing invert of the structure located along the south side of Palatine Frontage Road should be verified to ensure that the structure is deep enough to allow for the storm sewer connection. This should be verified before proceeding with approval of the final plat.
60. The petitioner's response to comment no. 54 is noted. Attached is the most recent Estoppel Agreement that has been executed as part of a recent subdivision. Refer to the wording in this Estoppel Agreement and revise accordingly.

**Final Plat of Subdivision:**

61. The petitioner did not provide a response to item 56 and the Final Plat has not been revised. Final Plat of Subdivision item i, provide 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.

  
Michael L. Pagones, P.E.      9/26/23  
Village Engineer      Date



\*1915817025\*

Doc# 1915817025 Fee \$88.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/07/2019 10:34 AM PG: 1 OF 2

## ESTOPPEL AGREEMENT

**WHEREAS.** Marc J. Heidkamp and Mary Cecilia Glueckert-Heidkamp, are the Owners of the property legally 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.

P.I.N. 03-19-107-005-0000

and commonly described as 1400 W Thomas St, Arlington Heights, Illinois.

**WHEREAS.** it is the desire of the owners of said previously described property to add structural improvements to the property; and

**WHEREAS,** Section 20-107 of the Arlington Heights Municipal code requires the purchase and installation of paving, curb and gutter, storm sewer and public sidewalks which is fully known, recognized and acknowledged by the Owners, and

**WHEREAS,** the Village of Arlington Heights is willing to permit the construction of said structural improvement provided that said 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 (hereinafter referred to as "**VILLAGE**") and Marc J. Heidkamp and Mary Cecilia Glueckert-Heidkamp (hereinafter referred to as "**OWNERS**") as follows:

1. **THAT** the **OWNERS** will not object to any special assessment which may be levied by the **VILLAGE** concerning paving, curb and gutter, storm sewer and sidewalk improvements to 1400 W Thomas St, Arlington Heights, Illinois, adjacent to the property. If the **VILLAGE** should determine to proceed to install the improvement 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. Such funds shall be deposited with the **VILLAGE** within 30 days after receiving notice in writing of the total amount to

SY  
P 2  
S  
M X  
SC  
E X  
INT



1821 Verde Avenue, Arlington Heights  
**ENGINEER'S ESTIMATE OF PROBABLE COST - Site Work**

	<i>UNIT</i>	<i>QUANTITY</i>	<i>UNIT PRICE</i>	<i>ITEM COST</i>	<i>SUM COST</i>
Site Grading	LS	1	\$20,000.00	\$20,000	
Topsoil, 4" and Seed & Blanket	LS	1	\$10,000.00	\$10,000	
Silt Fence	LS	1	\$5,000.00	\$5,000	
Storm Inlet	EA	3	\$1,000.00	\$3,000	
Storm 6" SDR 26 PVC	FT	72	\$28.00	\$2,016	
Storm 12" RCP	FT	151	\$30.00	\$4,530	
Connect to Ex Inlet	EA	1	\$1,000.00	\$1,000	
Sidewalk Remove and Replace	LS	1	\$2,000.00	\$2,000	
Water Service	EA	2	\$5,000.00	\$10,000	
Sanitary Service	EA	2	\$5,000.00	\$10,000	
Street Light	LS	1	\$20,000.00	\$20,000	

Run Date 1/19/2023 EDF

**TOTAL SITEWORK COSTS: \$87,546**

# Planning & Community Development Dept. Review

October 23, 2023



## REVIEW ROUND 5

Project: 1821 N Verde Ave.  
Proposed Two Lot Subdivision

Case Number: PC 21-007

### **General:**

46. The response to comments #42 is acceptable.
47. The responses to comments #43 and #45 have not resolved the issue with the Estoppel Agreement and Engineer's Estimate of Probable Costs (EOPC). Please see the Engineering Division comments #58 and #60.
48. The response to comment #44 is noted. The PIN's contained within the "Revised Labels" document are the correct PIN's that must receive notification. However, the addresses associated with each PIN (i.e. the taxpayer of record/property owner address) may need to be updated. Please confirm the date when the address information for each PIN was pulled. Additionally, the draft of the public hearing notification signage is still required, as outlined in comment #44 from December of 2022. For a template of the signage, please see the Plan Commission application which is available online, and please reach out should you have any questions or need assistance.

Prepared by:

*[Handwritten signature]*