



Village of Arlington Heights
Plan Commission
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
April 12, 2017
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 504 S. Mitchell Subdivision - 3/22/17
- B. 2214 E. Palatine Rd. Subdivision - 3/22/17
- C. Chapter 28 Text Amendments - 3/22/17

IV. PUBLIC HEARINGS

- A. Karr Subdivision - 620 S. Beverly Ln. - PC#17-003
Resubdivision

V. OTHER BUSINESS

VI. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: 504 S. Mitchell Subdivision - 3/22/17

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
504 S. Mitchell Subdivision - 3/22/17	Minutes

PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
PLAN COMMISSIONCOMMISSION

RE: 504 SOUTH MITCHELL SUBDIVISION - PC#14-016
FINAL PLAT OF SUBDIVISION

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington
Heights, Illinois on the 22nd day of March, 2017 at the hour of 7:30 p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
LYNN JENSEN
TERRY ENNES
BRUCE GREEN
GEORGE DROST
SUSAN DAWSON
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

CHAIRMAN LORENZINI: I'd like to call to order this meeting of the Plan Commission. Would you please all rise and say the pledge of allegiance with us?

(Pledge of allegiance.)

CHAIRMAN LORENZINI: Sam, roll call please.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Sigalos.

(No response.)

MR. HUBBARD: Commissioner Warskow.

(No response.)

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Here. Thank you, Sam. The next item on the agenda is approval of meeting minutes from New Hope Academy held on March 8th, 2017. Any comments?

COMMISSIONER DROST: I'll make that motion to approve the minutes.

COMMISSIONER ENNES: I'll second it.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Everybody here, okay. Next item on the agenda, we've got three public hearings tonight. The first one is for 504 South Mitchell Subdivision, PC#14-016, final plat of subdivision. Sam, is there a --

MR. HUBBARD: I do believe the Petitioner is here, and if there are any questions, the Petitioner can approach the podium. I do want to clarify one thing. There was a typo in the Staff report and it was relative to the fee per lot for the stormwater detention. It read \$11,700 per lot, it should read \$11,233. That's reflected in the motion sheet that you have before you this evening.

But as the Plan Commission may recall, this did appear before them on April, or probably before April in 2015, and it did receive a favorable recommendation and was approved for a preliminary plat of subdivision by the Village Board with six conditions. The Petitioner has met most of the conditions and, only to clarify, one of the conditions was requiring the maintenance fee for stormwater detention. We now have the estimate for how much it would cost to maintain that over a 10-year period, and so the condition has been altered to specify the amount required overall and per lot. The Staff's recommendation is to move forward. The plat conforms to the original preliminary approval, so there's really not too much here to discuss, and

I'm happy to answer any questions.

CHAIRMAN LORENZINI: Okay, is there any question from the Commissioners?

COMMISSIONER DROST: No, but I will be recusing myself from the vote.

CHAIRMAN LORENZINI: If there's no question at this time, I'll open it up to the public since this is a public hearing. Anybody from the public want to make any statements or comments on this project, this public hearing? Yes, would you please come forward? Please raise your right hand, or just tell us, you're not the Petitioner, are you?

MR. DIMUCCI: I am.

CHAIRMAN LORENZINI: You are? Okay, raise your right hand.
(Witness sworn.)

CHAIRMAN LORENZINI: Would you please state your name and spell it for us please?

MR. DIMUCCI: John Dimucci, D-i-m-u-c-c-i. I just have one comment regarding the fee that he was just speaking of. It seems that it's quite onerous, \$11,000 plus per lot for these. There's quite an expense that we're undertaking to put in the stormwater basin for the benefit of only three lots. That's fine, we understood that when the plan was approved and there really was no fee discussed other than that it was a condition, and I understand that. So, we just found out about this amount very recently.

I just want to kind of have it on record that it seems very high, and if there is any relief, it would be appreciated because, you know, there's also the impact fees that will be collected for the school board, for the school and library impact fees. I understand that, those are published and well known. So, this \$33,000 plus that will be collected at the time of building permit seems like quite a bit for the maintenance of, for all practical purposes, a kind of a maintenance-free stormwater basin.

That's all. I appreciate your time. I just kind of wanted to have that noted on the record.

CHAIRMAN LORENZINI: Do you agree with the other two conditions in the recommendation?

MR. DIMUCCI: The other two conditions of? I'm sorry.

CHAIRMAN LORENZINI: Well, the first one was the fee you just talked about. The second one, the Village will not accept ownership and maintenance of the stormwater detention area until such time as the maintenance fee is paid in full and the detention area is established and acceptable to the Village. I guess those two are kind of tied together.

MR. DIMUCCI: Yes, right, absolutely.

CHAIRMAN LORENZINI: The third one is the Applicant shall comply with all applicable federal, state, and Village codes, regulations and policies.

MR. DIMUCCI: Of course, yes.

CHAIRMAN LORENZINI: Sam, were all the proper public notices given?

MR. HUBBARD: Yes. This one actually was just a public meeting, there is no public hearing required for final plat approval.

CHAIRMAN LORENZINI: Okay. Thank you for your comment.

MR. DIMUCCI: Thank you.

CHAIRMAN LORENZINI: Sam, anything you want to add to that?

MR. HUBBARD: I don't have too much to add. I mean this, I believe the fee that we're requiring is something that the Village Board has recently decided to ask petitioners for

due to some MWRD requirements for these detention areas and their ongoing maintenances as a cost to the Village. So, I don't have too much to add on that.

COMMISSIONER JENSEN: Sam, is there a standard formula, protocol, algorithm or whatever that you would apply to everything going forward that's in this similar situation?

MR. HUBBARD: It's based on estimates that the Public Works Department receives for maintenance. So, I mean it's going to depend, you know, every detention pond is a little bit different. So, depending on the landscaping and the size and so forth, you know, that amount to maintain it is going to be a little different. So, I don't know if there is a standard, you know, a standard formula that we could always apply.

COMMISSIONER JENSEN: But this was based on some estimates then that the Engineering Department got?

MR. HUBBARD: Correct.

CHAIRMAN LORENZINI: Any other questions or comments?

COMMISSIONER CHERWIN: I guess I would just add to that a question being, so the Public Works Department came up with this, Sam, but was it based on similarly situated ponds that we have in the Village and we had experienced in those costs? The second response would be, is there anything that the Petitioner could do to satisfy the requirements but at a lower cost in terms of --

MR. HUBBARD: I believe it's based on actual estimates that they receive from a company that would be doing the maintenance. Whether or not the plantings in the pond could be redesigned to adjust that, I could not tell you. But I do believe, I know that the Public Works Department did get estimates for what this would cost over a ten-year period, similar to how it's been done for a subdivision recently by Lexington Homes earlier this year and Christina Court earlier.

COMMISSIONER CHERWIN: So, what you're saying is that the analysis or the formula that they used for the Petitioner's cost is similar to what Lexington experienced and the other folks experienced in understanding what the costs could be on those ponds?

MR. HUBBARD: Right, both based on estimates for what it would cost over a ten-year period.

COMMISSIONER ENNES: Sam, this is something new that's tied to the flood control problems that we've been having for decades and the cost to cure it?

MR. HUBBARD: Right, based on updated MWRD standards for how much detention you have to provide for when you develop a site so that, yes, we don't continue have flooding problems.

COMMISSIONER CHERWIN: I guess I would just add to the record that I think it would be important for us, if this is a new standard, that we provide some level of transparency from our Public Works Department so that people who are coming in and evaluating their sites have an understanding of what the cost requirements would be for stormwater management.

CHAIRMAN LORENZINI: The only thing I'd like to say is that I appreciate your comments, but it sounds like this is pretty much a standard fee that's based on some rationale, not just some artificial opinions on it.

COMMISSIONER JENSEN: So, this reflects the cost over a ten-year period and you pay it all up front, is that what you're saying?

MR. HUBBARD: Right.

CHAIRMAN LORENZINI: Any other, I guess we should finish the public comments. Any other comments from the public? If not, we'll officially close that portion of this public meeting. Any other comments or recommendations from the Commissioners?

COMMISSIONER GREEN: Yes, I'd like to make a motion.

A motion to recommend to the Village Board of Trustees approval of PC#14-016, Final Plat of Subdivision for the Walnut Park Subdivision (formerly called the Bruscato Subdivision).

This approval shall be subject to the following conditions:

- 1. A maintenance fee for the stormwater detention area totaling \$33,700 is required. The fee shall be paid on a per lot basis at the time of issuance of a building permit for each home within the subdivision in the amount of \$11,233 per home/lot.**
- 2. The Village will not accept ownership and maintenance of the stormwater detention area until such time as the maintenance fee is paid in full and the detention area is established and acceptable to the Village.**
- 3. The Applicant shall comply with all applicable federal, state and Village codes, regulations and policies.**

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER JENSEN: Second.

CHAIRMAN LORENZINI: We have a second. Roll call vote please.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: I'm recused.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Well, I guess congratulations on having received a unanimous approval, but this is just a recommendation to the Board of Trustees. Is there a date this is going to the Trustees?

MR. HUBBARD: April 3rd is what we're targeting.

CHAIRMAN LORENZINI: You can further express your opinion again at that time. Thank you for being here.

MR. DIMUCCI: Thank you.

(Whereupon, the public meeting on the above-mentioned petition was adjourned at 7:44 p.m.)



Item: 2214 E. Palatine Rd. Subdivision - 3/22/17

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
2214 E. Palatine Rd. Subdivision - Minutes	Minutes

PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
PLAN COMMISSION

COMMISSION

RE: 2214 EAST PALATINE ROAD SUBDIVISION – PC#17-002
PRELIMINARY PLAT OF SUBDIVISION, REZONING FROM R-1 to R-2

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 22nd day of March, 2017 at the hour of 7:44 p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
LYNN JENSEN
TERRY ENNES
BRUCE GREEN
GEORGE DROST
SUSAN DAWSON
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

CHAIRMAN LORENZINI: The next item on the agenda is 2214 East Palatine Road Subdivision, PC#17-002. Have all the proper notices been given, Sam?

MR. HUBBARD: They have.

CHAIRMAN LORENZINI: Is the Petitioner here?

MR. LAUBENSTEIN: The Petitioner is present.

CHAIRMAN LORENZINI: Anybody who's going to testify, would you please come forward and I'll swear you in. It's just you?

MR. LAUBENSTEIN: This evening we're just here for a preliminary presentation. It will just be me. My name is Richard Laubenstein from the firm of DiMonte & Lizak, I'm the attorney for the Petitioners. Present today is Elroy Hogreve one of the Petitioners. His wife Corinne is not here tonight.

CHAIRMAN LORENZINI: Could you spell your last name please?

MR. LAUBENSTEIN: L-a-u-b-e-n-s-t-e-i-n.

CHAIRMAN LORENZINI: Thank you. If you'd raise your right hand?
(Witness sworn.)

CHAIRMAN LORENZINI: Thank you. Okay, would you present your project?

MR. LAUBENSTEIN: This evening, we're here for a preliminary review of the Hogreve Subdivision, not a very big one, it's intended to be a division of what is presently a one-home lot and dividing it into two separate lots.

To give you an idea of where we're located in the Village, this is off of Palatine Road, northwest, excuse me, northeast side of the town. The lot right now is a rather unique shaped one in the area, it's rather shoe box-shaped as you can see. I highlighted the area where the existing residence is located. It's located to the south end of the lot and fronts off of Palatine Road. The lot is 100 feet wide and extends all the way to the north to Lilac Road.

The home was constructed in 1955, it actually predates the Village before this area was annexed into Arlington Heights. The Hogreves set down roots, long, large and deep. Part of the family farm, so the Petitioner was born there, his son was born there, his father owned the farmland before the rest of the Village and subdivisions went up around it.

The existing home is a one-story ranch, three-bedroom, two-bath, it does have a basement, built back in the days when they built homes to last, real brick construction, real plaster on the interior. Looking at it from the neighbors to the west, all of the neighbors on the west side of the home are either two-story or split-level houses. The houses which are to the west are in the R-2 Single-Family Zoning area; same thing with the houses directly opposite to the north on Lilac. Everything on the east side and across Palatine Road is zoned R-3 which is also single-family residence.

As you can see, this is one of the largest lots in the area. Even after the proposed dotted line goes in down the middle, the lots will still be two of the largest lots in the surrounding area. As part of the petition for subdivision, we want to make the lots consistent with the adjoining neighborhood. So, part of the petition includes a request to switch from what it is presently zoned R-1, the estate kind of houses, make it R-2 so it's consistent with the homes that are bordering on the west-hand side.

The home is currently serviced with fire protection by a hydrant that's located on Birchwood Lane, so that's to the west of the property. The houses on the west side of Birchwood are mixed; some are split-level, some are two-story, some are ranch, most of all which

have attached garages. The house on the site that belongs to the Hogreves presently is served by a detached two-car garage.

This is a view from the backyard of the existing residence. You can see part of the garage, so we're looking to the east. All of the homes to the east of the Hogreve residence directly adjoining it are all two-story single-family homes with attached garages.

The back portion as you can see is vacant. It could have been used at one time for a very nice extensive garden. Right now, it's a very nice and extensive rolling lawn. Further houses then and the vacant or north half of the lot, existing trees and shrubs, none of which we have intentions of removing, there is no requirement right now. The subdivision is small enough there is nothing here that requires preservation of the trees. It's a small enough subdivision, there is nothing that is going to require a detention pond like in the previous petition that you heard. We will be providing calculations for the water runoff and water retention and pay the appropriate fees accordingly for the two lots.

What we intend to do is divide the lot into two equal-sized properties that will each have 100-foot frontage. The existing house that we'll call Lot 1 fronts on Palatine, it's a 100 feet wide. Lot 2 will front on Lilac, also a 100 feet wide. In the dotted lines, you'll see there is a proposed home that might be going up. The purchaser of Lot 2 or I should say the intended purchaser, we have a contract pending getting the subdivision put through, that shows you generally where the footprint will be for the new home. They have been very cooperative with us with regard to helping us get these items put together. So, all told, the existing lot is a little bit shy of 38,000 square feet. We're going to divide it in half, 100-foot frontage, 187.5 feet deep for each of the lots.

At present, the existing house is serviced by a sewer line. There is an eight-inch water waste line that runs up the east side of the lot to which we are connected. There is also a water supply line that runs up the east side of the lot and connects at the north on Lilac. The little blue flags there that you can see in the photos, we had JULIE come out, so they've staked their mark. That's where the existing water supply and waste lines that are hooked up to the Village are located. Same view, it just runs up the full length of what we're calling the backyard or what will be Lot 2.

There's easements that run on the neighbor's property to the east. So, you'll see that there are some existing boxes, all of the utilities that service the subdivision to the east are buried underground. There is a public utility easement which runs all the way north and south on their property. As part of the proposed subdivision, we're going to mirror that, put in a 15-foot easement on our side of the property running concurrently with that for use for, that covers the electric cable and so on and so forth.

So, all the way up the east side of our property on both Lots 1 and 2, there would be a public easement. We are proposing also, since there is existing water service and waste service that runs up, a private easement so that Lot 1 can continue to have its water supply and waste. The intended purchaser of Lot 2 is in agreement with this, I've been talking with their attorney. I just spoke with the buyer today, they're in agreement with keeping that private easement so the existing water lines can remain.

On the west side of the property, the subdivision directly west of our property is serviced by aboveground wires. So, there is an easement running along the back all the way from north and south on the west side for public utilities. We propose again putting in a mirror, a 15-foot, excuse me, 10-foot easement on that side for public utilities.

There is a sidewalk that runs down Birchwood Lane, that's the street

that's directly to the west or on the left side of this drawing. It runs all the way from Palatine Road back to Lilac, and it dead ends or the sidewalk stops right at that corner. So, from the northeast side of where Lilac and Birchwood intersect all the way over continuing to the right past the existing lot which is labeled Lot 6 for the other homeowner and our property, there is at present no sidewalk on our side of the street.

This is an illustration. This is from that southwest corner on Birchwood. You can see where the sidewalk terminates. No sidewalk at all along that whole side. That's the neighbor's property and driveway. This is the Hogreve property, and you can see the sidewalk does not pick up until you get to what had been Lilac. That part of the street was no longer dedicated for road purposes; instead the Village put through a sidewalk which connects going farther north but does not connect at all with the Hogreve property.

The Village requirements that you have for when we're putting in a subdivision does require engineering and some work to be done with regard to what would be a sidewalk on the north end along Lilac. The Village Staff has also expressed concerns about a water main for use to connect to the existing house. The Engineering Department has suggested the installation of a new water main running the entire length from the northwest side of the property up to the front end of the property.

It's our position, we're kind of in a catch-22 situation here. As a matter of fact, we were joking with the buyer and with some of the other folks who were here earlier today, if Elroy's dad had the foresight in 1955 to have made two separate legal descriptions, we wouldn't be here tonight. It's not unusual in some parts of Arlington Heights to have a home that's on one property, and if you go up and down and drive up Arlington Heights Road or Euclid, you'll often find the garage is on another property, two pins. There's at least one house that I'm aware of on Euclid that sits on three separate legals, three separate pins.

If this had two separate legals to start, we could sell the existing home as is. No new water main, no new improvements. It's a legal nonconforming, preexisting home. Matter of fact, if we weren't doing the subdivision at all, if I just was selling or my client was just selling the existing property, there would be no need for a sidewalk, there would be no need for a new water main. It's an existing nonconforming property.

Likewise, if there had been two legal descriptions all along, whoever would be buying the vacant property, it's just like buying any other vacant lot in Arlington Heights. As part of any plan for construction of improvements, they'd have to submit not only the building plans for the home, but they'd have to submit the engineering for the sidewalk, any public improvements that the Village would require, and ultimately have to pay for the construction of the sidewalk as part of getting their permit for construction.

Now, we had talked with the various members, representatives from the Village about the possibility of continuing that private easement. In fact, if you see the comments from the Staff Development, you'll notice this has been something that the Hogreve family has been considering for several years. Back in 2015, they sent out an initial feeler. There's attached to the Staff Development meeting minutes from 2015 about this very thing, making the division. I know at that point, they had not gotten a formal plat of subdivision submitted but I think it's important to note at that time, just two years ago, the Staff didn't express any concerns or reservations at that time vis-a-vis a sidewalk or a water main.

The owner, or I should say the potential owner of Lot 2, here again we've got a kind of chicken-and-egg situation. They are more than willing to do the engineering for the sidewalk, they're more than willing to pay for it. They are willing to extend the private

easement so Lot 1 can still be serviced with water and with its waste line. They, however, don't want to pay at this point for an engineer, and I can't blame them, because without at least getting what we're looking for today, a feeling and an opinion from the Board about how you think we should best proceed, if it looks like this subdivision is going to go through, all of the various purchasers, the potential purchaser of Lot 1, of the vacant Lot 2, and my seller again will coordinate efforts, see if we can hire one engineer rather than reinventing the wheel three times, split and share the costs.

What we would like to do, however, the Village does have provisions that a subdivision can go in with preexisting non-conformities. In other words, it is not unheard of in the Village to approve a plat of subdivision that doesn't have all the engineering, or doesn't have all of the improvements put in place. The only caveat is the ordinance that's adopted by the Village Board needs to specifically spell that out, to put in that this is approved with these preexisting conditions and what needs to be done to move them along.

