

HOGRAVE PETITION FOR SUBDIVISION

Petition # P.C. 17 002

PETITIONERS RESPONSES TO COMMENTS

Petitioner further agrees to the proposed rezoning from R-1 to R-2 District

Petitioner further seeks land use variation regarding building set back of the existing residence on Lot 1, and use of existing water supply and waste line for Lot 1 until such time as a new structure is placed thereon, see comments to Planning & Community Development Department Review for further details.

The comments received from each department are attached hereto with Petitioner's written response following each department's comments.

RECEIVED

FEB 24 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 17 - 002
Petitioner: Elroy and Corinne Hargrave
2214 E. Palatine
Arlington Heights IL 60004 847.253.0199
Owner: SAME

Contact Person: Richard Laubenstein
Address: 216 Higgins Rd.
Park Ridge, IL 60068
Phone #: 847-698-9600
Fax #: 847-698-9623
Email: rlaubenstein@dimontelaw.com

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

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

FIRE PREVENTION

NO Comments

RECEIVED

JAN 20 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Director

109 Ray

1/20/17
Date

No comments from the Building Department, and therefore Petitioners have no response.

ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 17-002
 Petitioner: Elroy and Corinne Hygrave
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.
Park Ridge IL 60068
 Phone #: 847-698-9600
 Fax #: 847-698-9623
 E-Mail: claubenstein@edimentalaw.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.)

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water _____ X _____Sanitary Sewer _____ X _____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 FOR-IN-LIEUX _____X _____X _____

GENERAL COMMENTS ATTACHED

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

James J. M. M. 1/31/17
 Director Date

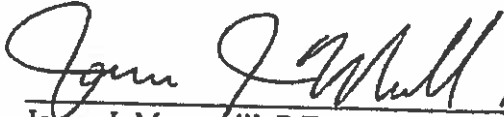
PLAN COMMISSION PC #17-002
Hogreve Resubdivision
2214 E. Palatine Road
Preliminary/Final Plat of Resubdivision
Round 1

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. 1/31/17
Director of Engineering Date

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 Sec 1/4 (in direction of)*
- ☐ f. Municipal, township, county and section lines accurately tied to the lines of the subdivision by distances and angles.
- ☒ g. Radli, 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. *Spec: 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.
- ☒ *in 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 Argelsinger
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		D Rainfall Intensity "I" (in/hr)	E Site Area "A" (acres)	F Inflow Rate (C <i>x</i> I <i>x</i> A) (cfs)	G Release Rate (cfs)	H Storage Rate (cfs)	J K	
	Storm Duration							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		C*H*3600	J/43560

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

Orifice Computation

1) Allowed Release Rate, Q(cfs)	0.540	Free Flow	Submerged Flow
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			
$Q = C^*a^*(\text{sqrt } 2^*g^*h)$			

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

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

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

Engineering Department responses:

- 1 a. Easements for utilities and water have been incorporated into the revised POS.
- 1 b. No construction is contemplated at this time. The proposed purchaser of Lot 2 has been advised that as part of any building permit it may seek, it will need to provide for sidewalks.
- 1 c. The revised plans have incorporated utility and drainage easements.
- 2d. The existing residence on lot one is presently supplied with water from the Village of Arlington Heights via a supply line, and has water waste lines on site over proposed Lot 2, and the revised plans provide for a private easement over Lot 2 to allow for such continued services, so at this time, no IEPA approval or new water supply is needed. The developer of Lot 2 will need to connect to the existing water supply and waste lines located adjacent to Lot 2 as part of any proposed development and will need to provide for the public sidewalk and the engineering calculations and costs related to same would be picked up as part of the new construction permit for Lot 2. The final POS provides that the existing structure on Lot 1 is a legal non-conforming residence (its construction began prior to 1955 and prior to annexation of this property into the Village), and further, the proposed final POS provides that in the event a new home is erected in its place, at such time a new hydrant and new water supply will need to be furnished at which time such engineering costs are to be picked up then as part of the new construction permit for Lot 1. See further comments to item 14a in response to the Planning and Community Development Department.
3. The title company has reviewed its records and no new right of way dedications are needed.
5. Site plan (survey) has been provided along with the revised Preliminary and Final Plats.
7. Storm Water Detention calculations are provided (see next page) and Petitioner agrees to the payment of a fee in lieu of detention.
12. See comments to 2d above.
13. Petitioner is circulating the Mylar for all non-Village signatures and shall submit same one week prior to the Plan Commission meeting of March 22nd.
14. Detention calculations have been prepared, see following page.
15. See comments to 2d above.
16. a through g. The revised POS has incorporated the requested items (note the block for signature by the County Highway Department was left off the Revised POS by mistake and will be included on the Mylar).

