



Village of Arlington Heights Building Services Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building Services Department
Subject: 2214 E Palatine Rd., Preliminary and Final Plat of Subdivision
PC#: 17-002 – Round 1
Date: January 30, 2017

Sam:

I have reviewed the submitted documents and have no comments at this time.

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 17-002Petitioner: Elroy and Corinne Hargrave2214 E. PalatineArlington Heights IL 60004 847.253Owner: SAME 0199Contact Person: Richard LaubensteinAddress: 216 Higgins Rd.Park Ridge, IL 60068Phone #: 847-698-9600Fax #: 847-698-9623Email: rlaubenstein@dimontelaw.comP.I.N.# 0316303004000Location: 2214 E PALATINE

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: _____

of Lots: 1 Current: 1 Proposed: 2

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: _____ For: _____

Land Use: _____ Current: residentialProposed: residential

Site Gross Area: _____

of Units Total: _____

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

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

FIRE PREVENTIONNO Comments

RECEIVED

JAN 20 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Director

Date

**Village of Arlington Heights
Public Works Department**

Memorandum

To: Sam Hubbard, Planning and Community Development

From: Cris Papierniak, Assistant Director of Public Works 

Date: February 2, 2017

Subject: 2214 E. Palatine Rd., P.C. #17-02

With regard to the proposed preliminary & final plat of subdivision, I have the following comments:

- 1) Any future buildings would need to be supplied water from within the existing utility easement. A new water main would need to be installed within that easement.
 - a. The existing house at 2214 would need to disconnect the water service from Lilac Terrace and reconnect to the new water main.
 - b. The new water main would need to have a hydrant installed at the end (Palatine)

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

C. file

ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 17-002Petitioner: Eloy and Corinne Hargrave2214 E. PalatineArlington Heights IL 60004 847-253-0199Owner: SAMEP.I.N.# 0316303004000Location: 2214 E PALATINE

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: _____

of Lots: 1 Current: 1 Proposed: 2

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: _____ For: _____

Contact Person: Richard LaubensteinAddress: 216 Higgins Rd.Park Ridge IL 60068Phone #: 847-698-9600Fax #: 847-698-9623E-Mail: rlaubenstein@montelaw.comLand Use: _____ Current: residentialProposed: residential

Site Gross Area: _____

of Units Total: _____

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

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

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water _____ X _____

Sanitary Sewer _____

Storm Sewer _____ X _____

b. Surface Improvement

Pavement _____ X _____Curb & Gutter _____ X _____Sidewalks _____ X _____Street Lighting _____ X _____

c. Easements

Utility & Drainage _____ X _____Access _____ X _____

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC _____

b. IDOT _____

c. ARMY CORP _____

d. IEPA X

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 NOT PROVIDED (PROPOSED PLAN)X _____X N/AX FEE-IN-LIENX _____X _____X _____

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: N/ADATE OF PLANS: N/A

Director

1/31/17
Date


PLAN COMMISSION PC #17-002
Hogreve Resubdivision
2214 E. Palatine Road
Preliminary/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. 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 the public sidewalk along East Lilac Terrace and the water main extension. 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. 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.
14. Final approval will require detention calculations showing storage required. The Village's allowable release rate is 0.18 cfs/Ac. Use $C=0.50$ for pervious areas, $C=0.95$ for impervious areas. Use Bulletin 70 rainfall data. Clearly show the overflow route for the site. The payment of a fee in lieu of detention at the rate of \$1.00 per cubic foot of required storage is acceptable for a two-lot subdivision.
15. The water main must be extended to service the lot fronting Palatine Road. An IEPA Water Permit is required for the extension of public water main.

Final Plat of Subdivision:

16. The plat was reviewed against the attached Final Plat of Subdivision Checklist. Please address the following items:
 - a. Item f: Label the East Line of the SW $\frac{1}{4}$ of SEC. 16-42-11 (in Birchwood Lane)
 - b. Item h: Add the following Public Utility and Drainage Easements: 5' wide along the west side of both lots; 5' wide on each lot where they back against each other, totaling 10' wide; 10' wide along south line of Lot 1 along Palatine Road.