I know each of you have this on your small screens. I don't know if you can see offhand what's up on the large screen. But we are proposing to put the easement in place as the Village Staff requests on the plat of subdivision to run a spot along the west line, a public utility easement clearly marked for future use for the new water main in the event someone comes along and wants to redevelop Lot 1 in the future. We understand if you're going to put in a larger home, a two-story home that's consistent with the rest of the neighborhood, obviously then everything about being a legal nonconforming goes out the door. They would need to have the water main, they would need to have those things put in place at that time.

One of the problems that we have, however, with not only doing the engineering but putting in a water main, paying for that as part of this subdivision, Elroy and his wife Corinne are getting up in years. That's, I think, a polite way of putting it. They had lived in this house up until just a few years ago. The current home right now is sitting vacant. They're still residents of Arlington Heights, they've moved in to Luther Village, so they're still here and in town. But capital-wise, right now we're land rich and cash poor as far as putting in any of those improvements at this time.

The potential purchaser of Lot 2 is willing to allow the private easement to continue to run so that the house can be serviced by the existing water line. That is also the same location where a public utility easement would be put in place and there is the existing eight-inch sewer line for waste. So, we have no problems with waste and we have a house that's perfectly fine and situated to receive water using the existing line.

So, at the time, if Lot 1 is developed in the future and the existing home is taken down, we would be able to recapture at that time, that person would not be allowed to do any new construction without putting in the water main, doing the engineering, and providing for such expenses at that time. It becomes a bit cost prohibitive as I think you might realize, this house has a unique situation in all of the surrounding homes. For quite some distance, this is the only one that has access to a driveway in and out located on the very busy Palatine Road. Everybody is on a residential street. Although the lot is large, because of that drawback with the existing driveway and no other road access out, it limits the potential buyers or pool of buyers for this property. It also places corresponding limitations on whether or not anyone in the future would put a two-story or a larger house up given those constraints.

So, there's price points involved in what we can sell the property with that if we had to do not only the engineering but ultimately provide for putting in the water main, it would keep that house sitting vacant, keep it from being occupied or returned to being a useful,

productive piece of property in Arlington Heights.

So, what we're seeking here is approval of a subdivision. We would put in place the easements that the Village can anticipate would be needed in the future. The Village wouldn't be left holding the bag for putting in the sidewalk. The buyer of the vacant lot knows full well they're not going to get their permit unless the engineering is done and the sidewalk is taken care of. Leaving the engineering off for right now with regard to the sidewalk really would not be inconsistent with how this particular area of the Village looks. As I've pointed out, if we put in that sidewalk, or if we provided engineering now for the sidewalk, you'd have a sidewalk that attaches to nothing. None of the other houses on that side of the street attach to it, it doesn't connect to the existing sidewalk the Village put in on the vacated portion of Lilac.

So, it really would not change or alter the appearance of the property or the value of the neighboring properties. Likewise, allowing the continuing nonconforming building to be returned to being occupied can do nothing but help drive up the neighboring property values. Everybody knows if you've got vacant houses that sit vacant for too long, they become a nuisance. They attract pests, rodents, they in some neighborhoods attract wrong elements. If the existing nonconforming home is allowed to be sold, it would be occupied, it would be returned to productive use.

The new home that goes up on Lot 2, likewise, would generate new income for the Village. This is a small enough subdivision. We don't need a street study, there's not going to be any major impact. We don't need water retention, again it's not going to have any major impact on the surrounding homes.

So, at this point, what we really want to do and one of the main reasons why the potential buyer is here, we welcome your comments. We're willing to work with you. We would like to make this go through. We would be happy to work with the Village to do whatever reasonably can be done, coordinating the efforts between three parties on our side in essence, the seller and two potential buyers, and taking the Village and the Village's concerns into consideration.

We would also then like, after we hear your input and suggestions, that this matter be continued so that we can prepare whatever changes need to be done to the plat or other items. I'd suggest that if this be continued, it go to, I believe you're meeting at the end of April, it's on the 26th, that would give us adequate time to put our heads together with the other attorneys, locate the appropriate people and make the changes to the plan. Thank you.

CHAIRMAN LORENZINI: Thank you. Sam, did I ask you if the public notices were sent out properly?

MR. HUBBARD: Yes, you did. They were.

CHAIRMAN LORENZINI: Okay, would you give the Staff report please?

MR. HUBBARD: Yes.

CHAIRMAN LORENZINI: You may be seated for now.

MR. LAUBENSTEIN: Thank you.

MR. HUBBARD: Thank you, Chairman Lorenzini. As you've heard, the subject property is located at 2214 East Palatine Road. Here in the Village, it's currently zoned R-1. The Petitioner is requesting to subdivide the lot in half, with one lot on the southern half of the property which would contain the existing house, the other lot being on the northern half of the property which would be a vacant land. The Applicant does have a buyer lined up for that northern property to build a single-family home.

The Comprehensive Plan does have this property classified as

Single-Family Detached Estate 2, which is a classification appropriate for the R-2 Zoning District. So, at the request of the Village, the Applicant has agreed to rezone the property into the R-2 Zoning District. The difference between the R-1 and the R-2 is very subtle. Both are single-family districts, only allow single-family homes. The R-1 allows a slightly, requires a slightly larger lot than the R-2. The setbacks in the R-1 are slightly bigger, you can cover a little bit less of the property in the R-1. The R-2 allows a slightly more intense use of the land although still very tame, you know, a 25-foot required setback, 15,000 minimum square-foot lot.

So, Staff is supportive of the rezoning here. It's compatible with the Comprehensive Plan and it would bring the property in line with the zoning districts that are adjacent. So, you can see here the aerial, and all of the properties on the west side are in the R-2 District already so it would be compatible with those existing zoning classifications.

Here you can see the proposed subdivision. The lots would be approximately 18,000 square feet in size, so they do conform to the minimum lot size of 15,000 square feet in the R-2 District. The setbacks and bulk requirements for the existing home on the proposed Lot 2 to the south do comply. There would be no variations necessary on that lot. I'm sorry, that would be proposed Lot 1 to the south. The proposed Lot 2 to the north would conform to all setback requirements, the house that they're proposing to build there would also conform to all zoning requirements.

There is a small exception. There is an existing shed on Lot 1. It's required to be five feet from the rear lot line. The way these lot lines are organized, it's just slightly less than five feet. So, the Petitioner is aware of this. It's not a shed on foundations, it could simply be removed or moved if necessary.

So, there are some unresolved issues as you've heard. The subdivision process in Arlington Heights triggers compliance with certain code requirements. In this instance, one of these requirements is that a sidewalk is required along the frontage of Lilac Lane which is on Lot 2, the northern lot. Additionally, the subdivision code requires the extension of certain underground utilities within the subdivision so that every lot within the proposed subdivision is serviced by our utilities relative to water, storm sewer, sanitary sewer.

In the case of this subdivision, in order to conform to that code requirement, the water main needs to be extended to serve that southern lot, proposed Lot 1, so that it would terminate on the southern side of that lot along Palatine Road. At that point where it terminates, a hydrant would be required per our code requirements. These are requirements for any subdivision in the Village. All utilities are required to be extended to the farthest property line within lots that front along a right of way, and any water main has to terminate with a hydrant.

So, in order to comply with these regulations, we have asked the Petitioner to prepare preliminary engineering plans showing how this water main could be extended. Our most logical, based on our engineering analysis, the most logical location would be to extend it as you've heard from the northern property along the western property line all the way south to the southern boundary of the property along Palatine Road. Additionally, these preliminary engineering plans should also show the extension of the sidewalk and then the hydrant at the terminus of the water main.

We have yet to receive those plans, so you know, we're not sure exactly how this infrastructure will be added. This does have implications on the plat of subdivision, so any public utility has to be placed within a public utility easement. Without seeing where this public utility and water main would be placed, we don't know exactly where the easement would run. We know where we think it could but we're asking for the Petitioner to show

us where they're proposing to add it so that we can make sure the plat addresses the proper easement.

Additionally, there were some setbacks that were shown on the preliminary plat of subdivision that weren't quite correct and we have made the Petitioner aware of that and they are willing to adjust the preliminary plat to show the correct setbacks. Then there was an issue on the Palatine Road dedication. According to documents provided by the Petitioner, they have stated that a portion of the property was at some point dedicated to become part of the Palatine Road right of way. We have asked for a document number that shows that dedication but we have not yet seen that. That has some implications on the required detention; the larger the lot, the more detention required, the more the fee in lieu of detention will be required. So, we're just asking for further details so that we can understand exactly, you know, when the Palatine Road dedication went through. We want to make sure that it actually did and that, you know, there's no issues in that regard.

So, there are some issues as you've heard, and we're asking or we're recommending continuance of this application to allow the Applicant to provide some of the information that we need in order to make sure that the plat of subdivision has all the correct information and that that utility infrastructure will be provided.

CHAIRMAN LORENZINI: Thank you, Sam. Do I have a motion to include the Staff report into the public record?

COMMISSIONER ENNES: So moved.

COMMISSIONER JENSEN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Thank you, Sam. Okay, let's go to the questions from the Commissioners. Commissioner Jensen, would you like to start?

COMMISSIONER JENSEN: Yes. Maybe you could help us a little bit here, Sam, or the Petitioner. What are we talking about as the cost of doing the engineering and extending all the water requirements and so forth? Can you give us a ballpark idea of what we're talking about?

MR. HUBBARD: We asked the Petitioner to have their engineer prepare that number, and because it hasn't been designed, we don't know exactly how much it's going to cost. So, that's one of the items that our Engineering Department has asked is for an estimate on the total cost of what this would be.

COMMISSIONER JENSEN: Maybe I can then ask the Petitioner. If you're not able to do this in two phases which is what you'd like to do, it sounds like you want to be compliant when it's all said and done but you'd like to do it in two phases?

MR. LAUBENSTEIN: Yes, sir.

COMMISSIONER JENSEN: If you're not able to do that, if the Village doesn't give you that approval, is that going to impact on the sale of the first lot?

MR. LAUBENSTEIN: Well, we can't sell one lot unless the subdivision is put through. So, if we have to get the engineering put together, what we anticipate doing, I spoke with the other attorney, Neil Kaiser, and I spoke with his client tonight, rather than have the buyer of the existing house hire an engineer to put in engineering costs on the front for the water line and having the buyer of Lot 2 get a separate engineer that's going to work on the sidewalk and presumably they're going to need water hookup from the main on Lilac, we're going to see if we can get everybody to agree to get one engineer, save a little bit of money cost-wise to do at least

the engineering work so that you will have the engineering ready for these items.

We are set right now at this point to show on the plats where the easement would be consistent with what the Board, excuse me, what the Staff comments were to provide that easement up along the west side so that there is an easement in place for the water line. I do want to point out just one thing that again but for the fact that there isn't an existing dotted line down the middle of this lot, what the Staff is recommending is the installation of a water main which by definition serves more than one house, but a water main that will only wind up serving one house, one house that has an existing supply line and the supply line does run to an existing water main on Lilac. The only difference is we need a private easement once those lots are divided up.

Again, the same thing, we've got an existing fire plug within 200 or 250 feet of the house. But if we run up a water main to serve one house, we'd be putting in one new fire hydrant again to serve one house. We're hoping that since there are mechanisms in place where the Village can, by ordinance, allow a subdivision that doesn't comply with other parts of the ordinance, we're hoping that that would be allowed so that the existing water line and existing waste line would go without the need of anything further.

COMMISSIONER JENSEN: Let me make sure I understand. You're willing to do, or you would consider doing the engineering for what all that needs to be done. The issue is whether you have to go ahead and completely execute?

MR. LAUBENSTEIN: Correct.

COMMISSIONER JENSEN: That is what you're saying you'd like to do in phases.

MR. LAUBENSTEIN: Correct. The Staff had recommended not only that the approval of the subdivision require the engineering, but that the existing house which is currently served by a line be disconnected from the existing service, and not only a new main have engineering provide it but have that main installed as part of the approval and the house hooked up to this new line. Those are all costs that are going to impact whether or not we can even sell Lot 1 and things that we're asking the Board to consider at this time.

COMMISSIONER JENSEN: I guess I would come back and ask, Sam, is there any precedent or other situations where people have done this where they've done the engineering but they haven't actually gone ahead and done all the actual construction that needs to be done? Or is that something that we wouldn't see in this Village?

MR. HUBBARD: Yes, I mean typically that's not how we install our subdivisions.

COMMISSIONER JENSEN: Would the Village rather have that remain as vacant as it is now or have a, you know, a vacant house that no one would buy on Palatine Road into perpetuity rather than trying to make some allowance? I guess the question I'd have, because I think the Petitioner has made a pretty good case, this is going to be a difficult piece of property to sell under any circumstance given the way you have to enter and exit the property. You're loading on a number of additional costs that they have to take on to actually be able to put it on the market. So, it seems like that's, I can see that as an onerous burden on a piece of property that's going to be hard to sell which means that the Village may end up with this thing staying as it is. It could even be a vacant house that is vacant for a very long period of time.

So, that would be of concern to me and I guess I just need to hear more of what the other Commissioners have to say. At this point, I don't have anything further.

CHAIRMAN LORENZINI: Commissioner Ennes?

COMMISSIONER ENNES: Sam, I have a couple of questions so I can understand better what we're talking about with the sidewalk and fire lane. Can you go back to the aerial or to the survey? So, the way I understand it right now, on the east side of the lot there is a utility easement. The easements come in along the west lot line on an easement that serves the existing home?

MR. HUBBARD: The current service lines, according to the Petitioner come down like this.

COMMISSIONER ENNES: That's the east side?

MR. HUBBARD: That's the east side, yes, it serves the home. Again, we don't have, we're just going by what the Petitioner is saying. We don't have any plans that show that.

COMMISSIONER ENNES: Okay, so we have all the utilities coming in there including water for a fire hydrant?

MR. HUBBARD: No, it's just the water, it's like a domestic water service line.

COMMISSIONER ENNES: Okay, and so where is the current fire service, the current fire hydrant?

MR. HUBBARD: Fire hydrant? There are a few fire hydrants. You can see there the red dots, I'm trying to get, here we go. This is one fire hydrant up here, there is one fire hydrant down there, and there is one over here.

COMMISSIONER ENNES: So, there's a number of hydrants in the area. However, if we approve this subdivision and we don't require another hydrant, if there was a fire on the home on Lot 1, would they have to come through Lot 2, across this person's property or around the corner?

MR. HUBBARD: I think the most, yes, the most logical location would be here.

COMMISSIONER ENNES: And wrap it around the corner.

MR. HUBBARD: And wrap it around.

COMMISSIONER ENNES: Okay, and down Palatine. That's all, I would imagine that lot has a rather tall privacy fence shielding it from Palatine Road, the southernmost lot. There is no sidewalk along there now?

MR. HUBBARD: There is sidewalk along Palatine.
It's --

COMMISSIONER ENNES: Okay. So, why would we want to add a fire hydrant then to the southeast corner of the lot when there is one right around the corner that could service?

MR. HUBBARD: So, the rationale being twofold. One would be to increase the fire safety here, so a fire hydrant will be closer and a fire will be easier to fight at this location.

COMMISSIONER ENNES: It's just two houses away, the current fire hydrant.

MR. LAUBENSTEIN: If I might add to that, you had asked if there was a privacy screen. One of the slides that I had, the third or fourth slide in that shows the west view along the existing road, there are no privacy fences here. You have to get closer to, is it Schoenbeck or what's the, farther to the east there is a whole bunch of privacy fences that run along Palatine Road. Here on the west side, the existing house, it's wide open. There's no fences and no obstruction between that and the existing hydrant.

CHAIRMAN LORENZINI: Excuse me, Terry, let me ask a quick question

here while he's got this up. What's the red line for? The red lines?

MR. HUBBARD: The red lines are the storm sewers.

CHAIRMAN LORENZINI: I thought it was the hydrant. What's the water line?

MR. HUBBARD: The water line is blue and orange is sanitary. So, the other reason and perhaps the main reason why a hydrant would be needed down there is to flush the line. This line doesn't loop, there is no continual flow, it would only service this house and eventually the hydrant and the line would need to be flushed in order to maintain the water quality.

COMMISSIONER ENNES: The Petitioner's representative indicated that this property is the only property in the area that exits on to Palatine Road. Is that correct to your understanding?

MR. HUBBARD: On the frontage.

COMMISSIONER ENNES: I thought there were some other properties that access the frontage road on Palatine?

MR. HUBBARD: Along the frontage here between Birchwood and to the east, this would be the only property that fronts, that has direct access onto Palatine Road.

COMMISSIONER ENNES: Let me ask you a question. With any future development or changes to Palatine Road, what kind of a problem would it create if this is the one home that accesses on to that? Would that limit future development?

MR. HUBBARD: Are you talking about like roadway developments?

COMMISSIONER ENNES: Yes, if that ever turned into an expressway.

MR. HUBBARD: I mean I think that that's going to impact all of the homes along Palatine, not just this one.

COMMISSIONER ENNES: Well, but this one would because it requires access whereas they don't, they have streets going north.

MR. HUBBARD: Sure. So, I mean if you're talking about widening Palatine Road --

COMMISSIONER ENNES: Well, if something happened to it, if some kind of change happened to it, you have one property here, I don't know, maybe one or two others that limit that future change to the property?

MR. HUBBARD: I do not know the entire frontage of Palatine Road. I would guess that there would be very few properties that have direct access onto Palatine Road as this property does.

COMMISSIONER ENNES: Let me ask the Petitioner, just to understand the economics of your client here. What is your estimate of the value if you were to sell the whole property, the proposed Lot 1 and 2 and the house as opposed to if you were to sell Lot 1 with the home and Lot 2 for future development?

MR. LAUBENSTEIN: The real estate agent, Randy Brush was unable to come tonight, but I have talked with him about this extensively. The house has been on the market for several years. Selling the house extant just as it is, just this one house and without subdividing, we'd be lucky to get into \$200,000 to \$250,000 for all that land because no one considers it of any value, it's just something they mow and pay taxes on. If the subdivision goes in, we have the potential of 200, 250 or more.

COMMISSIONER ENNES: For the home?

MR. LAUBENSTEIN: For each half, doubling in essence the money. These are funds which, I do have an elderly client.

COMMISSIONER ENNES: So, you're saying the improved Lot 1 would sell for about 250 at the smaller size?

MR. LAUBENSTEIN: Yes, sir.

COMMISSIONER ENNES: The other half, you could get approximately the same amount for the lot?

MR. LAUBENSTEIN: As a vacant, yes, sir.

COMMISSIONER ENNES: So, from my standpoint, I mean I think the subdivision is a good idea. It doesn't change the character of the neighborhood. It will increase the tax base for the owner. But I really have a concern about approving a subdivision when we don't know where the utilities are going to go. Although I mean if they're in there, on the easement that they're on --

MR. LAUBENSTEIN: The existing utilities are within the site that's shown. That's one of the reasons we had JULIE come out to stake and flag it so we can show visibly in the photographs that the water line, the waste line, and all of the improvements necessary are currently within that proposed 15-foot easement on the east side. Moreover, we are going to provide on the plat of subdivision the easement located where the Staff has suggested in the event someone in the future does redevelop Lot 1 and need a new line. So, we would know where the easements are.