Hogreve Subdivision

Detention Calculation Verification PC# 17-002

Site Requirements

2/9/2017

Site Area = 1.000 Acres
Allowed Release Rate (Area x 0.18cfs/Ac) = 0.180 cfs
Weighted "C" Factor = 0.725
Pervious = 0.500 Acres
Impervious = 0.500 Acres
Water = 0.000 Acres
Synth Turf = 0.000 Acres

Synth Turf=

0.000 Acres

A Runoff Factor "C"	B C		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	
	Storm Duration							Storage Required	
	(min)	(hrs)						(cu-ft)	(Ac-ft)
0.725	5	0.08	10.92	1.000	7.92	0.180	7.74	2228	0.051
0.725	10	0.17	10.02	1.000	7.26	0.180	7.08	4336	0.100
0.725	15	0.25	8.20	1.000	5.95	0.180	5.77	5189	0.119
0.725	30	0.50	5.60	1.000	4.06	0.180	3.88	6984	0.160
0.725	60	1.00	3.56	1.000	2.58	0.180	2.40	8644	0.198
0.725	90	1.50	2.75	1.000	1.99	0.180	1.81	9794	0.225
0.725	120	2.00	2.24	1.000	1.62	0.180	1.44	10397	0.239
0.725	180	3.00	1.62	1.000	1.17	0.180	0.99	10741	0.247
0.725	240	4.00	1.28	1.000	0.93	0.180	0.75	10771	0.247
0.725	300	5.00	1.08	1.000	0.78	0.180	0.60	10854	0.249
0.725	360	6.00	0.95	1.000	0.69	0.180	0.51	10989	0.252
0.725	420	7.00	0.83	1.000	0.60	0.180	0.42	10628	0.244
0.725	480	8.00	0.75	1.000	0.54	0.180	0.36	10476	0.240
0.725	540	9.00	0.68	1.000	0.49	0.180	0.31	10141	0.233
0.725	600	10.00	0.63	1.000	0.46	0.180	0.28	9963	0.229
0.725	660	11.00	0.59	1.000	0.43	0.180	0.25	9811	0.225
0.725	720	12.00	0.55	1.000	0.40	0.180	0.22	9450	0.217
0.725	780	13.00	0.52	1.000	0.38	0.180	0.20	9220	0.212
0.725	840	14.00	0.49	1.000	0.36	0.180	0.18	8833	0.203
0.725	900	15.00	0.46	1.000	0.33	0.180	0.15	8289	0.190
0.725	960	16.00	0.43	1.000	0.31	0.180	0.13	7589	0.174
0.725	1020	17.00	0.41	1.000	0.30	0.180	0.12	7176	0.165
0.725	1080	18.00	0.39	1.000	0.28	0.180	0.10	6658	0.153
A*D*E					F-G		C*H*3600	J/43560	

Max Volume = 0.252 Acre-Ft
= 10,989 cu-ft

Orifice Computation

1) Allowed Release Rate, Q(cfs) 0.180
2) High Water Elevation
3) Outfall Water Elevation -
4) Invert Elevation
5) Diameter of Restrictor (inch)
6) Cross Section Area (sq ft) -
7) Head (ft) h = 0.00
8) Discharge Coefficient
Square Edge 0.79 - 0.82
Round Edge 0.93 - 0.98
Sharp Edge 0.58 - 0.64
Projecting 0.50

Free Flow Submerged Flow
0.00
0.00
0.00
0
0.000 0.000
0.00 0.00
0.00

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

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

Q (cfs) = 0.00 0.000

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

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

Public Works Department responses:

- 1. The Revised POS provides that any future building on Lot 2 will need to be supplied with water from the utility easements which have been added thereon. With regard to the existing home on Lot 1, the existing residence on lot one is presently supplied with water from the Village of Arlington Heights via a supply line, and has water waste lines on site over proposed Lot 2, and the revised plans provide for a private easement over Lot 2 to allow for such continued services, so at this time, no IEPA approval or new water supply is needed. The final POS provides that the existing structure on Lot 1 is a legal non-conforming residence (its construction began prior to 1955 and prior to annexation of this property into the Village), and further, the proposed final POS provides that in the event a new home is erected in its place, at such time a new hydrant and new water supply will need to be furnished at which time such engineering costs are to be picked up then as part of the new construction permit for Lot 1. See further comments to item 14a in response to the Planning and Community Development Department.**



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

No comments from the Fire Department, and therefore Petitioners have no response.

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 17-002

Petitioner: Elva 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.

Park Ridge, IL 60068

Phone #: 847-698-9600

Fax #: 847-698-9623

E-Mail: rlaubenstein@dimanetelgw.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.)

