


**Village of Arlington Heights  
Public Works Department**

**Memorandum**

To: Sam Hubbard, Planning and Community Development  
From: Cris Papierniak, Assistant Director of Public Works   
Date: March 10, 2017  
Subject: 2214 E. Palatine Rd., P.C. #17-02 Round 2

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

- 1) The response made by the petitioner to PW comments is not acceptable. The water main must be extended to service the lot fronting Palatine Road and end with a hydrant. An IEPA Water Permit is required for the extension of public water main. This public improvement is required to be installed as part of the subdivision approval process. The water service line to the existing house at on E. Palatine Road must then be connected to the new water main and the existing service line through the Lot 2 property can then be properly abandoned.

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

C. file

**PLAN COMMISSION PC #17-002**  
**Hogreve Resubdivision**  
**2214 E. Palatine Road**  
**Preliminary/Final Plat of Resubdivision**  
**Round 2**

17. There was no written response made by the petitioner to comment #11. To reiterate, 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.
18. The response made by the petitioner to comment #12 is not acceptable. The Subdivision Code under Chapter 29 requires the following items: 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.
19. The response made by the petitioner to comment #13 is noted. There are needed changes to the Final Plat of Subdivision (see Comment #22). These changes must be made before any signatures are obtained.
20. The response made by the petitioner to comment #14 is noted. The petitioner has agreed to utilize the Village's calculations in determining the fee in-lieu-of detention. Once confirmation has been presented in the form of a recorded document number that the Palatine Road ROW has been taken, the stormwater calculations will be re-done using the total subdivision area of 0.862 acres.
21. The response made by the petitioner to comment #15 is not acceptable. 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. This public improvement is required to be installed as part of the subdivision approval process. The water service line to the existing house at 212 E. Palatine Road must then be connected to the new water main and the existing service line through the Lot 2 property can then be properly abandoned. This will negate the need for any private utility easement.


**Final Plat of Subdivision:**

22. The response made by the petitioner to comment #16 is noted. Please address the following items:
  - a. Remove the "Private Public Utility Easement Provisions".
  - b. Include the document number for the Palatine Road ROW take.
  - c. Remove the stormwater detention calculation sheet from the Final Plat of Subdivision.
  - d. Leave areas available for the required certificates from Cook County.
  - e. If the water main extension is to be located along the west side of the property, a 10' easement will be necessary.

**RECEIVED**

**MAR 06 2017**

**PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT**

 3/3/17  
James J. Massarelli, P.E. Date  
Director of Engineering

# Planning & Community Development Dept. Review

February 6, 2017



## REVIEW ROUND 2

Project: 2214 E. Palatine Rd.  
Proposed Subdivision

Case Number: PC 17-002

### General:

18. The response to comments #7, #8, #10, #11, #12, and #15 are acceptable.
19. The response to comment #9 is acceptable. However, staff notes that no action is being taken on the existing non-conformities that are allowed to remain as per Section 28-7 "Non-Conforming Use and Building" of Chapter 28 of the Municipal Code. No part of the subdivision and rezoning process shall be deemed to permit these non-conformities unless specified within the approval ordinance.
20. The response to comment #13 is noted, and a condition of approval that requires the installation of this sidewalk prior to construction of a home on Lot 2 may be acceptable. However, an Engineers Estimate of Construction cost is still needed prior to proceeding with Final Plat of Subdivision approval, which estimate shall include both the sidewalk and water main extension (inclusive of the fire hydrant).

### Zoning:

21. The response to comment #14 is noted. With regards to #14a, given that the petitioner has stated that the property line along Palatine Road will not be moved to accommodate the dedication of the Palatine Road ROW, no change to the existing front yard setback will occur. Furthermore, if the property is rezoned into the R-2 District, the required front yard setback is only 25', and the existing home conforms to this requirement. Therefore, a front yard setback Variation is not needed. With regards to 14b, if the shed is moved it will negate the need for this Variation. A condition of approval requiring the movement of this shed will be added to the subdivision approval.

### Final Plat of Subdivision:

22. The response to #16 references an attached page from a title report. However, no page was attached. Please provide confirmation, via a recording number, that the Palatine ROW has been granted to IDOT.
23. The response to #17 is noted, however, the incorrect setbacks are shown on the Plat. Please note the following setbacks for the R-2 District, which are what must be shown on the Plat for each lot:
  - Front Yard Setback: 25'
  - Side Yard setback (west): 10'
  - Side Yard setback (east): 10' is required, but this may be increased to 15' to coincide with the 15' easement.
  - Rear Yard Setback: 30'

Please revise the Plat to show the above setbacks for each lot. In addition, please remove the proposed residence from the Final Plat of Subdivision. It should remain shown on the Preliminary Plat, however, it should not be shown on the Final Plat of Subdivision.

18. Per Chapter 29, Section 29-209(s), the PIN of the subject property should be noted on the Plat.

Prepared by: 