COMMISSIONER ENNES: I would like to hear from architect in that regard. Oh, and we don't have our developer.

CHAIRMAN LORENZINI: Commissioner Green please.

COMMISSIONER GREEN: I just have a question for the owner's rep. Is this a copper water line or a lead water line? Or what is it coming in to the existing house?

MR. LAUBENSTEIN: It's a copper line. Right now it's three-quarter inch, one inch, I'm sorry. I understand future homes or homes that are being built are supposed to be larger. Again, that would go in to if and when someone puts in a larger house or a McMansion on the property to change line. But it is copper, it is very buried good and deep below the frost line. My client actually went out and showed me when the Village put this in not too long ago, but it had been changed and revised.

COMMISSIONER GREEN: I have the same concern about the fire hydrant. I'm just, no other comments right now.

CHAIRMAN LORENZINI: Commissioner Cherwin?

COMMISSIONER CHERWIN: Yes, I guess my comment would be, you know, first on the sidewalk. Is there any, so we're asking them to put in this sidewalk and it wouldn't connect to the right of way to the east, correct? And it wouldn't connect to the sidewalk to the west?

MR. HUBBARD: So, if this sidewalk was put in, then the Village would extend the sidewalk down to the meet this connection here. There would be no connection on this side. You know, if the Village wanted to at some point, they could certainly extend the sidewalk here, either by our own capital improvement plans or through a special assessment if that's something that, you know, a resident wanted. But you know, it wouldn't just be a floating sidewalk here, the Village would connect it to the sidewalk.

COMMISSIONER CHERWIN: Okay. I guess my concern would be, you know, that's another, from my perspective, a bit of an expense. I mean I would have no problem seeing some kind of a, you know, burden like a future special assessment if the Village decided to, you know, undergo that. I don't know if that's a big issue for the Petitioner right now, but it

seems to me that unless the Village is going through the process of connecting the sidewalk around and, you know, comes around Birchwood and Mulberry all the way to the right of way one that runs west-east, you know, that seems, I don't know, unless you're getting the whole piece of that sidewalk, I don't know why we would make them install it at this point in time. Possibly a future assessment.

I guess, you know, I'll wait to hear if there's any public comments. I don't think, maybe, I was reviewing the plan here when you described it, but I don't think I heard about stormwater management. Do we have any issues here or any, it looks like there's stormwater inlets on the easterly part of that property, is that right?

MR. LAUBENSTEIN: There are existing sewers for stormwater, the property is small enough that there won't need to be a detention basin or anything like that put on. We will be providing calculations that the Staff will use to figure out what the costs or additional burdens would be on the stormwater.

MR. HUBBARD: It would be fee in lieu of.

COMMISSIONER CHERWIN: Provide a fee in lieu of. You know, then I guess the issue about the hydrant to the south, if the hydrant is not put in place, that home would be left in the existing state of its service from a hydrant. So, I think as the Petitioner said, they would be accepting of a burden. However, if we decide to place that burden on them at a future point in time, that hydrant would go in. But what they're proposing is to maintain the status quo because that southerly lot is not changing at this time. Is that right?

MR. LAUBENSTEIN: Yes, sir.

COMMISSIONER CHERWIN: I'll wait to hear what my fellow Commissioners and hear what the public say. Thank you.

CHAIRMAN LORENZINI: Commissioner Dawson?

COMMISSIONER DAWSON: Do we have any history, I'm not really sure who I'm directing this at, of how this came about? This seems like an odd result.

MR. HUBBARD: This lot was annexed into the Village, so it was developed before it was part of the Village and then annexed in.

COMMISSIONER DAWSON: So, all of these homes were built before it was annexed in? All the homes surrounding?

MR. HUBBARD: All of the homes around it were vacant land I believe when they annexed in and then developed.

MR. LAUBENSTEIN: All the homes around it, or most of the homes around were part of the Hogreve homestead. This was farm property, unincorporated Cook County farm property.

COMMISSIONER DAWSON: Sure, I understand that. I'm just curious about the actual development itself and how it came about that this situation was created.

MR. LAUBENSTEIN: This house existed before any of the subdivisions in there.

COMMISSIONER DAWSON: Not the house, the situation, because what we have here is a very bizarre, unique strip of land. So, I'm not arguing with anyone, I'm just asking, you know, did no one, when the rest of these homes were going up, did no one offer to buy the property? It would seem like at some point when the development was being planned, a different orientation could have come about with an exit. You know, it seems to me that someone could have come up with a better solution years ago, instead of us being left with this bizarre situation.

MR. LAUBENSTEIN: The home was put up in 1955. The lot was created and given to my client by his father when they carved off portions of the farm. The rest of the farm was sold and ultimately picked up by two different developers. That's why we have R-2 on one side and R-3 on the other. So, the developers bought vacant land. Those houses went up after it had been incorporated into the Village. The existing, for lack of a better term, farmhouse or homestead stayed and was not acquired, it was not, the other developers had no interest in it at that time.

COMMISSIONER DAWSON: Even this empty strip, no one has ever tried to acquire that?

MR. LAUBENSTEIN: Correct. Well, there have been inquiries recently, but again in order to do that, we have to do the subdivision. As it stands, nothing could be done because Elroy's dad didn't divide it up in 1955. We're left with, that's why we're in this situation we are now. Had it had two different legals, we'd be fine. So, just because there was no dotted line, that's why we were here.

COMMISSIONER DAWSON: My point to all that I guess is that I completely understand your plight, the plight of the Petitioner, a longstanding member of Arlington Heights, I completely sympathize. What I'm trying to determine in my mind is we are left up here with a very unique situation. I mean I've been up here for years, I don't know that I've seen something quite this unique in Arlington Heights. I've seen other proposed developments come to us where developers, not petitioners, not homeowners, but developers had acquired property that then had no access or were asking for extreme waivers from us which we, my recollection of at least one, it never went forward.

I'm just trying to figure out how this came about. Did the Village not have the foresight, all these homes went up around it and the Petitioner is left with a very unusable space. I'm very concerned about the vacancy issue. Unless, you know, the sidewalk I agree, it's not, it doesn't seem necessary to put the sidewalk in. I completely cannot make an opinion on the hydrant. That's not, I wish Commissioner Sigalos was here, I can't speak to that so I would have to support Staff in those other two requirements.

But I'm very concerned. We're going to have a vacant piece of property here. Even if we were to give all of the, everything you've asked for, I think we're still going to have a vacant piece of property here. The existing homestead, that's vacant currently, correct?

MR. LAUBENSTEIN: The existing homestead, if it's subdivided, because of its unique circumstance, the type of buyers we're attracting really are like first time home buyers. So, we have buyers that themselves are not cash rich and presumably might be looking for FHA or that type of a loan. We have a buyer that can afford to buy and start to occupy and put Lot 1, the existing house, back into use right now. We have someone that's in place that wants to buy Lot 2 and will take care of the engineering if it's required at some point or time for the driveway on Lot 2 right now.

COMMISSIONER DAWSON: So, somewhere along this presentation, I missed that there was a buyer for Lot 1.

MR. LAUBENSTEIN: I have a buyer for Lot 1. I don't have any buyer that's interested in buying and mowing and paying taxes on the whole thing if the subdivision didn't go through.

COMMISSIONER DAWSON: Oh, sure, sure. I have no problems really with the subdivision. But there's a lot of requests and my curiosity went back to how did we end up

with this situation in the first place. Is it the Village should have had more foresight when this went about? I can't say that this is the situation here but frequently we see situations where individuals refuse to sell their homes and they allow things to be built around them and then they come and they ask for waivers in situations because now they have kind of allowed all these situations to come about. I don't know what the situation is here.

But again, we have a longstanding member of Arlington Heights, I completely sympathize with the plight. What can we do, to your suggestion if we were to let this go pass tonight, it sounds like if we let this go pass tonight, then the buyer for Lot 2 would pay for all the engineering and your client wouldn't have to absorb that cost? Or did I misunderstand that as well?

MR. LAUBENSTEIN: Well, we're looking for a couple of things, you're right. Right now, the buyer of Lot 2, if he hears that the Board would consider favorably allowing for example a deferral of the sidewalk or the engineering until such time as he puts in the construction, he'd be willing to move forward with it on those plans.

With regard to Lot 1, in answer to your question how we were in this situation, when the Village approved the two different developers that built around, they put the hydrants in where they placed. In hindsight, again when these subdivisions were put in, there could have been at that time a hydrant on the southeast side, in other words on the property adjoining or immediately on the corner right there by Palatine. For the past, since the house has been there since '55, for the past 60 some years whilst this was in the Village, no one from the Village or other developer has moved the hydrant.

So, I guess the question is since we didn't put in the subdivisions, we had no say over where the hydrants or where the other items were located. So, what we would like to do is to sell Lot 1 as it a preexisting nonconforming, to not burden that lot which right now has a ranch, one of the smaller houses in the subdivision with a not favorable road access, to allow someone that can afford to buy that, would love to use it as a new member of Arlington Heights. We can do that if we put in the easements so that in the future if it gets changed, the easement is in place, we know where it is, a new line can be run. But right now, since there is existing water, there is existing sewer that service the house, and the proposed buyer of Lot 2 is willing to allow that private easement, there really is no need for a new line to be put in up front.

As for fire protection, the house is not going to be in any worse shape than it has been for the last 60 years. So, yes, the buyer of Lot 2 would pay for the engineering, would pay for the improvements. If at the time when he submits his building plan it's decided that Arlington Heights would like a sidewalk put in and will pay somehow to hook it up with the rest, the buyer of that lot is willing to do that.

COMMISSIONER DAWSON: So, it seems, okay. If we were to approve this tonight like you had suggested earlier but contingent on all of the requirements, you still would not be okay with this going forward?

MR. LAUBENSTEIN: We'd like to have it continued to the next hearing so we can talk with the other purchasers to see if between the three of us we can find the money to pay for the engineering.

COMMISSIONER DAWSON: Okay, so I guess I'm just confused. So, you do want to continue?

MR. LAUBENSTEIN: We're not looking for final approval today. We came in today just as a preliminary we want to meet with the Board, we want to get your input, because part of the comments you're making are going back not only to us but to Staff. Staff has

suggested that all of these need to be in and a water hookup needs to be done. I've heard comments from different Board members willing to defer the sidewalk or willing to consider deferring the sewer as long as the plat shows where the sewer will go in the future and where the sidewalk will go in the future and whatever ordinance gets adopted by the Village Board clearly states when this needs to go in and would be paid for.

So, we are not looking for an up-down approval tonight. Your comments are welcomed and we are asking for it to be continued. So, if your input is we need to do X, Y and Z, we'll get together with Sam, we'll get together with the owners, and see if we can actually work this forward.

COMMISSIONER DAWSON: Okay. So, Sam, am I correct, are we essentially in a larger, more formal Plat & Sub meeting right now? I mean doesn't it seem like that's where we are? I just am trying to do a comparison. So, you're asking for feedback and a continuance?

MR. LAUBENSTEIN: Yes, ma'am.

MR. HUBBARD: Right, yes.

COMMISSIONER DAWSON: Okay, all right. Sorry. I think somewhere in the very detailed, very informative, I lost that way. I thought that you wanted either a continuance or a decision and I wasn't really, okay, all right.

MR. LAUBENSTEIN: My apologies. Sometimes I'm not clear.

COMMISSIONER DAWSON: That's okay, no, no, no. No, I'm just, we're used to making decisions up here, maybe I was the only one that was confused.

Okay, so to that end, to my commentary, I do not have any problems with the subdivision at all. I am inclined to agree with the waiver on the sidewalk. I have concerns on the other two issues, primarily because right now we have very limited occupancy in the home and upon sale, even if the existing structure stayed the same, we would have no regulation on the number of occupancy that could be in that home. So, therefore, I would need more information. I do not feel as if I am, I mean there's an occupancy requirement, do you know what I'm saying?

MR. LAUBENSTEIN: The existing home is a three-bedroom, two-bath, and it will not be able to exceed the existing occupancy as far as the number of --

COMMISSIONER DAWSON: But I don't know what that, what is that?

MR. LAUBENSTEIN: Let me think. Six persons I think.

COMMISSIONER DAWSON: So, when I don't have information in front of me, is there anything that I should be concerned about? Because we haven't gone into detail on that, so I don't have the information today to give you an opinion as to where I would be on those two issues is my point. I would ask more quite detailed questions when you come back. Make sense? All right.

CHAIRMAN LORENZINI: Commissioner Drost?

COMMISSIONER DROST: Yes. Sam, would there be any objection on the part of the Village to go along with Attorney Laubenstein's proposal? What would be a negative there?

MR. HUBBARD: I think the fear is that there is a date uncertain as far as when that water main would be extended. It could be in one year when they sell the house if someone wants to tear it down and install, or it could be in 50 years or never. Maybe this home will stay for a while. The home is served by an existing water service line that would cross now someone else's property when it's subdivided. The length of that line likely means that the pressure, the water pressure in the house is not as good as it could be if it was connected to a

main that was directly adjacent to the home.

So, you know, you're creating a, or you're allowing a situation that's not I guess to current standards as a buyer may expect today.

COMMISSIONER DROST: Yes. So, I mean could we build in within the approvals when it comes up again to have those kinds of protections, either in the form of a bond or in the form of a date where there would be a forfeiture of funds to initiate any of those improvements? I'm just thinking, you know, from the standpoint of let's cut to the chase and figure it out. Maybe on April 26th they come back, we've got a couple of contracts, everything is going to be fine, or they don't come back.

But I do sense this issue of timeliness because the original Plat & Sub was back in 2015, and so it's been out there for a long time.

MR. HUBBARD: Sure. I mean certainly if the Plan Commission wanted to recommend and include a condition that said the water main had to be installed in X number of years, that's certainly --

COMMISSIONER DROST: Yes, I mean I think, you know, or thinking it through, and I'm not going to do the drafting, you'd have to get something in place. Would that be something your client would entertain?

MR. LAUBENSTEIN: Again, one of the problems is being land heavy and cash poor.

COMMISSIONER DROST: Yes.

MR. LAUBENSTEIN: So, we wouldn't really be in a position to put up any type of a bond. The whole issue of whether an entire main that can serve many houses is actually necessary where we have a buyer, the comments from Sam are that the existing line goes over another person's property. The other person is here tonight and is willing to allow that easement to continue. So, it seems a bit of an over --

COMMISSIONER DROST: Yes, so I'm just trying to find out practical, you know, not self-imposed barriers, you know, if your client was cash rich would that be okay? I mean you know, that's sort of the answer, it's not impossible, it's just based on the particular circumstances.

MR. LAUBENSTEIN: What I think might be more practical even than a bond or such, if a subdivision is approved and if we have buyers lined up, ultimately those buyers will close. If those buyers close, we no longer will be cash poor.

COMMISSIONER DROST: Yes, well, maybe that's what --

MR. LAUBENSTEIN: So, at that point, the whole point though is let's see if we can get, he would prefer, in my perfect dream world, we would prefer, in my perfect dream world, Elroy's dad would have divided this into two lots and I blame him.

COMMISSIONER DROST: Yes, but that's hindsight. We're here to solve the problems, that's why we have this genius panel here.

MR. LAUBENSTEIN: Right, correct. So, in the world that we exist, what we would prefer is to see if that could be allowed to be grand-fathered in. Because truly, the existing house will be in no worse or no better situation than it currently stands. If we can find someone that would buy this and the shoe box, it would continue.

If the Board's approval is going to be contingent on at least doing the engineering but postponing any actual construction until afterwards, then I have to talk to my esteemed colleagues, the attorneys who represent the potential buyers, see if we can come up

with that. That's again the other reason why we're asking to have this continued, because if you would like the engineering, I have to first find the money to hire the engineer and come back and see you in April.

COMMISSIONER DROST: Yes, well, maybe --

COMMISSIONER DAWSON: See, but that's my confusion. We could approve it tonight is what you've said --

MR. LAUBENSTEIN: No, no, no.

COMMISSIONER DAWSON: Okay, this is where I'm getting so confused.

COMMISSIONER DROST: Okay, well, let me just finish my question and maybe we can kind of narrow this down a little bit. But where I'm really going to is, is it going to be a buyer that triggers the ability to comply with what the Village wants?

MR. LAUBENSTEIN: Correct.

COMMISSIONER DROST: So, can we maybe reverse it, do sort of a reverse approval? Find a buyer, we'll approve it.

MR. LAUBENSTEIN: We have two buyers.

COMMISSIONER DROST: Oh, good.

MR. LAUBENSTEIN: We have one buyer here. The buyer of the vacant lot is, as I mentioned, he is willing as part of his submittals to take care of the engineering for the water hookup to his house, for the sidewalk, for all of the Village improvements on that lot. All right. We can work with him to see about getting an engineer to at least do the engineering so we can see if it is feasible, if it's needed in the future, if a new house goes in on the west side.

COMMISSIONER DROST: That's part of the black box here, too, because we can't do it until, you know, we can get the estimate, and we can't get an estimate until we do it. But the point is I agree with Commissioner Dawson and Jensen that we all, you know, want to approve this and make it work. I think there has been some history, especially on the west side of Arlington Heights Road, north of Euclid, we had some open large lots that were land-locked, too, that we did make some accommodations for. There are, you know, maybe some historians to this Commission that maybe remember that.

But I will wait for any comments from the audience, but I'd like to make it happen.

CHAIRMAN LORENZINI: Thank you. Sam, on the utility, so the blue is the water line, right?

MR. HUBBARD: Yes.

CHAIRMAN LORENZINI: Then coming down Birchwood Lane, you've got a looped line?

MR. HUBBARD: It appears as such, yes.

CHAIRMAN LORENZINI: Okay, and then the red is sanitary sewer?

MR. HUBBARD: The red is storm, the orange is sanitary.

CHAIRMAN LORENZINI: The red is, so there is no, well, if this, along Birchwood, on the east side of Birchwood, is that red or orange?

MR. HUBBARD: That is orange on Birchwood.

CHAIRMAN LORENZINI: It is?

MR. HUBBARD: It's sanitary, yes.

CHAIRMAN LORENZINI: Okay, that's sanitary, all right. So, Sam, where does this new water line that's being requested or required by the Village come? Will it come off of Lilac and there would be a looped line going down to Palatine and back up again?

MR. HUBBARD: I mean theoretically, there's multiple places to do it. I think the most logical place to do it would be to come from Lilac, extend along the western property edge, and then terminate at the southern boundary without a loop, it would just have a hydrant for future flushing.

CHAIRMAN LORENZINI: For flushing, okay.

MR. HUBBARD: I mean the loop would be preferable, but I think that would probably be expensive.

CHAIRMAN LORENZINI: Okay, yes, that's cut in half the pipe line material. Now, the existing water main is where? It's on the east side of the property is the one that's --

MR. LAUBENSTEIN: Yes, sir, on the east side of the property running all the way from Lilac up to the garage and then connecting to the house.

CHAIRMAN LORENZINI: So, what are you proposing to do with the water line?