- c. Item h: Clearly label the dedication of the Palatine Road area as "Hereby Dedicated for Roadway Purposes" or whatever format acceptable to IDOT.
- d. Item m: Add building setback lines and dimensions.
- e. Item n: Include the wording as provided on the checklist.
- f. Item q: The elementary school district is Consolidated Community School District #23. Add Harper Community College District #512.
- g. Item t: Add block stating "Send Tax Bill To:..."


James J. Massarelli, P.E. Date 1/31/17
Director of Engineering

Attachments:

Final Plat of Subdivision Checklist (3 pages)
Contacts for Plat Signatures (1 page)
Sample Stormwater Detention Calculations (1 page)

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. *Label the East Line of SW 1/4 (in Bircowood Ln)*
- ☐ 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 *on lots* for rights of way *dedicate* 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:

need

"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 Director of Engineering _____

- ☒ 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. *ETcm: SD 23*
- ☒ 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.
- ☒ *th need* 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 .

Contacts for Plat Signatures

Mr. Frank Gautier
Comcast Cable
688 Industrial Drive
Elmhurst, IL 60125

630/600-6348
frank_gautier@cable.comcast.com

Alternate: Martha Gieras 630/600-6352
Martha_gieras@cable.comcast.net

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

630/576-6530
Mark.Cozzi@ComEd.com

Ms. Kim Augustine
NICOR Gas
300 W. Terra Cotta Avenue
Crystal Lake, IL 60014

630/338-2976
kaugust@aglresources.com

Ms. Sue E. Manshum
ROW Engineer
Ameritech
2004 Miner, 1st Floor
Des Plaines, IL 60016

847/759-5603
sm9231@att.com

Mr. Greg Argetsinger
VPGM of Illinois
WOW Internet Cable
1674 Frontenac Road
Naperville, IL 60563-1757

630/536-3121
Tom Gebens
630/536-3153
Brian Herd
630/669-5227

Mr. Jonathan Karabowicz
IDOT Permits
201 W. Center Court
Schaumburg, IL 60196

847/705-4149

Mr. Michael Sterr, P.E.
Permit Office
Cook County Highway Department
69 West Washington Street
23rd Floor, Suite 2354
Chicago, IL 60602

312/603-1670

Sample Stormwater Detention Calculations

Project Name

Detention Calculation Verification PC# 00-000

Site Requirements

Site Area = 3.000 Acres
 Allowed Release Rate (Area x 0.18cfs/Ac) = 0.540 cfs
 Weighted "C" Factor = 0.875

Pervious = 0.500 Acres
 Impervious = 2.500 Acres

A Runoff Factor "C"	B C Storm Duration		D 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 Storage Required	
	(min)	(hrs)						(cu-ft)	(Ac-ft)
0.875	5	0.08	10.92	3.000	28.67	0.54	28.13	8100	0.186
0.875	10	0.17	10.02	3.000	26.30	0.54	25.76	15767	0.362
0.875	15	0.25	8.20	3.000	21.53	0.54	20.99	18887	0.434
0.875	30	0.50	5.60	3.000	14.70	0.54	14.16	25488	0.585
0.875	60	1.00	3.56	3.000	9.35	0.54	8.81	31698	0.728
0.875	90	1.50	2.75	3.000	7.22	0.54	6.68	36065	0.828
0.875	120	2.00	2.24	3.000	5.88	0.54	5.34	38448	0.883
0.875	180	3.00	1.62	3.000	4.25	0.54	3.71	40095	0.920
0.875	240	4.00	1.28	3.000	3.36	0.54	2.82	40608	0.932
0.875	300	5.00	1.08	3.000	2.84	0.54	2.30	41310	0.948
0.875	360	6.00	0.95	3.000	2.49	0.54	1.95	42201	0.969
0.875	420	7.00	0.83	3.000	2.18	0.54	1.64	41297	0.948
0.875	480	8.00	0.75	3.000	1.97	0.54	1.43	41148	0.945
0.875	540	9.00	0.68	3.000	1.79	0.54	1.25	40338	0.926
0.875	600	10.00	0.63	3.000	1.65	0.54	1.11	40095	0.920
0.875	660	11.00	0.59	3.000	1.55	0.54	1.01	39947	0.917
0.875	720	12.00	0.55	3.000	1.44	0.54	0.90	39042	0.896
0.875	780	13.00	0.52	3.000	1.37	0.54	0.83	38610	0.886
0.875	840	14.00	0.49	3.000	1.29	0.54	0.75	37611	0.863
0.875	900	15.00	0.46	3.000	1.21	0.54	0.67	36045	0.827
0.875	960	16.00	0.43	3.000	1.13	0.54	0.59	33912	0.779
0.875	1020	17.00	0.41	3.000	1.08	0.54	0.54	32819	0.753
0.875	1080	18.00	0.39	3.000	1.02	0.54	0.48	31347	0.720
					A*D*E			F-G	J/43560