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

No comments from the Health Services Department, and therefore Petitioners have no response.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 17-002
 Petitioner: Elroy and Corinne Hargrave
2214 E Palatine
Arlington Heights, IL 60004 847.953
 Owner: SAMT 0199

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 Road
Park Ridge, IL 60068
 Phone #: 847-698-9600
 Fax #: 847-698-9623
 E-Mail: rlaubenstein@dimantelaw.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. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | COMPLIES WITH COMPREHENSIVE PLAN? |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | COMPLIES WITH THOROUGHFARE PLAN? |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | VARIATIONS NEEDED FROM ZONING REGULATIONS?
(See below.) |
| 4. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
(See below.) |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | SUBDIVISION REQUIRED? |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
(See below.) |

Comments:

Please see attached Comments

SAMT

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 Terrace 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: SAM J. J. J. J. J.

Planning and Community Development Department responses;

4. Variations needed: see comments to item 14 below.

7. Agreed.

8. Agreed, plat of survey has been included with the Revised POS plans.

9. Petitioner agrees that in the event the POS is approved, the zoning will be changed to R-2, provided that the existing residence on Lot 1 may continue as a legal, non-conforming (preexisting) residence with was built prior to 1955 and prior to annexation of this land into the Village, until such time as a new residence is constructed thereon, which will need to comply and conform with the building set back requirements, etc. (see comment to item 2 d of the Engineering Department comments for further details).

10. Agreed.

11. Agreed.

12. There are no covenants, conditions or restrictions proposed for this subdivision.

13. The prospective purchaser of Lot 2 is aware of these requirements and has agreed to pick up the costs relative to same as part of its building permit process.

14. a. The home on proposed Lot 1 was constructed prior to 1955 and cannot practically be moved or relocated to behind the proposed building set back line and the sale of the existing residence would not yield a reasonable return were such movement required, and would not yield a reasonable return if Lot 1 were permitted to be used only under the conditions allowed by the regulations in that zone.

If it were not for the subdivision of the existing lot into the proposed two lots, in order to maximize the return for the present owners (who are senior citizens on limited incomes and with health related issues) the existing home could be sold without the need to conform with the new zoning, and as such, the plight of the Petitioners is due to these unique circumstances which only arise as part of the subdivision process.

The existing home has been there for over 60 years, and its continued use if the variation were granted will not alter the essential character of the locality.

This variance request further applies to the continued use of the existing water supply and waste lines for the same reasons as set forth above, see comments to item 2d of the Engineering Department comments for further details.

14. b. The shed in the back yard is not permanently affixed or placed upon a foundation and has been, or will be, moved so that it will not require a variation, and has been removed from the POS.

15. Agreed.

16. The title company has confirmed that the portion of the existing land which is used as highway purposes for Palatine Road has already been taken for roadway purposes, and the legal description has been so modified – see attached page from the latest title report – and the revised POS has likewise made the change to clearly note the portion for road purposes. Petitioner has meet with the Village representatives who have confirmed that the portion by Lilac Terrace belongs to the Village.

17. The revised POS shows all building setback lines as requested.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 17-002
 Petitioner: Elroy and Corinne Hargrave
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 Lubenstein
 Address: 216 Higgins Rd.
Dark Ridge IL 60068
 Phone #: 847-698-9600
 Fax #: 847-698-9623
 E-Mail: rlubenstein@att.net

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

[Signature] 2/1/17
 Coordinator Date

No comments from the Planning and Community Development Department 7A, and therefore Petitioners have no response.

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Hogreve Subdivision
2214 E Palatine Road
Preliminary and Final Plat

Round 1 Review Comments

02/01/2017

1. **Character of use:**
The character of use should not be problematic.
2. **Are lighting requirements adequate?**
Lighting should meet Village of Arlington Heights code.
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 may create traffic problems especially if there is an egress from the subdivision onto Palatine Road.
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.

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Supervisor's Signature

Community Services Bureau responses:

6. There is presently no new construction scheduled to begin, however, as to the existing residence on Lot 1, the Emergency Information Card has been completed and is attached, see next page.

Arlington Heights Police Department
Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: tmorales@vah.com.

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department
200 E. Sigwalt Street, Arlington Heights, IL 60005
Attention: Police Administration

Print Form (To Mail)

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

Name (Firm or Residence)

regarding residence at 2214 E Palatine

Address/City

Telephone Number

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Elroy Hograve

Address/City

1280 Village Drive Unit 355A Arl.Hts

Telephone Number

847 253 0199

Cell Number

Contact #2

Name

Richard Laubenstein

Address/City

216 W Higgins Park Ridge

Telephone Number

847 698 9600

Cell Number

847 476 9600

Alarm System

☒ No

☐ Yes

Phone number:

Alarm Company Name