MR. LAUBENSTEIN: The buyer of the vacant lot that's on Lilac is willing to allow that private easement to continue so that the water supply can continue to run without the need of --

CHAIRMAN LORENZINI: Okay, but if he builds on that lot, the north lot, Lot 2, would he run that new water line in on the west side like the Village is asking at least to serve his place?

MR. LAUBENSTEIN: Where he hooks up, I don't know. Usually it's hooked up over the garages. Is your garage on the west side?

AUDIENCE MEMBER: Yes.

MR. LAUBENSTEIN: So, presumably his hookup would run on the west side to hook to his house, correct.

CHAIRMAN LORENZINI: Right, so he would run the water line the Village is asking for only halfway.

MR. LAUBENSTEIN: Correct.

CHAIRMAN LORENZINI: Then the other half would be, what you're proposing, the other half would be built on that south lot if that south lot is ever redeveloped to a bigger home?

MR. LAUBENSTEIN: Yes, sir. The easement would be in place so that there is an easement in place to allow for that to continue.

CHAIRMAN LORENZINI: So, Sam, that would almost require two hydrants then? When you put the first line in to the first house, you put a hydrant there so it could be flushed because you don't know how long it's going to be until the rest of the line gets extended, it could be now 20 years. Then you could extend it in one year or 20 years when that south lot if and when that gets redeveloped.

MR. LAUBENSTEIN: Well, right now the existing water line is on the north side of Lilac. Presumably they would just go under the road to connect a line for the house, not a main to their house. They wouldn't need a new main.

MR. HUBBARD: They wouldn't actually connect, they wouldn't extend the main.

MR. LAUBENSTEIN: Just the service line, correct.

MR. HUBBARD: Halfway down to the end. They would just have a service line from their house to the existing main on the north side of the lot.

MR. LAUBENSTEIN: We have an existing service line.

CHAIRMAN LORENZINI: Okay, then if that south lot, Lot No. 1 ever got redeveloped, the existing house torn down and a new house put in, what would you service that with?

MR. LAUBENSTEIN: That's why we would have in place on the private subdivision an easement running all the way from Lilac up to Palatine on the west side of the property.

CHAIRMAN LORENZINI: Well, would you put a water main in there or a service line?

MR. LAUBENSTEIN: To be honest, we would prefer a service line because that's really all it needs. It's just one house. In my opinion, it would be a bit of overkill to put in a main that serves many houses just to run what is in essence a service line to our property. I see a couple of nodes here.

CHAIRMAN LORENZINI: I mean I can see the logic. You know, when we talk about a subdivision, I think about eight or ten or 20 homes. But we're just talking about two homes here.

MR. LAUBENSTEIN: And one already has an existing service line.

CHAIRMAN LORENZINI: Well, I don't know if that's, I wouldn't count that for any future developments. But on one hand, this is code, this is what's required. On the other hand, we're only talking about two lots. So, that's where I'm a little torn, but let me think about it a little more.

Now, the storm, you mentioned a fee in lieu of. Well, we really won't know if there's any storm retention required until they do their engineering, correct?

MR. HUBBARD: For a two-lot small subdivision, we're not going to require any stormwater detention facilities. We would just require a fee in lieu of which would be based on the maximum amount of impervious surface by code that they could put on the site.

CHAIRMAN LORENZINI: But is it possible there's enough pervious surface where you don't need any fee?

MR. HUBBARD: No, they would be required a fee because they're adding impervious surface, period, by building a second home on the northern lot.

CHAIRMAN LORENZINI: Okay, all right. Then Mr. Laubenstein, I think you mentioned something about the Village putting in the water main sometime ago?

MR. LAUBENSTEIN: The water, not main, the supply line. When the sewer was redone, the supply line was also redone at that time.

CHAIRMAN LORENZINI: What sewer was redone?

MR. LAUBENSTEIN: The eight-inch sewer that serves the existing house and which actually serves the existing homes on the east side. So, a brand new copper pipe was put in at that time in conjunction with the work that was done on the sewer.

CHAIRMAN LORENZINI: All right. That's all the questions I have right now.

COMMISSIONER GREEN: I've got one more question, again just to help Commissioner Dawson. Was this home always on sewer or was it a septic when it was originally built?

MR. LAUBENSTEIN: When originally built, it was a septic.

COMMISSIONER GREEN: That's what I thought.

MR. LAUBENSTEIN: Originally built, then in order to have septic, they wanted lots of at least a half acre. This is, both lots, well, the property put together is an acre,

they're half-acre each. Again, I blame Elroy's dad. But that is one of the reasons why it was set up like that.

When the subdivisions went in as part of the overall approval, they needed access for a sewer. Mr. Hogreve granted the developer to the east the easement that ran on his property so that they could make that eight-inch sewer line. It benefited the other people. In exchange for allowing the developer to put his sewer on my client's property, that guy made the hookup. So, our house is hooked to the existing six-inch sewer, or excuse me, eight-inch.

COMMISSIONER GREEN: I just wanted to help Susan out. That's why that house is the way it is. So, the backyard was a septic field years ago.

COMMISSIONER DAWSON: Ah, okay.

COMMISSIONER GREEN: I live on a similar lot of similar size. So, I understand totally what it is.

MR. LAUBENSTEIN: Thank you.

COMMISSIONER JENSEN: Well, similarly, just to also help Commissioner Dawson, I think it wasn't until --

COMMISSIONER DAWSON: Let's all help Commissioner Dawson tonight.

COMMISSIONER JENSEN: I think it wasn't until the 1970's that the municipalities got a bigger hand in the planning of what's going on in their village. So, the kind of rigor that was used at the time this was annexed was almost nonexistent when they allowed these other developments.

COMMISSIONER DAWSON: Well, that was in a large degree of my point, I'm asking the question because if the Village allowed this situation to occur, then my sympathies are very much with the Petitioner. I feel like we should be more assistive to them. That was why I was trying to find out why this came about.

COMMISSIONER JENSEN: I don't think what the Petitioner is asking for is unreasonable. We don't leave anybody worse off, and we actually improve things and we allow this, to go to Sam's point about uncertainty, we can get some certainty. If we don't allow this to go forward, we will have a vacant lot and a vacant house, and it may be vacant into perpetuity. That would be silly for the Village to do that.

As I understand what the Petitioner has asked is can we do this in stages? We want to comply, we want to put the right kind of, we want to do the engineering for the whole thing. We want to execute and do the construction for the part that's needed and then have a trigger when the property in Lot 1 is sold, we would then go ahead and complete whatever Engineering asked for, the Village's Engineering Department.

So, I don't think we should add any burden to that. We're actually cutting the value of this property in half if we don't go ahead and try to work with the Petitioner. So, I'm very sympathetic to that and I think the Village ought to find a way to do that.

COMMISSIONER DAWSON: We're going to do public commentary, right?

CHAIRMAN LORENZINI: Okay, the next part, well, before we go to the public, I just want to make one more statement. I also agree with Commissioner Cherwin that we probably don't need a sidewalk. I'm not really looking, not simply because of money although that's important, but I just think having a sidewalk in front of one home kind of looks bad, because I've seen it in other places and it just doesn't look right. Now, if the Village ever did decide to put sidewalks all the way around, then yes, it should be a requirement that they pay for the sidewalk. But to put it in now, I just don't think it would look right. But anyway that's my comment.

So, with that, we'll go to the public for public comment right now.

Anybody in attendance who would like to come up and make a statement? Yes, sir, please come up. State your name and spell it please.

QUESTIONS FROM AUDIENCE

MR. KREUL: Thank you. It's been very interesting. I'm Roger Kreul, K-r-e-u-l, 1942 North Oak Wood Drive. I live directly to the east of Elroy Hogreve.

One thing, I'm very impressed with how thorough everybody is. I would like to add on the sidewalk issue that with this all being open land and very few restrictive fences, I don't feel that there is a need for any north-south sidewalks at all in the subdivision. That being said, with any water mains and fire hydrants that would be added at Palatine Road, there was also a statement made that sidewalks would be included with that. At this point, I would like to suggest that, personally I don't see a need for a north-south sidewalk at any point. Thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else? Any comments? Questions, concerns?

Okay, if not, we'll close the -- yes, sir? Come forward please. State your name and spell it.

MR. KEE: Can I ask him a question first before I make a comment?

CHAIRMAN LORENZINI: Not now.

MR. KEE: All right, I won't. I hope I won't mess this up.

CHAIRMAN LORENZINI: Just state your name and spell it. Lots of people do it.

MR. KEE: Sure, my name is John Eke, the last name is Kee, K-e-e. Thank you, Sam. I'm the proposed buyer for Lot 2. The only question I had based on how the conversation has gone today, if you're thinking that the sidewalk isn't necessary and you're willing to make the accommodations around potentially allowing them to not do the engineering or the installation of that piece until a later date, why would we do a continuation versus asking for approval? Again, I'm just trying to get started as soon possible because we've gone through Design Commission and everything. So, I have a selfish interest in that regard, but I'm just curious as to would there be anything limiting us from being able to do that?

CHAIRMAN LORENZINI: Well, I for one would like to see an estimate of the cost of the water line next time you come back. That would be my reason for a continuance.

MR. KEE: Okay.

COMMISSIONER JENSEN: I agree. I think we need to see some of these things fleshed out, especially if we're going to require you to do all the engineering even though you'll only do a portion of the installation that affects your lot.

MR. KEE: Sure.

COMMISSIONER JENSEN: So, I think more needs to be shown to this Commission before we could vote in my opinion. I think the April 26th gives everybody time to do what they need to do.

MR. KEE: That sounds great. I just have to answer to my wife tonight so I wanted to ask the question.

CHAIRMAN LORENZINI: Okay, thank you.

MR. KEE: Thank you.

CHAIRMAN LORENZINI: Anybody else? Questions, comments? Okay, if not, we'll close the public hearing portion of this and go back to the Commissioners for final

questions or recommendations.

COMMISSIONER DAWSON: Can I, what specifically is it that you want to see when they come back? The water line to Lot 2?

CHAIRMAN LORENZINI: The cost for the entire water line because that's what the Village is requesting.

COMMISSIONER DAWSON: The Village is requesting the cost of the entire water line?

COMMISSIONER JENSEN: Requesting the engineering.

MR. HUBBARD: The engineering showing how that water main would look. We're also asking for an estimate of what it would cost. We're asking for the sidewalk as well.

COMMISSIONER DAWSON: The cost would be paid prior to building the home, right?

MR. HUBBARD: Right, it would be paid by whoever is going to develop the lot.

COMMISSIONER DAWSON: So, the cost is just a question, it's not necessarily something the Village really needs to know what the cost is?

CHAIRMAN LORENZINI: Well, but it could affect our decision whether we'll allow, whether we agree with a service line or a water main to be put in.

COMMISSIONER DAWSON: But the water main I thought was for Lot 1, not for Lot 2.

CHAIRMAN LORENZINI: No, the water main is for both lots, it's running the entire length.

COMMISSIONER DAWSON: No, it's a service line to Lot 2, it's a water main to --

CHAIRMAN LORENZINI: Let Sam, what do you want?

MR. HUBBARD: If the water main is installed along the western property line, then I suppose theoretically the home on the northern lot could connect to that instead of going underneath Lilac. You know, whether or not that's, you know, how they're going to design their connection, we don't know because we haven't seen the plans.

COMMISSIONER DAWSON: All right, I guess in my head, I think where I got lost was, I don't know, maybe hours ago but it seems like there was an argument that was being made that we could simply subdivide, make Lot 1 be nonconforming, let it stay the way it is, the way it has been, and then Lot 2 go forward contingent upon Staff approvals related to the water line. I for one don't need to see a water line drawing, that's what Staff could look at. So, that was where my head was thinking is if, I'm starting to lean towards that argument, this is the way the house has been, if the buyer is willing to buy a house that doesn't have good water pressure, doesn't have a fire hydrant in front of them, I can understand why a buyer might be okay with that. It's existing as it is.

If we're improving Lot 2 and if there's any building that happens eventually on Lot 1, then all those things will have to go into place. I would be okay with letting this proceed forward tonight. So, I'm trying to understand what it is specifically that we up here need them to come back in a month for that Staff can't themselves address.

MR. HUBBARD: There's other issues with the way that the plat has been designed, there are revisions that need to be made which we would like to see prior to preliminary plat of subdivision approval. The setbacks are not shown correctly. The easement hasn't been added to where the water main will eventually be added. Our Engineering Department would

certainly like to see the design of the water main, they would like to see the estimate of the costs so that they know, you know, so that everyone involved knows what the code requirement is actually translating to as far as dollars and cents.

MR. LAUBENSTEIN: The easement actually is shown on the west side. So, it runs all the way up, the public utility easement does run on the plat. But there are some other changes. There are some changes to the setback and other lines.

Our whole thing was we didn't want to, we wanted to get some input or direction here which I am understanding you would like to see when we come back in April, at least what the engineerings are, and so you can compare potatoes and tomatoes what it would cost if we put in a main and what it would cost if it just stayed as a supply line so that you can have a better understanding as to whether that gets to a price point which keeps this house vacant and keeps the property from becoming productive.

Now, I heard that you were asking for the engineering for the water. I heard comments before that the sidewalk can keep. Do you want engineering on the sidewalk now, too? Because that again adds to up-front costs. I'm happy to do as --

CHAIRMAN LORENZINI: Yes, because it is a Village requirement.

MR. LAUBENSTEIN: Okay, I just want to make sure we're all on the same page, that if I come back and I don't do this, I don't want to take up too much of your time and I appreciate your time tonight. I want to be able to come back --

COMMISSIONER JENSEN: Given all the neighborhoods we have in Arlington Heights that don't have sidewalks, Scarsdale, Sherwood and others, I don't know why we would want to have anyone add the expense of doing engineering on something that would look ridiculous if we actually asked them to implement it. It's a waste of time, money and energy.

CHAIRMAN LORENZINI: Does everybody agree?

COMMISSIONER CHERWIN: Yes, I do.

COMMISSIONER DAWSON: Yes, I'm fine with that.

CHAIRMAN LORENZINI: Sam, we recommend that we don't do the engineering, you okay with that?

COMMISSIONER DAWSON: On the sidewalk.

CHAIRMAN LORENZINI: On the sidewalk.

MR. HUBBARD: I'll communicate that to our Engineering.

COMMISSIONER CHERWIN: I would just clarify though that I think there should be something in place, some kind of assessment agreement that if the Village were to undertake a sidewalk on either side or wanted to, then they could complete it with this property and can capture the fees in doing that on this property --

MR. HUBBARD: I mean I suppose we could put a condition in that requires an estoppel agreement that the future owner or any owner of Lot 2 will not object to a special assessment for future installation of a sidewalk. I think that's something we could look at.

MR. LAUBENSTEIN: Those are the exact type of things that are already provided for in the Village ordinances. That's what I was talking about before. The ordinance, once we get to the actual Village Board and Mayor, the ordinance that would approve the subdivision that does get recorded would specifically set forth in the event, in the future you're going to do a whole sidewalk, whoever owns Lot 2 agrees that the Village can recoup the cost for the sidewalk in front of them. That's also the spot in the ordinance where it would put in in the event Lot 1 gets redeveloped, then we have to do this, that and the other thing with regard to the water main.

So, the whole purpose of having that in the ordinance that approves the subdivision is the ordinance gets recorded. Right now we all remember what we talked about today. In 10 or 20 years from now when someone wants to develop Lot 1, it's written down, it's carved in stone so that everybody knows.

COMMISSIONER JENSEN: I'd ask the Petitioner, do you feel you have gotten the input that you sought before we vote or take a motion to continue?

MR. LAUBENSTEIN: Yes, I believe that we have. I've got guidance from you folks. I know what the, the whole purpose tonight was I didn't want to wind up sending yet a third set of plans to Sam, taking up the Staff's time, costing my client for redesigning plans. No, I think I have a clear idea.

We will work with Staff to get the easements in place and the setbacks so that that all conforms because there's no issue on that. If the Board's recommendation is, and Sam is willing to pass it back to the rest of Staff or tell the engineers we're going to go forego the sidewalk, I agree with you that saves us from spending money on an engineer right now on something that may not be needed. I can talk with my client and with Neil Kaiser, the attorney for the other lot buyer, and see if we can come up with the engineering so that when I'm back before you folks on April 26th, you will now have the map in front of you.

So, yes, thank you. I think that's all the input we were looking for.

COMMISSIONER GREEN: Yes, but I just want to make it clear, give us an estimate of the cost of the sidewalk so we have all those numbers to us. Engineering a sidewalk is not a big engineering fee. So, let's just have all the costs there, we can then do whatever we want with the sidewalk and everything else. Let's just get the whole package, that's what I think the Village I think is asking you to do. So, let's do those two or three things.

CHAIRMAN LORENZINI: I think what Commissioner Green is saying we don't necessarily need you to engineer with elevations and all that. But four inches of stone, three inches of concrete, you know, that's a very simple computation.

COMMISSIONER GREEN: That's a pretty easy cost.

COMMISSIONER JENSEN: So, we're looking for an estimate, not the engineering --

COMMISSIONER GREEN: Yes, not the engineering of it. No, it's just the cost.

COMMISSIONER JENSEN: I mean that's fine, I don't have a problem with the costs.

COMMISSIONER GREEN: Right.

MR. LAUBENSTEIN: The costs, sure.

COMMISSIONER JENSEN: Are we ready to make a motion at this point?

COMMISSIONER DAWSON: Yes.

COMMISSIONER DROST: Are you going to do that?

COMMISSIONER JENSEN: I can. I'd like to make a motion.

A motion to recommend continuance of PC#17-002, a Preliminary Plat of Subdivision for the Hogreve Subdivision, and a Rezoning of the subject property from R-1 to R-2, until the April 26th Plan Commission meeting.

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER DROST: I'll second the motion.

CHAIRMAN LORENZINI: Roll call vote please.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Okay, thank you for coming. We look forward to seeing you again.

MR. LAUBENSTEIN: Thank you.

(Whereupon, the public meeting on the above-mentioned petition was adjourned at 9:10 p.m.)



Item: Chapter 28 Text Amendments - 3/22/17

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Chapter 28 Text Amendments - 3/22/17	Minutes

PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
PLAN COMMISSION

COMMISSION

RE: CHAPTER 28 TEXT AMENDMENTS - PC#17-005

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 22nd day of March, 2017 at the hour of 9:10 p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
LYNN JENSEN
TERRY ENNES
BRUCE GREEN
GEORGE DROST
SUSAN DAWSON
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

CHAIRMAN LORENZINI: Next item on the agenda is Chapter 28 Text Amendments, PC#17-005. Pleasure to see you, Mr. Enright.

COMMISSIONER DROST: Do you remember when the Village didn't want to annex Granhurst? Do you remember that, Bill?

MR. ENRIGHT: No.

COMMISSIONER ENNES: I heard about that.

COMMISSIONER DROST: You heard about it, yes.

MR. ENRIGHT: Chairman, this petition, 17-005, the Village of Arlington Heights is the Petitioner. We are seeking amendments to Chapter 28 related to various code sections. We're presenting these in two phases. Phase 1 which went to the Ordinance Review Committee on February 22nd and received a unanimous approval includes amendments to Planning & Development Section, Special Uses Section, Definitions Section, Permitted Use Table, and Miscellaneous Sections.

