

Memorandum

To: Cris Papierniak, Assistant Director of Public Works

From: Jeff Musinski, Utilities Superintendent

Date: April 13, 2017

Subject: 2214 E. Palatine Rd., P.C. #17-002



With regard to the proposed variations, 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)
- 2) VAHPW feels that a variance should not be given and the water improvements should be installed due to the following reasons:
 - a. It is not reasonable to serve the existing house with a separate service when a new water main has been installed adjacent to the private service.
 - b. If the private service ever fails and water damage occurs to the northern property, the southern property is responsible for the damage and maintenance. Typically the northern property would seek help from the Village to litigate a solution for the damages. This is an avoidable scenario if the sub-division ordinance is enforced.
 - c. A scenario could exist that would entail running a short service from the main to the northern property and the house to the south would not be demolished, therefore asking to keep the existing non-compliant water service. Maintenance would be difficult, as it would be hard to locate and could interfere with the ability to use the proposed home.

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 3

23. The responses made by the petitioner to comments #17 & 19 are acceptable.
24. The response made by the petitioner to comment #18 is noted. The fee letter has been prepared following a "worse case" scenario. It is understood that the public sidewalk will be installed at the time the house fronting Lilac Terrace is built. Engineering is agreeable to eliminating the deposits associated with the public sidewalk as long as the subdivision ordinance includes a condition that the sidewalk along Lilac Terrace will be constructed with the house permit. The construction of public sidewalk is required by Code.
25. The response made by the petitioner to comment #20 is noted. Based on the total subdivision area of 0.862 acres, the fee in-lieu-of detention as calculated by the Village is \$9,476.00. This is included in the fee letter.
26. The response made by the petitioner to comment #21 is not acceptable. Maximum fire hydrant spacing by Code is 330-ft. This means any property along a street would be a maximum of 165-ft from the nearest hydrant. The nearest hydrant to the existing house on Palatine Road is around the corner on Birchwood Lane (see attached map). The hydrant is approximately 240-ft from the southwest property corner of the house on Palatine Road, 75-ft further than the minimum required distance. The water main must be extended to service the lot fronting Palatine Road not only as their source of domestic water, but for adequate fire protection. An IEPA Water Permit is required for the extension of public water main. This Code required 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:

27. The response made by the petitioner to comment #22 is noted. The Plat of Subdivision includes a private easement and provisions for the existing water service line located on Lot 2 that serves the existing house on Lot 1. This does not follow the Subdivision Code, which requires each lot of the subdivision to be served by domestic water mains. Engineering cannot recommend approval at this time.
28. The proposed 10' building line along the east property line should match the proposed 15' wide Public Utility and Drainage Easement. No part of the building can be constructed within a PU&DE.


RECEIVED James J. Massarelli, P.E. Date 4/20/17
Director of Engineering
APR 24 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