Max Volume = 0.969 Acre-Ft
 = 42,201 cu-ft

Orifice Computation

1) Allowed Release Rate, Q(cfs)	0.540	<u>Free Flow</u>	<u>Submerged Flow</u>
2) High Water Elevation	621.00		0.00
3) Outfall Water Elevation	-	-	0.00
4) Invert Elevation	616.00		0.00
5) Diameter of Restrictor (inch)	3.00		0
6) Cross Section Area (sq ft)	-	0.000	0.000
7) Head (ft) h =	4.88	0.00	0.00
8) Discharge Coefficient	0.61		0.00
Square Edge	0.79 - 0.82		
Round Edge	0.93 - 0.98		
Sharp Edge	0.58 - 0.64		
Projecting	0.50		

$$Q = C^*a^*(\text{sqrt } 2^*g^*h)$$

$$\text{Orifice area: } a = \frac{Q}{C^*(\text{sqrt } 2^*g^*h)}$$

$$Q \text{ (cfs)} = 0.00 \quad 0.000$$

$$a(\text{sq ft}) = 0.050 \quad \text{dia(in)} = 3.03$$



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 17-002

Project Name

2214 E. Palatine Rd. Subdivision

Project Location

2214 E. Palatine Rd

Planning Department Contact Sam Hubbard

General Comments

Round 1

No Fire Department comments at this time.

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date Jan. 30, 2017

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 17-002Petitioner: Elroy and Corinne Hograve
2214 E. PalatineArlington Heights, IL 60004 847-253-0199Owner: SAMEP.I.N.# 0316303004000Location: 2214 E PALATINE

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: _____

of Lots: 1 Current: 1 Proposed: 2

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: _____ For: _____

Contact Person: Richard LaubensteinAddress: 216 Higgins Rd.Park Ridge IL 60068Phone #: 847-698-9600Fax #: 847-698-9623E-Mail: rlaubenstein@dimontelaw.comLand Use: _____ Current: residentialProposed: residential

Site Gross Area: _____

of Units Total: _____

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

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

1. GENERAL COMMENTS:

No comments

RECEIVED
JAN 23 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Jeff Bohner 1/20/17

Environmental Health Officer

Date

James McCalister 1/20/17

Director

Date

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 17-002
 Petitioner: Eloy and Carinne Hogue
2214 E. Palatine
Arlington Heights, IL 60004 847.853.0199
 Owner: SAME

P.I.N.# 0316303004000
 Location: 2214 E PALATINE
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
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 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____

Contact Person: Richard Laubenstein
 Address: 216 Higgins Road
Park Ridge IL 60068
 Phone #: 847-698-9600
 Fax #: 847-698-9623
 E-Mail: claubenstein@dimzntelaw.com

Land Use: _____ Current: residential
 Proposed: residential
 Site Gross Area: _____
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

YES NO

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

Comments:

Please see attached Comments



1.30.17
 Date



Planning & Community Development Dept. Review

January 30, 2017

REVIEW ROUND 1

Project: 2214 E. Palatine Rd.
Proposed Subdivision

Case Number: PC 17-002

General:

7. 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 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). No public notice is required for Final Plat of Subdivision approval if it is obtained separately from Preliminary Plat of Subdivision approval.
8. Section 13.2-2.2 of Chapter 28 requires the submission of a Plat of Survey for the subject property. Please provide a Plat of Survey for the property. The application materials included a "Preliminary Plat of Subdivision" which included many of the elements found in a traditional Plat of Survey, however, a Plat of Survey for the property is required with this application.
9. The subject property is zoned R-1 and is designated on the Comprehensive Plan as "Single-Family Detached Estate 2", which is a land use designation meant for properties within the R-2 zoning district. The subject property is contiguous with an area of R-2 zoning to the west and R-3 zoning to the east. Staff is recommending the rezoning of the subject property into the R-2 District and will include this rezoning as part of the application request. Please acknowledge this understanding.
10. School, Park, and Library contributions will be required prior to the issuance of a building permit for Lot 2. Lot 1 contains an existing home, therefore, contributions have theoretically already been paid for this lot and shall not be required.
11. A Design Commission application will be required for any new construction on Lot 1 or Lot 2.
12. Are any Covenants, Conditions, or Restrictions proposed for this subdivision?
13. The Plat & Subdivision Committee report recommended a sidewalk be constructed along the south side of Lilac Terrance from the west side of the proposed Lot 2 to the existing sidewalk to the east that connects the Birchwood Lane to Oakwood Street on the east.

Zoning:

14. The following Variations have been identified:
 - a. Lot 1: Section 5.1-1.6 to allow a front yard setback of 34.84' where code requires a 40' setback. This setback applies to the existing home.
 - b. Lot 1: Section 6.5-2 to allow an accessory structure to be setback 4.8' from a rear property line where code requires a 5' setback from a rear property line. This setback applies to the existing shed.

Staff is supportive of Variation "a" as identified above as it is an existing condition and it would be impractical to

move the home. With regards to Variation "b", staff suggests removing the shed to eliminate the need for this Variation. Alternatively, the proposed rear property line could be shifted to the north by 0.2' to eliminate the need for this Variation.

For Variation A, please provide a written response each of the three criteria listed below to demonstrate that the proposed Variation conforms to the necessary standards of approval:

- That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
- The plight of the owner is due to unique circumstances.
- The variation, if granted, will not alter the essential character of the locality.

15. It may be noted that the existing driveway width on Lot 1 exceeds the maximum allowable width of 22'. A Variation for this legal non-conforming condition is not required as no alteration to the driveway has been proposed.

Final Plat of Subdivision:

16. A portion of Lot 1 includes part of Palatine Road. This area should be dedicated to IDOT. Additionally, Sidwell maps indicate that a portion of Lilac Terrace is included within the subject property (unless it has been since dedicated to the Village). This area should be dedicated to the Village if it has not already been done so. The exact location of the subject property's encroachment into Palatine Road and Lilac Terrace cannot be verified as a Plat of Survey has not been provided.

17. Please show all building setback lines on the Final Plat of Subdivision.

Prepared by:



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 17-002

Petitioner: Elyse and Corinne Hogue

2214 E Palatine

Arlington Heights IL 60004 847.253.0199

Owner: SAME

P.I.N.# 0316303004000

Location: 2214 E PALATINE

Rezoning: Current: Proposed:

Subdivision:

of Lots: 1 Current: 1 Proposed: 2

PUD: For:

Special Use: For:

Land Use Variation: For:

Contact Person: Richard Laubenstein

Address: 216 Higgins Rd.

West Ridge IL 60068

Phone #: 847-698-9600

Fax #: 847-698-9623

E-Mail: rlaubenstein@montelaw.com

Land Use: Current: residential

Proposed: residential

Site Gross Area:

of Units Total:

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

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

LANDSCAPE & TREE PRESERVATION:

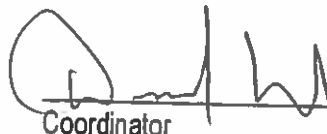
1. Complies with Tree Preservation Ordinance
2. Complies with Landscape Plan Ordinance
3. Parkway Tree Fee Required (See below.)

YES NO

N/A
N/A
X

Comments:

NO COMMENTS



Coordinator

2/1/17

Date