Regarding the Phase 2, we're looking at the Nonconforming Uses Section, cleaning that up a little bit; Hardship Criteria which is the three criteria we use to evaluate variations, trying to better articulate that and make it more clear for not only petitioners but the Board and Commission members; Use Districts, specifically heights, we're looking at certain heights and certain zoning districts that are 1959 heights and don't conform with contemporary construction; and some changes in the Parking Section.

With respect to the Planning & Development Section, right now PUDs go through a preliminary and final process, typically it's bifurcated in two processes. We're recommending facilitating a quicker development review process by combining that into one planned unit development process. It would still require all the same requirements that we have now for preliminary and final including engineering which is of course very important for any development in town. A couple of things would be deferred to building permit that we typically get now as part of final engineering and things like escrows for public improvements, for instance, that we require. So, that would be deferred to building permit. Final engineering would be deferred to building permit but we have preliminary engineering as part of the PUD.

So, those types of things could be deferred. We still get it but it just changes the timing. This will facilitate PUDs so that the developers don't have to come back twice to the Plan Commission and ultimately to Village Board which can take at least a couple of months extra.

So, we think this is a positive change to code. It doesn't change at all what the Village gets, it's just the timing. Keep in mind that if a project doesn't qualify as a PUD, it could be million square-foot center that's not a PUD, they could just come in for building permit but they have to conform with all the code requirements for engineering and such. So, the Subcommittee, the Ordinance Review Committee felt that this is definitely a positive change to facilitate the development process, or the review process.

Another thing we're looking at is the Special Use Section. Years ago, well, four years ago, the Village with the recommendation of the Planning Commission created a special use waiver for restaurants that allowed restaurants less than 1,500 square feet that did not serve alcohol, as long as they had enough parking and so forth, they could be administratively approved and not have to go through the process which takes about, administrative approval takes, you know, a week to two weeks at the most. We've had 16 restaurants in the last three, four years since this has been instituted. Four out of 16 qualified because they were less than

1,500 and didn't serve alcohol as well and have enough parking on site. So, that's only 25 percent.

We're recommending, it's worked very well but it's been pretty limited, and we're recommending increasing the threshold from 1,500 square feet of gross area to 4,000 square feet. It is my recollection that, my recollection is and I think Commissioner Drost even talked it back then maybe even going to a higher threshold or at least evaluate it in the future. We think it's a good idea. We think that we can cover all the issues. We have an administrative requirement and an application that has to be submitted to Staff that we review to make sure there is enough parking. If there isn't, then they'd have to get a special use from the Plan Commission and Village Board which is the main issue.

Over the past 10 years, for reference purposes, if we had a threshold of 4,000, 48 out of 61 restaurants could have qualified for a waiver, 79 percent. We think this is, you know, certainly a pro-business, a pro-development change which we feel does not have any adverse negative impacts on the community because we're still checking for things like enough parking and so forth. Usually restaurants go through, it's very rare, in my 27 years I can't think of very many restaurants that we've ever not approved. So, it's somewhat onerous to have to go through that process for any business. But restaurants with the amount of infrastructure that they have to build, it could be very costly to have delays.

So, again the Subcommittee was of the opinion this is a very positive change. We did talk a little bit about whether or not, you know, drive-through restaurants should qualify for the waiver. At this point, they do not, we're not proposing at this point that they would. However, we want to see how this goes over the next couple of years and maybe we can revisit having some standard setup for drive-throughs where you may have a waiver process. For instance, if it's an outlot of a large shopping center like Town & Country Mall, you know, you may be able to have a special use waiver for a drive-through like that, whereas if it's directly adjacent to residential or it doesn't have a deep lot like we have south in Arlington Heights Road, we have the Dunkin' Donuts where it often backs up onto Arlington Heights Road, a situation like that would always require a drive-through. But the committee felt that, you know, we should keep our eye on that and look at it at some point, but for now they're very much in favor of increasing the threshold to 4,000 square feet.

Regarding definitions, we have a lot of, our code was written largely in 1959. Obviously, there's been hundreds of amendments since then. But there's a lot of language in there, a lot of definitions and verbiage that's very antiquated. So, some definitions have just been deleted in their entirety. We have reorganized some things to be a little more logical and user friendly and updated some.

One of the definitions that we have deleted is the definition of family which we discussed a little bit at the Ordinance Review Committee. But our attorney is of the opinion that they're just not enforceable. In the last 27 years, at least in the time I've been here, there's only one or two occasions that I can recall that we even tried to use the definition of family, and that was for overcrowding. That was years ago.

It's just not something the Village relies on to enforce its codes. We rely on our building codes which do have some parameters for overcrowding. It doesn't limit the number of people like the definition of family does, but it certainly has levels of control that are related to, you know, the occupancy and the size of a particular unit.

So, these changes to the ordinance I think are going to make it a lot more contemporary with the definitions and a little more logical and limiting the number, too. We

have probably far too many definitions. Again, the Subcommittee was in general support of although there were some, you know, questions about and deliberation about the usefulness of the definition of family.

The Permitted Use Table, we're recommending some changes that are pretty significant in terms of how it looks. Right now, you know, the Permitted Use Table is basically just listed alphabetically by use category, by uses, the types of businesses. What we're recommending here is having a more contemporary code. A lot of modern or updated zoning codes that I've researched throughout the country utilize categories. So, you classify, you know, permitted uses into different land use categories like commercial or industrial or institutional. That's what we're recommending here is to reorganize it by use section to make it a little more easier to get through so you don't have to go through 30 pages of, you know, of line items because they're done alphabetically know, you can go to the specific category which will make it a little easier to maneuver.

As with the Definitions Section, the Permitted Use Table Section, we've, you know, updated some of the terminology and uses to be a little more current. Gotten rid of or recommending deleting things that don't exist anymore. Change, there is one line item that referred to computing equipment and, you know, we just call it computers now. So, simple things like that.

We also went through the Permitted Use Table and found about 30 line items that are clearly just retail, anybody would know that they're retail. So, what we've done is gotten rid of all those and just come up, added a category called Retail, as they're very obvious retail uses like Department Store was a line item that we've gotten rid of.

COMMISSIONER DROST: What's that? What's a department store?

MR. ENRIGHT: Yes, exactly. Obsolete I guess. Maybe we should add Amazon into the table.

So, we think by limiting the number of line items, from 215 to 145 that we've condensed it, reorganized it, it will be a lot more user friendly. Certainly, one thing about all these code amendments is we believe it's certainly a lot more contemporary and up to date with today's standards and uses.

There is a list of Miscellaneous Sections in the code that we're just flat out recommending deletion because Sections 15, 16, 17, 19, 20 and 21 are all very brief sections in the code. Some of them are one or two sentences, and they basically just refer to other sections in the Municipal Code where these things are covered. So, it's duplicative and it doesn't necessarily have to be in the zoning ordinance, probably shouldn't be because it's elsewhere in the Municipal Code. So, there's no need for the sections, so those will be simply deleted from the code.

So, as I said, the Ordinance Review Committee met and recommended approval of all these amendments seeing that it's, you know, we're trying to bring our code up to date and more contemporary, more user friendly, more current. One other thing we want to do is, although you don't see it now because this is more of the nuts and bolts of the changes, is we want to update the look of the code, just the pure visual aspect of it, the fonts that we use, how we organize the sections. I mean that's not going to change but we want to, if you go online, you want to be able to get to a section easier and quicker, and right now you have to thumb through and page, scroll down. It's not quite conducive and not quite user friendly. So, we want to make it look and appear better as well which I think will help with, you know, those who use it everyday like Staff and those who don't who maybe refer to them once in a while.

So, we think these are all positive changes and that would conclude Staff's presentation.

CHAIRMAN LORENZINI: Thank you, Bill. Were public notices needed for this meeting?

MR. ENRIGHT: Yes. There was a public notice posted in the Daily Herald.

CHAIRMAN LORENZINI: Okay, thank you. There's no public here so we don't have a public participation portion.

MR. ENRIGHT: This is a public hearing.

CHAIRMAN LORENZINI: Do we have a motion to include the Staff report in the public record?

COMMISSIONER JENSEN: So moved.

CHAIRMAN LORENZINI: Second?

COMMISSIONER DAWSON: Second.

CHAIRMAN LORENZINI: All in favor, aye?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: All right. Questions from the Commissioners? Commissioner Cherwin, would you like to start?

COMMISSIONER CHERWIN: I would just say, you know, first of all I commend Staff for taking the initiative to try to make these processes easier for our petitioners. So, thank you, and thank you to the Committee for putting in the time to do the same.

Mr. Enright, I guess two questions I would have would be, first, was there a driving, I guess you'd say what would you consider to be the main source of your updates when you referenced, you know, you probably took from different zonings, but was there a general uniform type of recommendation that you were looking at when you went ahead and updated these things? I guess what was the basis for all these definitions?

MR. ENRIGHT: I would say the basis is largely my experience with our code over the last 27 years and trying to make it better for all the users. I mean I looked at other codes and how they were organized, like the city of Chicago for instance which is a lot more voluminous but a lot easier to get around actually. So, and just, you know, I've been meeting with Robin Ward on this for a couple of months, so it's us sitting down and rolling up our sleeves and looking at our code and just our experience with it at Staff level.

COMMISSIONER CHERWIN: Then is there anything, of these changes, it sounds like as we're modernizing it, is there anything that you would deem to be more restrictive or perhaps less, that would create more vagueness by somebody who is looking at the code and leading more things to interpretation?

MR. ENRIGHT: Oh, no, just the opposite. Through our Definitions and Permitted Use Table, I think we're making things more clear, more contemporary, with the verbiage that's being used and, you know, the leading things that are just not used anymore, like we don't have canneries in the Village anymore, so things like that. But no, there is nothing that's being eliminated that will cause any additional confusion at all.

COMMISSIONER CHERWIN: Good. Thank you.

CHAIRMAN LORENZINI: Commission Dawson?

COMMISSIONER DAWSON: I don't really, I'm on ORC so I don't have questions with the language. I just have a question about the hearing tonight because we had the

preliminary plat that would go to, but it was a plat of subdivision that would go to final plat. But in this change, we're no longer going to have the preliminary PUD, we're just going to do the final PUD. So, subdivisions would have the preliminary and final?

MR. ENRIGHT: Yes.

COMMISSIONER DAWSON: Okay, just why? Just I don't know it.

MR. ENRIGHT: Well, subdivisions are completely different because you have to have, you know, once a subdivision is approved, then they have the right to build on the property. So, you need, as we've heard tonight hopefully, and Staff is going to insist upon this with any development is that you have to design engineering with subdivisions prior to getting that subdivision approved. You have to do a cost estimate of public improvements because you have to post surety bonds to make sure those public improvements are installed, because if they aren't the Village has to do it.

I just had a case three years where the Village had a subdivision and never did require the public improvement for a storm sewer, we had a surety bond. We used that bond, we put it in. That was from a subdivision probably 15 years ago. So, it happens where things don't get put in, so we have to rely on those bonds.

So, you know, typically the preliminary plat, now you can combine the preliminary and final plat into one process and sometimes the developers do. But typically they want to find out, before they get into the final stages and get the Mylar done, because that's pretty consuming on time and going around and getting signatures, you don't want to do all that because there's outside agencies involved, and then have the project altered in some manner. So, that's imperative to have preliminary and final separate for plats primarily because of that reason.

COMMISSIONER DAWSON: Okay. I think some of my confusion during this hearing was after being on Ordinance Review Committee and hearing how we're going suddenly to final PUD. I was starting to wonder why we needed to go through the preliminary in that situation. But I understand exactly what you're saying. That's it.

CHAIRMAN LORENZINI: Commissioner Drost?

COMMISSIONER DROST: Yes. The arrow is pointing in the right direction. I think simplicity, trying to create more of an administrative role for our talented Staff is always better, and that will attract the plans and businesses that we want to attract in our community. Certainly on the restaurant issue, that's a big one and we've gotten so many complaints just hanging around those restaurants or those bars. Hopefully it will take some of the sting out of the process.

CHAIRMAN LORENZINI: Commissioner Jensen?

COMMISSIONER JENSEN: You know, I also want to commend Staff. I think they did a wonderful job. The document we're working from really needed some modifications and I think they've done that. What I saw, they made it very eye-appealing. So, I commend them.

It was Commissioner Drost who suggested that we do the pilot of about 1,500 square feet for those restaurants-special use to be delegated to the Staff. At that time, I think you were asking for a larger amount.

COMMISSIONER DROST: Yes.

COMMISSIONER JENSEN: I felt comfortable doing that because at that time we used to get a spreadsheet that showed us the things that came before the Commission and the things that Staff had done in the form of a tracker. We've stopped getting those, and perhaps Mr. Enright can let us know if we raise this limit to 4,000 square feet, the threshold, would

we be able to get that spreadsheet again?

MR. ENRIGHT: Sure, once the director approves it. So, he has to approve it first.

COMMISSIONER JENSEN: I mean we were getting it all along, and then all of a sudden we stopped getting it. We used to get another monthly report which also helped put these things into perspective. So, I don't know what there is to approve in this sense.

MR. ENRIGHT: I'll ask the director tomorrow if he has made a decision on that and we'll let the whole Commission know.

COMMISSIONER JENSEN: That would be great. I would truly appreciate it, I would feel a lot better about raising that limit to 4,000, the threshold of 4,000 if we're able to do a high level tracking of things so that we can see patterns and so forth of what comes before us and what comes before Staff. So, to me that's an important thing and I think, I can't see why, I don't understand why it stopped, I'd like to see it started again.

CHAIRMAN LORENZINI: Commissioner Ennes?

COMMISSIONER ENNES: I can appreciate the comments on the changes. I think it's well deserved. Other than that, I have no other questions.

CHAIRMAN LORENZINI: Commissioner Green?

COMMISSIONER GREEN: I think that we had discussion at the Ordinance Review, and I think that you've done a great job here. I just have a question for you, Bill. This would be amendment or Ordinance 15.6, Protest Against Amendment, I don't understand the wording of it. I have the old one here.

MR. ENRIGHT: Right.

COMMISSIONER GREEN: And the new wording, and I need you to tell me exactly what that means, the new wording on 15.6.

MR. ENRIGHT: Basically, residents in proximity to a zoning change can petition the Village.

COMMISSIONER GREEN: Correct.

MR. ENRIGHT: In opposition usually to a zoning change. If a certain percentage of people within the range of the petition in a zoning case sign a petition, then it takes a super majority of the Board to approve it versus a simple majority.

COMMISSIONER GREEN: Right. So, my question specifically is the protest must be signed by at least 20 percent of the owners as described above and each signature must be notarized. Explain 20 percent of the owners as described above.

MR. ENRIGHT: Well, it's 20 percent of the property owners that are within proximity of the petition, the property.

COMMISSIONER GREEN: Twenty percent of the owners. So, if you have a four-sided lot, let's just say there's four owners, four other pieces, I don't understand the 20 percent of the owners. It used to be 20 percent of the frontage, and now you have 20 percent of the owners.

MR. ENRIGHT: Well, it still says that, it refers to owners of the frontage of property immediately adjoining or across an alley from or directly opposite frontage which is, so it still relates to the frontage. I mean it's still --

COMMISSIONER GREEN: Well, what's the 20 percent of the owners? I guess I don't get it. We have some great legal minds here, maybe somebody could explain it.

MR. ENRIGHT: Well, if you have 10 people, 10 owners of property adjacent to a subject property, if 20 percent or two of those 10 owners sign a petition, that kicks in this

requirement. A pretty low threshold but that's --

COMMISSIONER GREEN: Well, if you have --

COMMISSIONER DROST: What Bruce is asking from the standpoint of, like let's look at a condominium association. When you look at an owner, it's based on the percentage of ownership as opposed to --

COMMISSIONER GREEN: I understand. If across the street we have --

COMMISSIONER DROST: As opposed to a numerical percentage.

COMMISSIONER GREEN: Okay, but if you have a lot next to a lot and there is one owner, okay, you have a lot specifically next to the lot in question, would that be 20 percent of the owners?

MR. ENRIGHT: No. If that was the only one to qualify, that would be 100 percent.

COMMISSIONER GREEN: Okay, that's what I'm, 20 percent of the owners to me is 20 percent of the frontage is simpler to understand than 20 percent of the owners. Do you see what I mean? You're making these easier to understand, the old ordinance to me was cut and dried. The new one is a little bit confusing.

MR. ENRIGHT: Well, it says 20 percent of the owners as described above, so you have to go the first couple of sentences for the frontage part of it.

COMMISSIONER GREEN: Okay, so 20 percent of the frontage that are owned by the owners? Is that what I'm looking at? I'm just trying to understand the way it's worded, 20 percent of the owners. I understand if you have at least 20 percent of the frontage you qualify, that's the old ordinance. That one I can understand.

MR. ENRIGHT: You just look at the frontages and let's say there's again 10 property owners that fit within this definition, if two out of those 10 minimum signed a petition, that meets the 20 percent. You could have two, you could have three, you could have all 10.

COMMISSIONER GREEN: Okay, so I think it's harder then.

MR. ENRIGHT: You do? Do you want, are you recommending we do it without the change? Because this is, you know, any changes --

COMMISSIONER GREEN: I just want to understand it. I have a very simple mind here, Bill, and I'm just trying to understand.

MR. ENRIGHT: I don't know how else to explain it, I'm sorry.

COMMISSIONER CHERWIN: Can I, real quick? Bruce, is your concern that there's a distinction between 20 percent of the frontage versus 20 percent of the number of owners?

COMMISSIONER GREEN: Yes.

COMMISSIONER CHERWIN: So, you're saying that maybe one owner has 60 percent of the frontage and as long as he, he would automatically have the 20 percent based on his ownership?

COMMISSIONER GREEN: Or he's got 25 percent of the frontage.

COMMISSIONER CHERWIN: Yes. So, you're saying that the language is unclear, whether it's referencing frontage or owners.

COMMISSIONER GREEN: To me you're describing a number of people instead of maybe one person who has a certain amount of frontage would qualify.

COMMISSIONER DAWSON: I don't think it's unclear, I think it's a change in the code and you are questioning which one?

COMMISSIONER GREEN: Why are we changing it then? If it is a change,

then I'm wondering why are we changing it?

MR. ENRIGHT: It's not changing the code. In our legal, it's not changing the requirement at all, it's just changing how it's worded which you are saying you don't think is more clear. You're saying it's less clear.

COMMISSIONER GREEN: No, I just wanted, so you're telling me that it really is the old ordinance and the wording that is there is just in a new form?

MR. ENRIGHT: Right.

COMMISSIONER GREEN: So, if the old ordinance works, the new one will work.

MR. ENRIGHT: We would hope.

COMMISSIONER DAWSON: So, it was always to owners, not just frontage?

MR. ENRIGHT: Twenty percent.

COMMISSIONER GREEN: Twenty percent of the frontage.

COMMISSIONER DAWSON: But now it's 20 percent of the owners.

COMMISSIONER GREEN: Yes, and to me that's a difference. It's implying that you need more than possibly one guy to sign the petition. If you're one owner that owns 200 feet that is directly next to a 200-foot lot, if you're to the west of the lot on the east and you own that whole next lot, it's identical to the lot in question, does that represent 20 percent of the owners who are described in the footage?

MR. ENRIGHT: It's simply whoever owns the property consistent with the first part of the definition.

COMMISSIONER GREEN: Okay.

MR. ENRIGHT: We could have one owner owning all of these properties, right? But it's treated individually.

COMMISSIONER GREEN: So, if they own at least, if they're just 20 percent of all the property that surrounds the property in question, if they're -- I don't get it. It used to be on frontage, now it's on the number of owners.

MR. ENRIGHT: No, it's still on frontage. It's 20 percent of the owners who own frontage adjacent or near the petition.

COMMISSIONER JENSEN: This discussion suggests to me it probably needs someone to take a look at it and see if it could be written a little more clearly.

MR. ENRIGHT: Our attorney wrote it, so I'll have her look at it.

COMMISSIONER JENSEN: Yes, you're not going to change the code is what I hear you say.

MR. ENRIGHT: Right, right.

COMMISSIONER DAWSON: Looks like in the old one it was either or.

COMMISSIONER GREEN: Here. I've got the old one here.

COMMISSIONER DAWSON: I know, I'm just looking at the screen, I don't know what that is, but it says in the case -- wait, which number are we looking at? It is 18.3, I want to make sure I'm looking at the right one.

COMMISSIONER GREEN: It's 18.3.

COMMISSIONER DAWSON: In case a written protest against any proposed amendment, signed and acknowledged by the owners of 20 percent of the frontage immediately adjoining or across an alley or by the owners of 20 percent of the frontage, so it's all --

COMMISSIONER GREEN: It has to do with the --

COMMISSIONER DAWSON: 20 percent of the owners.

COMMISSIONER JENSEN: 20 percent of the owners, 20 percent of the frontage, I think really --

COMMISSIONER DAWSON: Now it's reversing it.

COMMISSIONER JENSEN: -- wordsmith a bit, that's what you're hearing, because we can discuss this all night.

COMMISSIONER GREEN: If you can reword it to make it a little bit simpler for the simpleminded architect to understand, I would appreciate it.

MR. ENRIGHT: Okay.

COMMISSIONER GREEN: But what is in the record is that it hasn't changed the meaning from the old one.

MR. ENRIGHT: Right.

COMMISSIONER GREEN: And that's in the record here and that's all I'm concerned about.

MR. ENRIGHT: We'll take another look at it.

COMMISSIONER GREEN: Please do. Thank you, Bill.

COMMISSIONER DAWSON: Can I just point out how happy I am that I'm not the only one confused tonight?

COMMISSIONER GREEN: Yes.

CHAIRMAN LORENZINI: All right, Bill, I do have a quick question. Phase 1, the following summarizes the proposed amendments. The primary recommendation is to streamline the development review process, combining the preliminary PUD and final PUD into one step. The difference between preliminary PUD and final PUD is final engineering. So, then it goes on to say final engineering would now be deferred to the building permit as outlined in Section 9.13.

So, what is it that we're not going to be seeing as far as plans go that we see now?

MR. ENRIGHT: You'll see preliminary engineering, you'll see final engineering. Any bonds or escrows would just be deferred, they wouldn't have to make those calculations or come up with those numbers as part of the Plan Commission process --

CHAIRMAN LORENZINI: But the project we had just before this --

MR. ENRIGHT: That's a plat of subdivision.

CHAIRMAN LORENZINI: I know it's a subdivision, but I mean it's kind of a good example. You know, they had preliminary plans which wasn't --

MR. ENRIGHT: They did not, that's the problem. They didn't have the preliminary plans.

CHAIRMAN LORENZINI: Okay. I'm just worried we won't be seeing enough.

MR. ENRIGHT: Well, you're right. On certain cases with subdivisions, if you don't submit engineering plans, that's probably an issue. But with the PUD, they still have to do preliminary engineering. Preliminary engineering is by and large 95 percent of the ball game, so you're getting the engineering. It's not like it's just written on a napkin. It's detailed.

CHAIRMAN LORENZINI: If you're telling me preliminary is 95 percent, that's fine.

MR. ENRIGHT: Yes, it's very detailed.

CHAIRMAN LORENZINI: All right. As long as you brought up the subject of bonds, it's really not related to this but, so you mentioned we had a bond on a project that was 15 years old and we finally used it. Normally when we get a bond, how does that work? How long are they good for? Don't they have to pay every year for their bond?

MR. ENRIGHT: Yes, it depends how it's written. I mean I didn't actually look at that bond, I just asked, Engineering did that whole project. So, I don't know specifically but usually in one or two years but whatever. There's a time frame for it.

COMMISSIONER DROST: Yes, and those bonds sometimes come with surety, so it would be the underlying surety that will make the inquiry, well, do they continue to pay the premium and blah-blah-blah.

MR. ENRIGHT: It's a cost to the developer.

COMMISSIONER DROST: There is a sort of a --

CHAIRMAN LORENZINI: It's not unheard of for a surety to go out of business, is it?

COMMISSIONER DROST: No. But usually there is a substitution and we have a very good chance of --

CHAIRMAN LORENZINI: All right, that's all I had. So, do we have any more questions or a motion or recommendation?

COMMISSIONER DAWSON: Can we? Given Bruce's comments, can we --

COMMISSIONER GREEN: No, the ordinance hasn't changed. I would just like to see it reworded a little bit. I think I'm getting it, I think.

COMMISSIONER DAWSON: So, we would be making a motion to approve, a motion to recommend to the Village Board of Trustees with that revision?

MR. ENRIGHT: Well, there is no revision because you haven't specifically said a revision. What I'd suggest --

COMMISSIONER DROST: It's not a revision.

MR. ENRIGHT: I would suggest following the motion and adding to the motion that Staff look at that particular section --

COMMISSIONER DROST: For clarification.

MR. ENRIGHT: For clarification.

COMMISSIONER DROST: I'll make that motion.

COMMISSIONER DAWSON: I second it.

COMMISSIONER DROST: Well, let me recommend.

A motion to recommend to the Village Board of Trustees approval of PC#17-005, Chapter 28 Text Amendments, with the added recommendation that Staff look at Section 18.3 and make sure that the new verbiage is consistent with the existing ordinance.

COMMISSIONER DAWSON: Can I say it now?

COMMISSIONER DROST: Sure.

COMMISSIONER DAWSON: Second.

CHAIRMAN LORENZINI: Roll call vote.

MR. ENRIGHT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. ENRIGHT: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. ENRIGHT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. ENRIGHT: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes.

MR. ENRIGHT: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. ENRIGHT: And Commissioner Drost.

COMMISSIONER DROST: Aye, yes.

CHAIRMAN LORENZINI: Do you have enough information? All right, any other issues, discussions?

COMMISSIONER DROST: Motion to adjourn.

CHAIRMAN LORENZINI: Second?

COMMISSIONER GREEN: Aye.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Thank you, we're adjourned.

(Whereupon, the public meeting on the above-mentioned petition was adjourned at 9:43 p.m.)



Item: Karr Subdivision - 620 S. Beverly Ln. - PC#17-003

Department: Planning & Community Development

Requested Action

– Preliminary and Final Plat of Subdivision to subdivide/consolidate three lots into two single-family lots.

Variations Required

None

Recommendation

– The Staff Development Committee has reviewed the proposed request for Preliminary Plat of Subdivision and recommends approval of the petition subject to the following conditions:

1. The developer shall provide a \$5,040 fee-in-lieu of onsite detention, as well as pay all engineering fees and bonds prior to appearing before the Plan Commission for Final Plat of Subdivision approval.
2. Prior to issuance of a building permit for Lot 1, land contribution fees shall be paid for Parks, Schools and Library per Chapter 29 of the Municipal Code.
3. A Design Commission application must be submitted for each new home within the subdivision.
4. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:

Description

Staff Report
Legal Notice
Aerial
Plat & Sub Minutes
Plat of Survey
Plat of Subdivision

Type

Board or Commission Report
Correspondence
Exhibits
Minutes
Exhibits
Exhibits

Engineering Plans
Department Comments - Round 1
Petitioner Response to Department
Comments - Round 1
Department Comments - Round 2
Neighbor Objection Letter

Exhibits
Correspondence
Correspondence
Correspondence
Correspondence



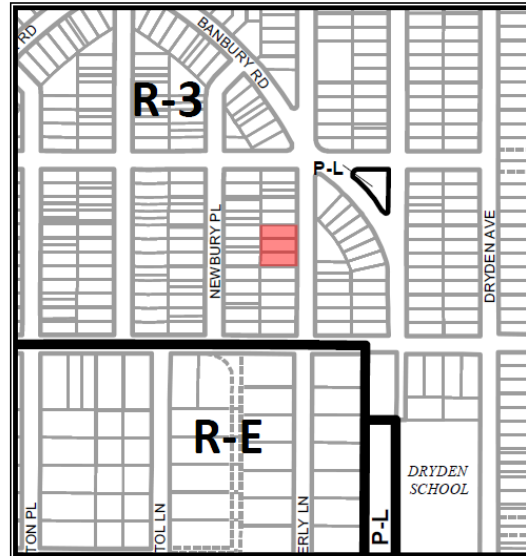
VILLAGE OF ARLINGTON HEIGHTS
**STAFF DEVELOPMENT
COMMITTEE REPORT**

File Number: PC# 17-003
Project Title: Karr Subdivision
Address: 620 S. Beverly Ln.
PIN: 03-32-401-034

To: Plan Commission
*Prepared By: Sam Hubbard, Development
Planner*
Meeting Date: April 12, 2017
Date prepared: April 7, 2017

Petitioner: Leslie A. Karr Trust
Address: 9611 Foster Ave.
Schiller Park, IL 60176

*Existing Zoning: R-3, One Family Dwelling
District*



SURROUNDING LAND USES:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3, One-Family Dwelling District	Single-family Home	Single-Family Detached
South	R-3, One-Family Dwelling District	Single-family Home	Single-Family Detached
East	R-3, One-Family Dwelling District	Single-family Home	Single-Family Detached
West	R-3, One-Family Dwelling District	Single-family Home	Single-Family Detached

Requested Action:

- 1) Preliminary Plat of Subdivision to subdivide/consolidate three lots into two single-family lots.

Variations Required:

- None

Project Summary

The subject property is composed of three platted "lots of record" and totals approximately 19,746 square feet in size. All three lots are owned by the petitioner, who is proposing to subdivide the property to consolidate the three lots into two single-family lots. Each of the three existing lots is 50 feet wide by approximately 132 feet deep (~6,600 square feet). Although composed of three separate platted lots, the site is currently occupied by a single-family home and the lots function as one individual 150 foot by approximately 132 foot property (~19,800 square feet). The proposed consolidation would yield two 75 foot by approximately 132 foot lots (~9,900 square feet each).

The existing home would be demolished as a result of the consolidation process. Should the consolidation be approved, the petitioner intends to construct and occupy a new single-family home that would be built on one of the lots, and would sell off the remaining lot for development of another single-family residence. The subject property is within the R-3 Zoning District. As required by the Village's Subdivision Ordinance, a plat of subdivision must be reviewed by the Plan Commission and approved by the Village Board.

Zoning and Comprehensive Plan

The Comprehensive Plan identifies the future land use of the subject property as "Single-Family Detached", which is consistent with the R-3 zoning district. The proposed subdivision is therefore compliant with the Comprehensive Plan.

Within the R-3 District, the minimum lot size is 8,750 square feet for interior lots and the minimum lot width for properties between 8,750 and 10,000 square feet in area is 70'. The proposed lots are 9,877 and 9,879 square foot in area, each with a 75' lot width. The proposed lots comply with the R-3 District regulations (as indicated in the table below) and therefore no Variation to lot size or width is required.

Zoning Requirements	Minimum Lot Size (SF)	Minimum Lot Width (feet)	Front yard setback (feet)	Side yard setback (feet)	Rear yard setback (feet)
Required:					
R-3 Lot	8,750	70' (when lot size is between 8,750 and 10,000 sq. ft.)	25 - However, is average of existing setbacks when 40% of frontage is developed	7.5 (10% of lot width)	30
Proposed:					
Lot 1	9,877	75	25	7.5	30
Lot 2	9,879	75	25	7.5	30

Staff has analyzed the proposed subdivision in relation to the surrounding developed lot sizes on the block on both sides of the street between Fairway Street and Rockwell Street where the subject property is located. Exhibit I shows this relationship graphically, the table below shows this relationship in numerical format.

	Lot Width	Lot Size (approximate)
Proposed Subdivision:		
Lot 1	75'	9,877
Lot 2	75'	9,879
Existing Homes on Frontage:		
711 E. Fairway	75'	9,873
608 S. Beverly	125'	16,455
630 S. Beverly	150'	19,745
640 S. Beverly	50'	6,582
714 E. Rockwell	50'	6,582
615 S. Beverly	207'	15,810
633 S. Beverly	75'	9,750
635 S. Beverly	50'	6,518
641 S. Beverly	50'	6,518
804 E. Rockwell	50'	6,518

As the proposed lots conform to the R-3 district lot size regulations and fall within the range of lot sizes that exist within the block where the subject property is located, staff is supportive of the proposed subdivision.

Within the R-3 District, when more than 40% of a frontage between two intersecting streets is occupied by developed lots with front yards of more than 15', the average front yard setback of the homes on the frontage determines the required front yard setback. Based on the data provided by the petitioner, the average setback of the homes on the frontage is 22 feet and therefore a 22 foot minimum front yard setback is required for the subject property. The applicant has opted for a 25' minimum required front yard setback as shown on the Plat of Subdivision, which is the standard requirement for front yard setbacks within the R-3 District if the frontage is not 40% developed with front yards of more than 15 feet in depth. Staff does not take issue with the 25' front yard setback as shown on the Plat as it is consistent with the front yard setbacks on the block.

Building, Site, and Landscape

Design Review is required prior to the construction of any new single-family dwelling and will be required if the proposed subdivision is approved and plans are submitted for new homes.

A tree preservation plan is only applicable to subdivisions of three or more lots. As the proposed subdivision would create only two lots, a tree preservation plan is not required, however, the petitioner has been encouraged to retain as many existing trees as possible. The petitioner has agreed to make efforts to preserve existing trees where possible.

Onsite detention is not required for a two lot single-family subdivision and therefore a fee in lieu of detention shall be required. The applicant has submitted engineering plans that show the proposed grading of the subject property and the installation of a storm sewer inlet and storm sewer line at the rear of the property. The grading has been designed so that rainfall in the front of the property will be directed out towards the street, and rainfall in the center, sides, and rear of the property will flow towards the rear where it will go into the storm sewer inlet and eventually flow towards the storm sewer system within Beverly Lane. The Engineering Department has reviewed the grading and utility plans and verified that they comply with the Village's storm water management requirements.

With regards to impervious surface coverage, the Zoning Code allows a maximum of 50% impervious surface coverage regardless of the lot width. Therefore, there is no change to the maximum allowable impervious surface coverage as a result of this subdivision; 50% coverage of one large 19,800 square foot lot is the same as 50% coverage on two 9,900 square foot lots.

Traffic & Parking

According to the Village's Subdivision Control Regulations and Zoning Ordinance, a traffic study is required for residential developments that have at least 100 dwelling units or more. Since the Petitioner is only proposing a two-lot development, a formal traffic study by a certified Traffic Engineer is not required.

Recommendation

The Staff Development Committee has reviewed the proposed request for Preliminary Plat of Subdivision and recommends approval of the petition subject to the following conditions:

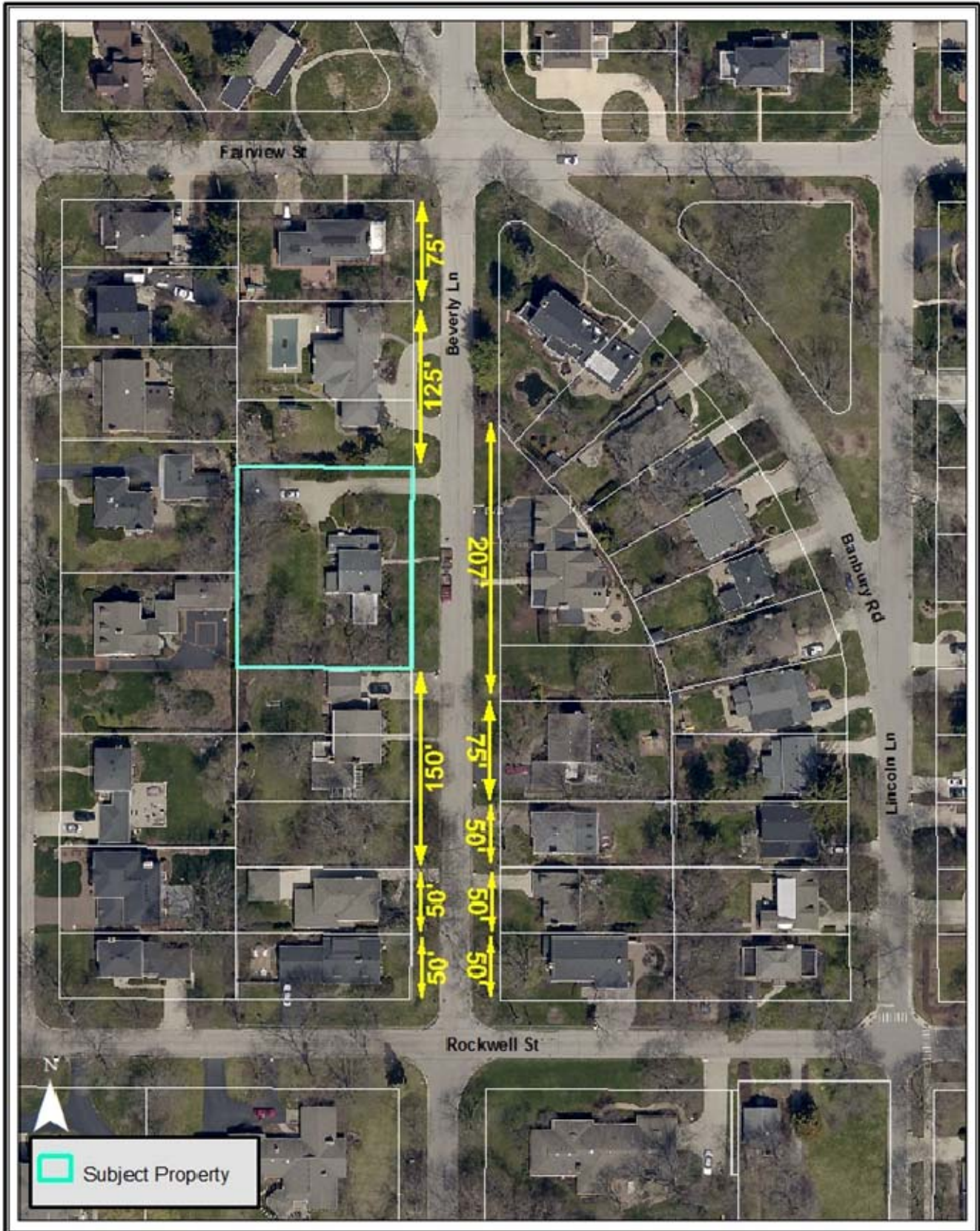
1. The developer shall provide a \$5,040 fee-in-lieu of onsite detention, as well as pay all engineering fees and bonds prior to appearing before the Plan Commission for Final Plat of Subdivision approval.
2. Prior to issuance of a building permit for Lot 1, land contribution fees shall be paid for Parks, Schools and Library per Chapter 29 of the Municipal Code.
3. A Design Commission application must be submitted for each new home within the subdivision.
4. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.

April 7, 2017

Bill Enright, Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads

Exhibit I



NOTICE OF
PUBLIC HEARING
NOTICE IS HEREBY
GIVEN THAT THE PLAN
COMMISSION OF THE
VILLAGE OF ARLINGTON
HEIGHTS WILL CONDUCT
A PUBLIC HEARING ON
APRIL 12, 2017, AT 7:30
P.M. in the Municipal Building,
33 South Arlington Heights Road,
Arlington Heights, Illinois to consider
Petition No. 17-003, a Preliminary and Final Plat of
Subdivision to consolidate
three lots into two lots, on
property located at 620
South Beverly Lane in Arlington Heights, IL, legally
described as:
LOTS 663, 664, AND 665 IN
SCARSDALE SUBDIVISION,
BEING A SUBDIVISION OF PART OF THE
WEST HALF OF THE
EAST HALF OF SECTION
32, TOWNSHIP 42 NORTH,
RANGE 11 EAST OF THE
THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT
NUMBER 440137, IN COOK
COUNTY, ILLINOIS.
And other variations as determined necessary by the
Plan Commission.
All persons desiring to be
heard shall be given the opportunity to be heard.
Should any individual need
auxiliary aid or service,
such as a sign language
interpreter or materials in
alternative formats, please
contact the Health Department at 33 South Arlington
Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760, TDDs (847) 368-5794.

Joe Lorenzini, Chairman
ARLINGTON HEIGHTS
PLAN COMMISSION
Published in Daily Herald
March 28, 2017 (4468053)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora, Glenview

County(ies) of Cook, Kane, Lake, McHenry

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published March 28, 2017 in said **DAILY HERALD**.

IN WITNESS WHEREOF, the undersigned, the said **PADDOCK PUBLICATIONS, Inc.**, has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Danula Baltz*
Authorized Agent

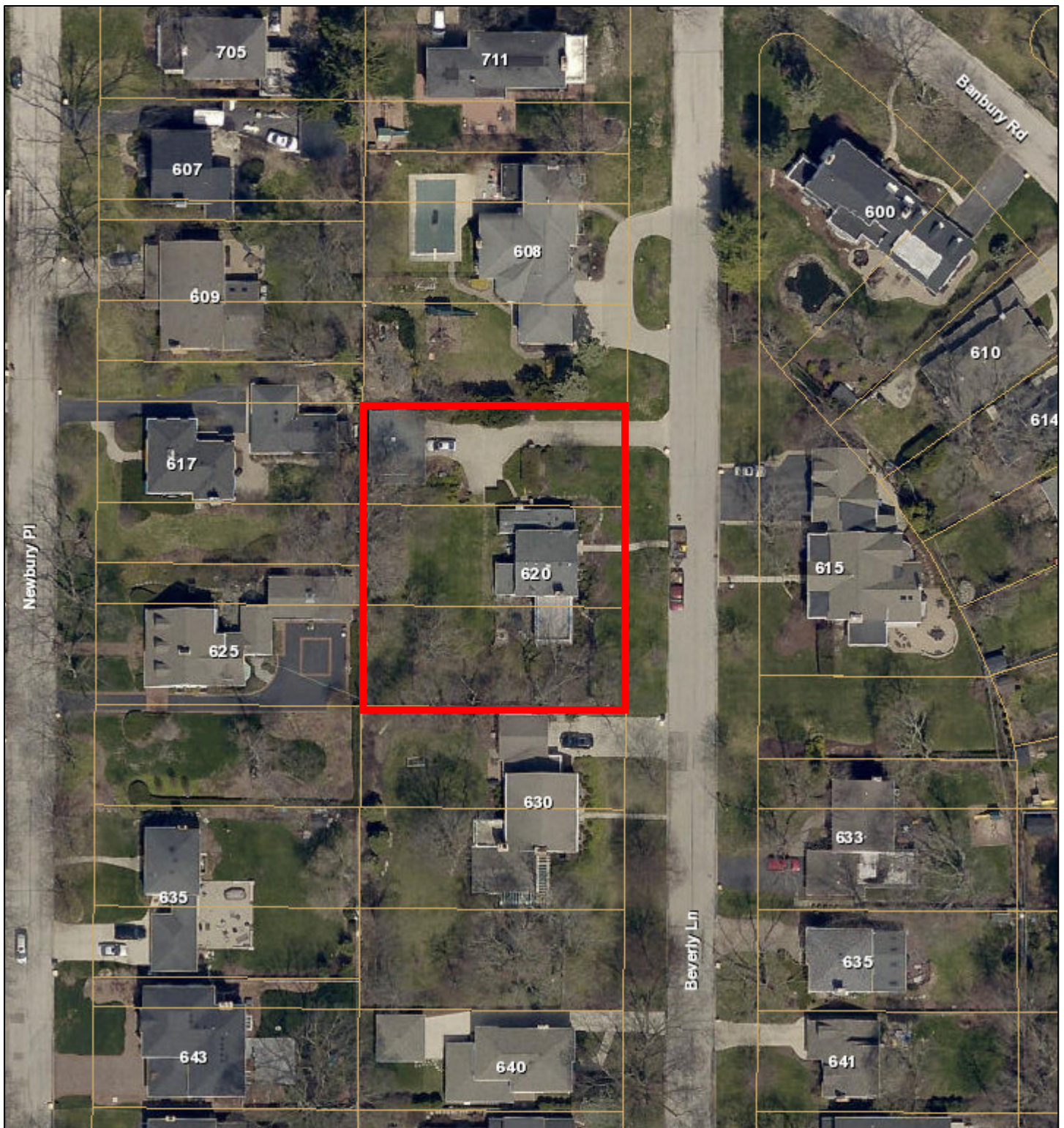
Control # 4468053

RECEIVED

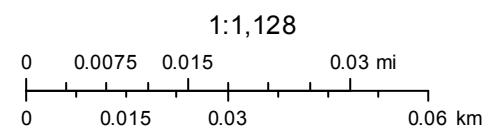
APR 03 2017

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

620 S. Beverly Lane - Aerial



August 12, 2016



REPORT OF THE PROCEEDINGS OF
THE PLAT & SUBDIVISION COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
HELD AT VILLAGE HALL ON:

August 24, 2016

Project Title: Karr Subdivision
Address: 620 S. Beverly Ln.
Petitioner: Leslie A. Karr
9611 Foster Ave.
Schiller Park, IL 60176

Requested Action:

- Plat of Subdivision to consolidate three existing lots into two single-family lots.

Variations Required:

- None identified at this time

Attendees: Steve Daday, Petitioner
Tom Karr, Petitioner
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
John Sigalos, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary

The subject property is composed of three platted "lots of record" and totals approximately 19,746 square feet in size. All three lots are owned by the petitioner, who would like to subdivide the property to consolidate the three lots into two single-family lots. The site is occupied by an existing single-family home, which would be demolished as a result of the subdivision process. The petitioner intends to construct and occupy one of the single-family homes that will occupy the site and sell off the remaining lot for development.

Preliminary and Final Plat of Subdivision approval is required for all subdivisions, and the applicant must submit a Plat of Subdivision as part of the Plan Commission review process. Additionally, the applicant must indicate if they are intending to combine the Preliminary and Final Plat of Subdivision process, or if they would like to proceed for each approval separately.

Meeting Discussion:

Mr. Daday provided a brief description of the proposal, which is to combine three existing lots of record that currently contains one single-family home over all three lots, and create two lots of record each of which would contain a home. He said it did not appear that there would be any variations required and that the proposed subdivision would meet all of the subdivision code requirements.

Commissioner Green stated that the subject property was composed of three 50' wide lots and the resulting subdivision would yield two 75' wide lots.

Mr. Daday said that this was correct.

Mr. Hubbard explained that the subject property was within the R-3 Zoning District and that the proposed consolidation would yield two lots that each conformed to the lot size and lot width regulations within the R-3 Zoning District. Staff has analyzed the proposed lots sizes relative to the existing lot sizes on the same side of the street of the

block on which they are located and found that the proposed lots would be generally consistent with the existing lot sizes in this area. He said the proposed lots wouldn't be the smallest on the block nor the largest, and they would fall just about in the middle range of lot sizes on this block. He said that in order to process this subdivision, a completed zoning application would be needed, including a formal Plat of Subdivision and engineering plans to be reviewed by staff. He stated that due to the size of the subdivision, onsite stormwater detention would not be required, but a fee in lieu of onsite stormwater detention would be required.

Mr. Daday explained that they were in the process of retaining Manhard Engineering to provide the needed documents.

Commissioner Jensen said that he was aware that flooding was a problem in this neighborhood and asked if a fee in lieu of detention would be adequate. He stated that it would be important to see during the Plan Commission process, evidence that the proposed subdivision would not cause flooding on neighboring properties.

Mr. Daday stated that there are regulations that prohibited new developments from causing runoff to drain onto other properties and that they would be required to design the site to ensure that all stormwater runoff would not flow onto neighboring properties.

Commissioner Sigalos stated that he didn't have any major issues with the proposed lot sizes and asked if the intention was to tear down the existing single-family home on the site, construct a new home, and sell off the remaining lot to a developer.

Mr. Daday confirmed that this was the intention.

Commissioner Green stated that he did not like 50' wide lots and supported the consolidation of three 50' wide lots into two 75' wide lots. He said that the 75' wide lots would be an improvement and that he believed the 50' wide lots were buildable, so theoretically someone could purchase the subject property and construct a home on each 50' wide lot, and that there would be less stormwater runoff if only two houses were built on the proposed 75' wide lots as opposed to three homes built on the 50' wide lots.

Mr. Hubbard explained that the zoning regulations for impervious surface were based on a percentage of the lot size, so 50% of three 50' wide lots was the same as 50% of two 75' wide lots or 50% of one 150' wide lot, so the proposed subdivision would not allow any more impervious surfaces than what is allowed today. Relative to flooding, he stated that the required grading plan would be evaluated to ensure that the proposed slopes on the site did cause runoff to drain onto neighboring properties. He stated that the fee in lieu of detention was used to help ameliorate flooding within the Village. He confirmed that the Village Engineering Department was aware that ponding of water during heavy rain events within the Scarsdale subdivision, but that this was a result of a relatively recently added restrictor within the stormwater system in the neighborhood that prevented an overcapacity of runoff from entering into the stormwater system, which overcapacity would often result in stormwater bubbling up in peoples basements. He said that instead of this scenario, the stormwater ponds by the entrances to the stormwater system rather than bubbling up in peoples basements.

Commissioner Jensen reiterated that the Plan Commission would want to ensure that the site was designed so as not to have stormwater runoff onto a neighbors property.

Commissioner Green encouraged the petitioner to move forward.

RECOMMENDATION

The Plat & Subdivision Committee was supportive of the proposal and advised that the petitioner should move forward.

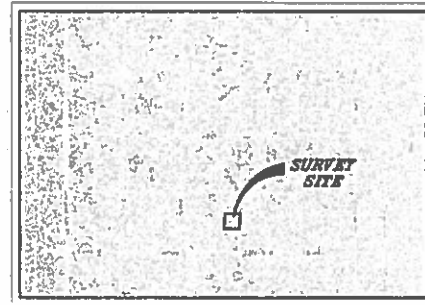
Bruce Green, Chair

PLAT & SUBDIVISION COMMITTEE
Sam Hubbard, Recorder

BOUNDARY AND TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

LOTS 662, 664 AND 665 IN SCARSDALE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE EAST HALF OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 440137, IN COOK COUNTY, ILLINOIS.

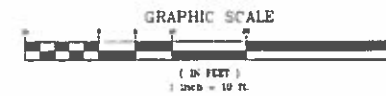
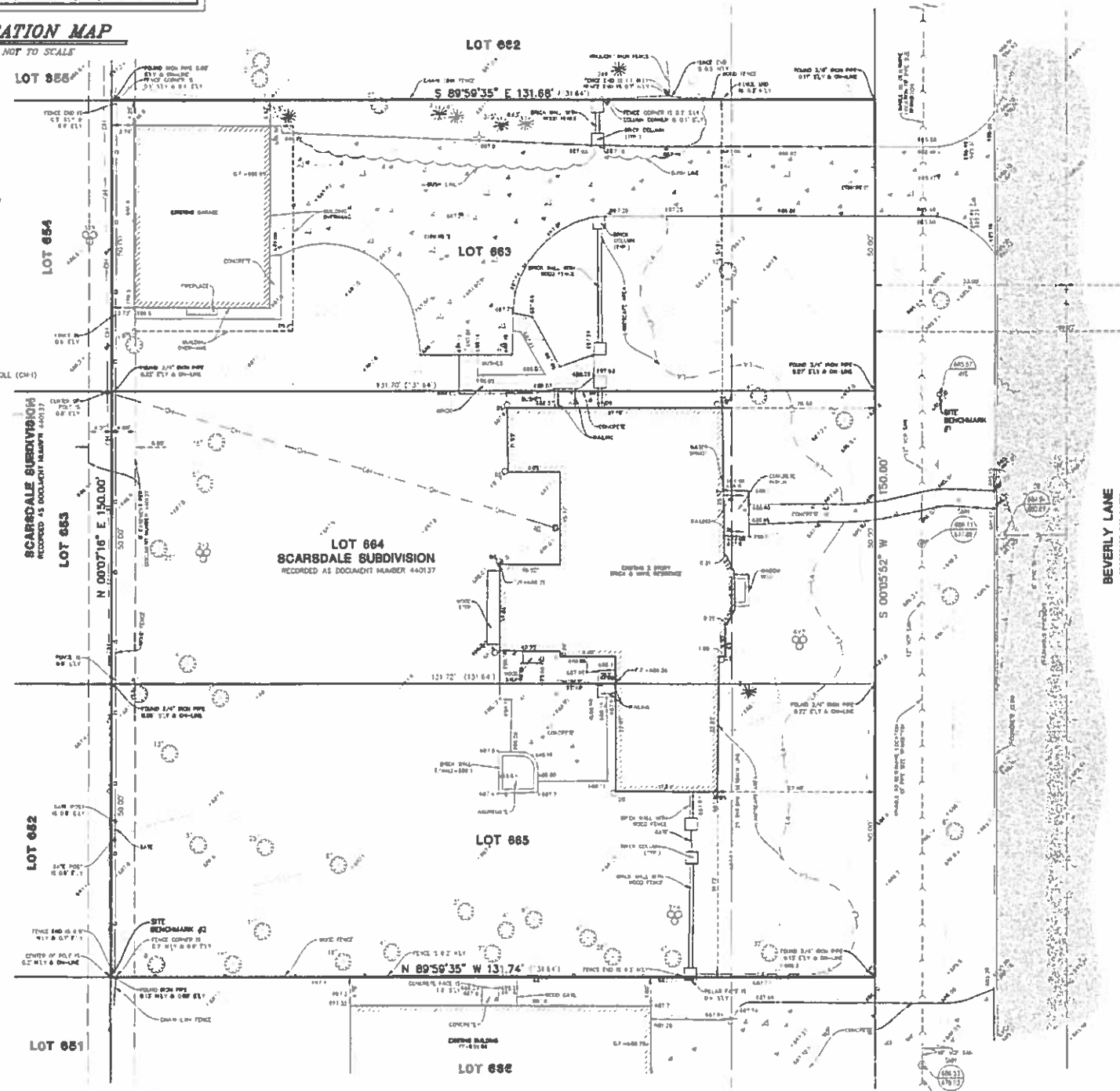


LOCATION MAP

NOT TO SCALE

LEGEND

- EX. PROPERTY LINE
- EX. EASEMENT LINE
- EX. SIDEWALK
- EX. CONCRETE CURB & GUTTER
- EX. CHAIN-LINK FENCE
- EX. WOOD FENCE
- EX. Wrought-IRON FENCE
- EX. STORM LINE
- EX. SANITARY LINE
- EX. OVERHEAD WIRE
- EX. TREE/SHRUB LINE
- EX. 1 FOOT CONDUITS
- EX. LANDSCAPE AREA
- EX. GUARD RAIL
- EX. STORM MANHOLE (MH)
- EX. STORM CATCH BASIN (CB)
- EX. DOWN SPOUT
- EX. SANITARY MANHOLE (SMH)
- EX. COMBINATION 24 INCH MANHOLE (CH)
- EX. FIRE HYDRANT/ALC. VALVE
- EX. VALVE BOX
- EX. WATER METER
- EX. GAS METER
- EX. ELECTRICAL METER
- EX. ELECTRICAL OUTLET
- EX. UTILITY POLE
- EX. LIGHT STANDARD
- EX. SIGN
- EX. JAKEBO
- EX. AIR CONDITIONING UNIT
- EX. BASKETBALL HOOP
- EX. SPOT ELEVATION
- EX. ELEVATION
- EX. DECIDUOUS TREE WITH TRUNK DIAMETER AT 4' HGT.
- EX. CONIFEROUS TREE WITH TRUNK DIAMETER AT 4' HGT.
- EX. SPOT ELEVATION
- EX. SPOT ELEVATION
- EX. CONTINUOUS PAVEMENT
- EX. CONCRETE
- EX. ASPHALT
- EX. BRICK



BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE-201 ADJUSTMENT, ADAPTED TO UTM COORDINATES, AS ESTABLISHED UTILIZING TRIMBLE VRS REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS).

SURVEY PREPARED FOR

KLEIN, DADAT, ARETOS & O'DONOGHUE, LLC
2550 W. GOLF ROAD, SUITE 250
ROLLING MEADOWS, ILLINOIS 60008

SURVEYOR'S NOTES

1. DISTANCES ARE MEASURED IN FEET AND DECIMAL PLACES. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (456.67') ARE RECORD ON DEED VALUES, NOT FIELD MEASURED.
2. COMPARE THIS PLAT, BENCHMARKS AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
3. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
4. ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
5. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS. IF SUCH ITEMS ARE KNOWN BY LANDSCAPING OR ARE COVERED BY LEAVES OR OTHER OBSTRUCTIONS, THERE MAY BE ADDITIONAL UTILITIES OR IMPROVEMENTS THAT HAVE NOT BEEN SHOWN.
6. UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, STORM AND SANITARY SEWERS AND WATER MAINS HAVE BEEN SHOWN HEREON BASED ON ACTUAL OBSERVED LOCATION AT AN OPEN HANDBOOK AND PROPOSED ENGINEERING PLANS BY CEMEX HANDBOOK ASSOCIATES, INC. LAST REVISED DECEMBER 17, 2013. THE EXACT LOCATION MAY BE DIFFERENT FROM THIS LOCATION SHOWN HEREON.
7. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "GULLY" BENCHMARKS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT JULIE AT 1-800-892-0123.
8. THIS SURVEY WAS PREPARED FOR KLEIN, DADAT, ARETOS & O'DONOGHUE, LLC BASED ON A FIELD BOUNDARY SURVEY COMPLETED ON OCTOBER 4, 2016.
9. EASEMENTS AND SETBACKS HAVE BEEN SHOWN HEREON IN APPROXIMATE LOCATION BASED ON SCARSDALE PLAT OF SUBDIVISION BECAUSE THE TEXT IS ILLEGIBLE.
10. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003330, EXPIRES APRIL 30, 2017.

BENCHMARKS

REFERENCE BENCHMARK (NCS PD.DM3809)
STAINLESS STEEL ROD LOCATED APPROXIMATELY 1400 FEET SOUTH OF THE INTERSECTION OF W. KIRCHOFF ROAD AND NEW WILKE ROAD, MORE PARTICULARLY LOCATED APPROXIMATELY 50 FEET EAST OF THE EDGE OF CURB OF NEW WILKE ROAD AND APPROXIMATELY 15 FEET SOUTH OF THE BACK OF CURB OF THE SUNSET MEADOWS PARKING LOT.
ELEVATION=690.80 DATUM=NAVD88-GEOD 12B

SITE BENCHMARK #1:
TAG BOLT ON FIRE HYDRANT LOCATED ON THE WEST SIDE OF BEVERLY LANE IN FRONT OF 620 BEVERLY LANE, MORE PARTICULARLY LOCATED APPROXIMATELY 22 FEET EAST OF THE CENTERLINE OF BEVERLY LANE AND APPROXIMATELY 2 FEET NORTH OF THE NORTH FACE OF BUILDING LOCATED AT 620 BEVERLY LANE.
ELEVATION=687.41 DATUM=NAVD88-GEOD 12B

SITE BENCHMARK #2:
RAILROAD SPIKE IN NORTH FACE POWER POLE LOCATED AT THE SOUTHWEST CORNER OF PROPERTY LOCATED AT 620 BEVERLY LANE, MORE PARTICULARLY LOCATED APPROXIMATELY 165 FEET EAST OF THE CENTERLINE OF BEVERLY LANE AND APPROXIMATELY 32 FEET SOUTH OF THE SOUTH FACE OF BUILDING LOCATED AT 620 BEVERLY LANE.
ELEVATION=688.55 DATUM=NAVD88-GEOD 12B

TOPOGRAPHIC FIELD WORK COMPLETED ON 10/04/2016

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE)

WE, MANHARD CONSULTING LTD., DO HEREBY DECLARE THAT WE HAVE SURVEYED THE HEREON DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 10TH DAY OF OCTOBER, A.D., 2016

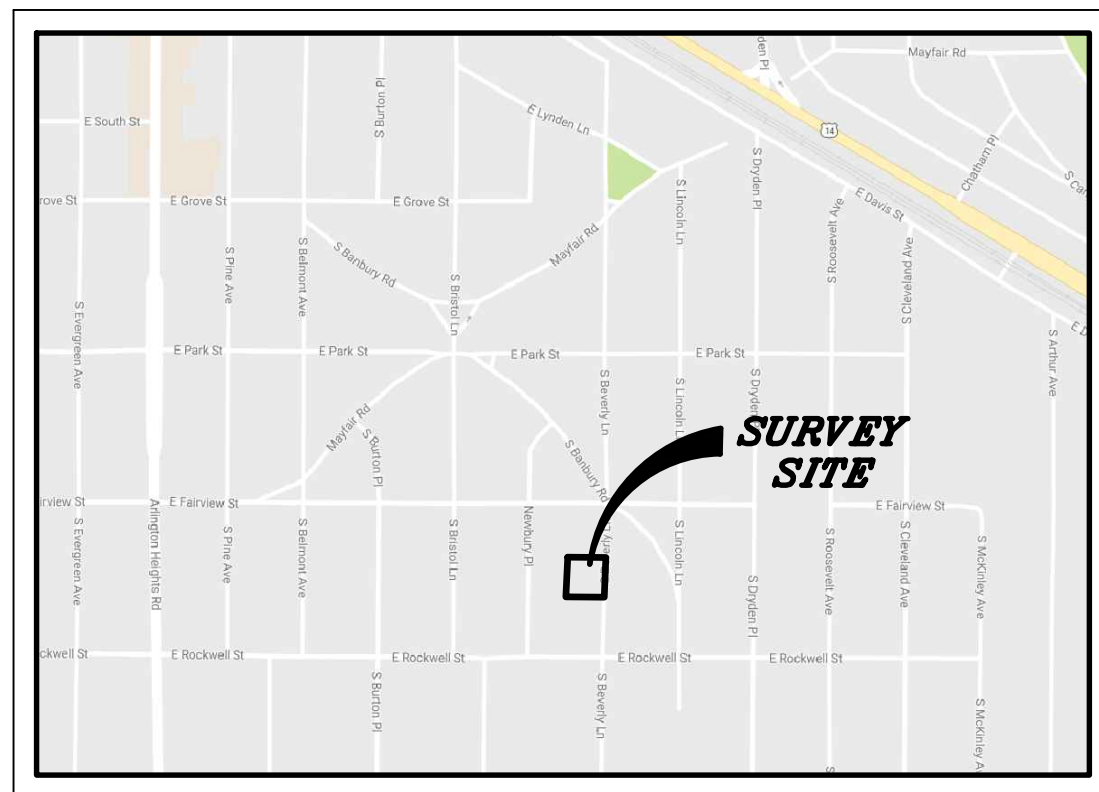
Eric R. Veseli
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855
LICENSE EXPIRES: NOVEMBER 30, 2018

DESIGN FIRM PROFESSIONAL REGISTRATION NO. 184003330
EXPIRES APRIL 30, 2017



620 SOUTH BEVERLY LANE
ARLINGTON HEIGHTS, ILLINOIS
BOUNDARY AND TOPOGRAPHIC SURVEY

DATE: 10/04/16
BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1"=10'
SHEET: 1 OF 1
KDA:HELOI



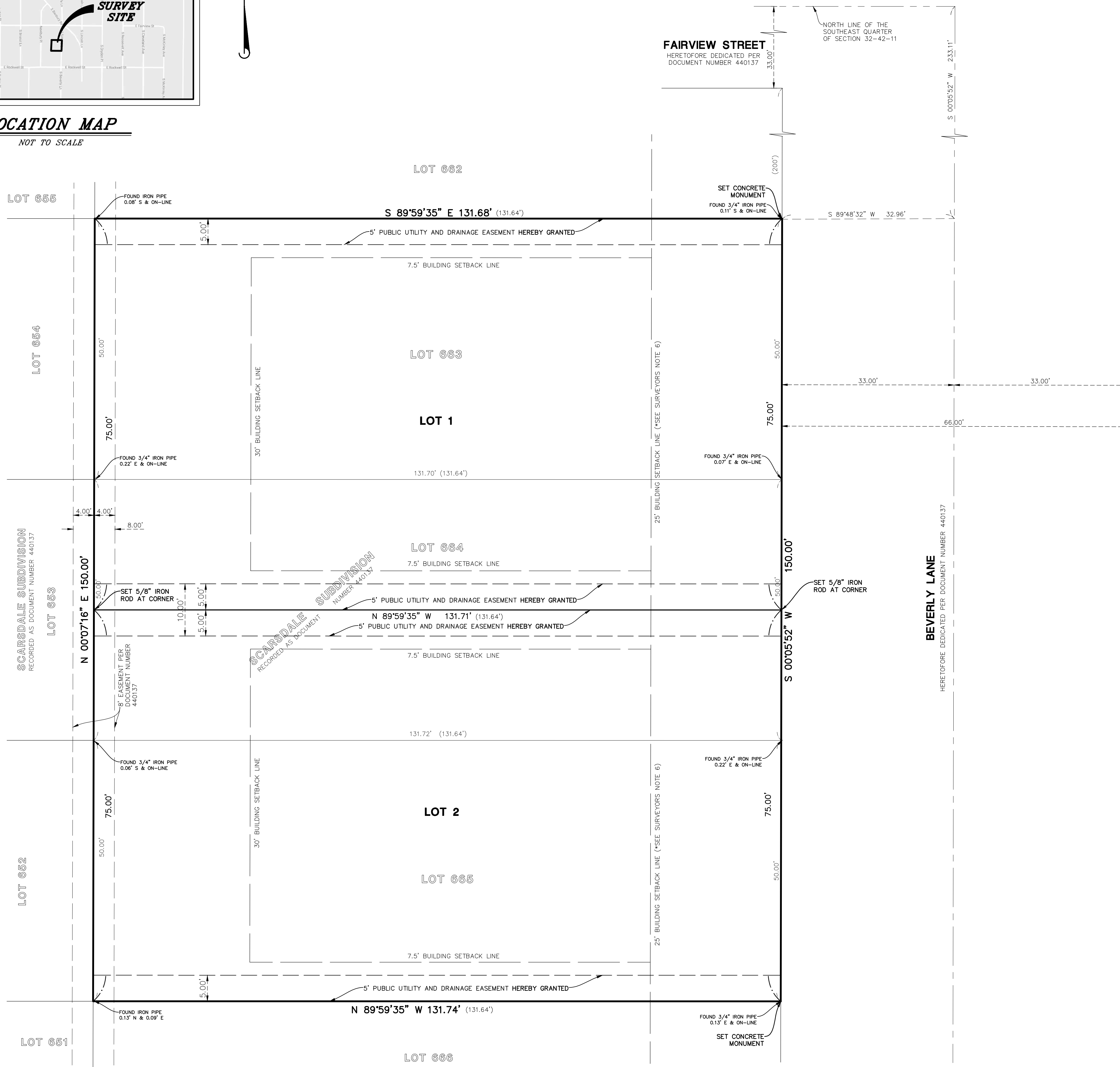
LOCATION MAP

NOT TO SCALE



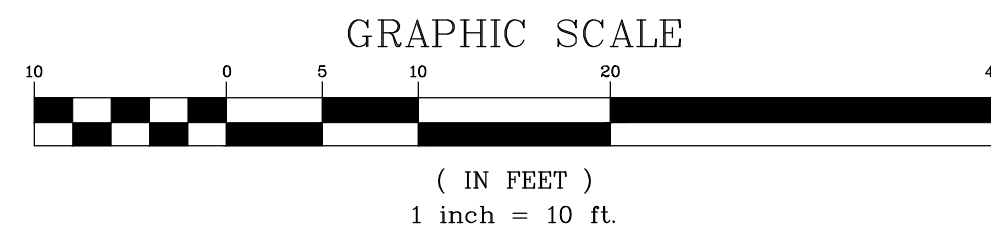
FINAL PLAT
OF
SCARSDALE RESUBDIVISION OF LOTS 663-665

BEING A RESUBDIVISION OF LOTS 663, 664 AND 665 IN SCARSDALE SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE EAST HALF OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 440137, IN COOK COUNTY, ILLINOIS.



COOK COUNTY RECORDER CERTIFICATE (TO BE STAMPED BY THE COOK COUNTY RECORDER)

COOK COUNTY CLERK CERTIFICATE (TO BE STAMPED BY THE COOK COUNTY CLERK)



BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE-2011 ADJUSTMENT, ADJUSTED TO GROUND VALUES, AS ESTABLISHED UTILIZING TRIMBLE VRS REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS)

EXISTING BLOCK SETBACKS

EXISTING HOUSE FRONT SETBACKS ALONG BEVERLY LANE HAVE BEEN SHOWN HEREON BASED ON MEASUREMENTS OBTAINED FROM COOK COUNTY GIS. THESE SETBACKS ARE ONLY APPROXIMATE AND THE ACTUAL FRONT YARD SETBACKS ALONG THE FRONTAGE SHALL BE VERIFIED BY THE VILLAGE OF ARLINGTON HEIGHTS.

PIN	Front Setback (feet)
03-32-401-025	21.4
03-32-401-026	24.1
03-32-401-016	N/A (PART OF 026)
03-32-401-034	22.1
03-32-401-020	20.2
03-32-401-021	N/A (PART OF 020)
03-32-401-022	N/A (PART OF 020)
03-32-401-023	21.8
03-32-401-024	22.5
Average=	22.0

SURVEY PREPARED FOR

KLEIN, DADAY, ARETOS & O'DONOGHUE, LLC
2550 W GOLF ROAD, SUITE 250
ROLLING MEADOWS, ILLINOIS 60008

SUBMITTED BY/RETURN TO:

KLEIN, DADAY, ARETOS & O'DONOGHUE, LLC
2550 W GOLF ROAD, SUITE 250
ROLLING MEADOWS, ILLINOIS 60008

EXISTING PROPERTY AREA

LOT 663 = 6,584 SQ. FT. (0.151 ACRES)
 LOT 664 = 6,586 SQ. FT. (0.151 ACRES)
LOT 665 = 6,586 SQ. FT. (0.151 ACRES)
 TOTAL AREA = 19,756 SQ. FT. (0.453 ACRES)

EXISTING PIN

03-32-401-034

PROPOSED PROPERTY AREA

PROPOSED LOT 1 = 9,877 SQ. FT. (0.226 ACRES)
PROPOSED LOT 2 = 9,879 SQ. FT. (0.227 ACRES)
 TOTAL AREA = 19,756 SQ. FT. (0.453 ACRES)

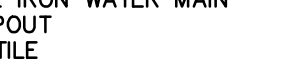
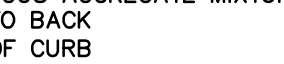
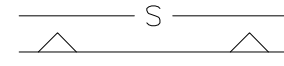
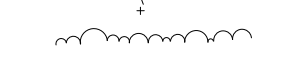
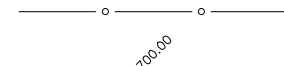
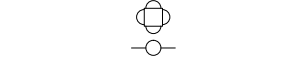
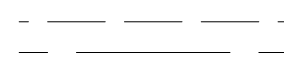
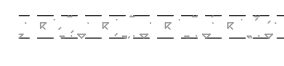
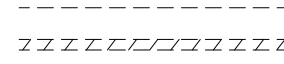
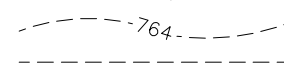
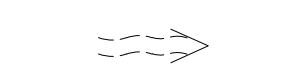
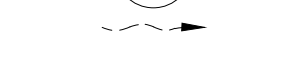
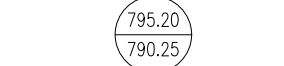
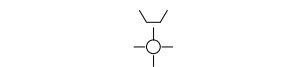
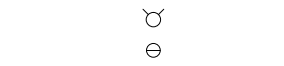
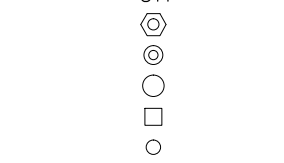
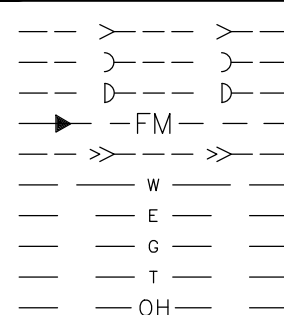
SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
2. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
3. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT; EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
4. THIS SURVEY WAS PREPARED FOR KLEIN, DADAY, ARETOS & O'DONOGHUE, LLC BASED ON A FIELD BOUNDARY SURVEY COMPLETED ON OCTOBER 4, 2016.
5. CORNERS HAVE BEEN MONUMENTED IN ACCORDANCE WITH THE FINAL PLAT OF SUBDIVISION.
6. THE ACTUAL REQUIRED FRONT YARD BUILDING SETBACK LINE MAY BE LESS THAN THAT SPECIFIED. THE 25 FEET REQUIRED FRONT YARD BUILDING SETBACK LINE SHALL BE SPECIFIC TO THE 25 FEET REQUIRED FRONT YARD BUILDING SETBACK LINE. THE 25 FEET REQUIRED FRONT YARD BUILDING SETBACK LINE SHALL BE CALCULATED BASED ON THE AVERAGE OF THE EXISTING FRONT YARD SETBACKS OF THE FRONTAGE WHEN 40% OR MORE OF THE FRONTAGE IS DEVELOPED WITH FRONT YARDS OR FRONT YARD PORCHES. IF THE AVERAGE OF THE EXISTING FRONT YARD SETBACKS IS NO LONGER ACCEPTABLE, THE 25 FEET REQUIRED FRONT YARD MAY BE APPLIED.
7. UNLESS NOTED OTHERWISE EASEMENTS AND SETBACKS SHOWN HEREON ARE HEREBY GRANTED. EASEMENTS AND SETBACKS PER SCARSDALE SUBDIVISION HAVE BEEN SHOWN HEREON IN APPROXIMATE LOCATION AS THE PLAT OF SUBDIVISION IS ILLEGIBLE.
8. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM REGISTERED IN THE STATE OF ILLINOIS.

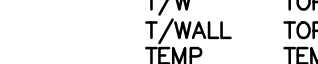
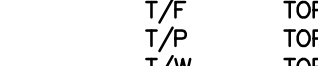
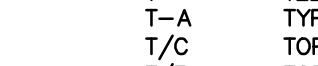
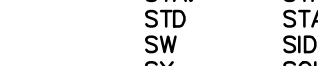
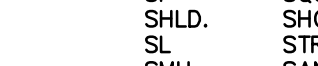
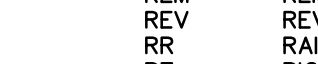
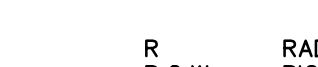
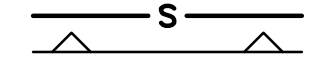
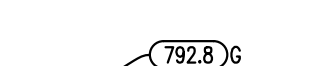
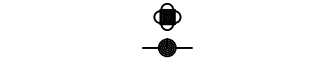
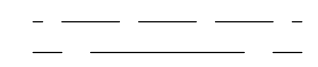
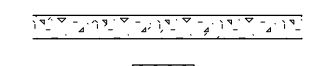
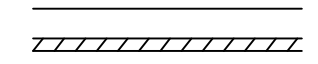
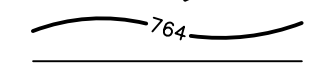
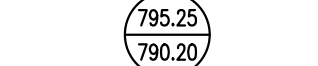
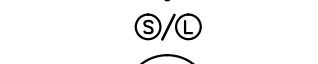
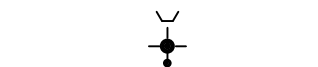
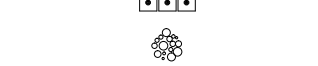
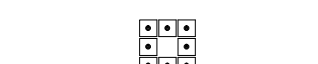
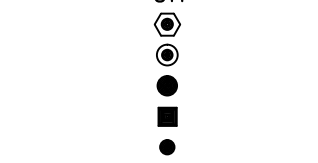
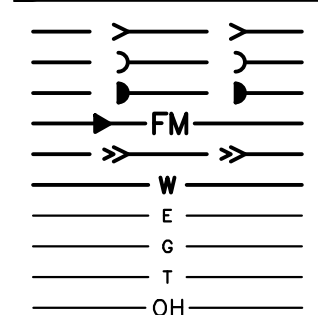
SITE DEVELOPMENT EXHIBIT
for
620 SOUTH BEVERLY LANE
ARLINGTON HEIGHTS, ILLINOIS

STANDARD SYMBOLS

EXISTING

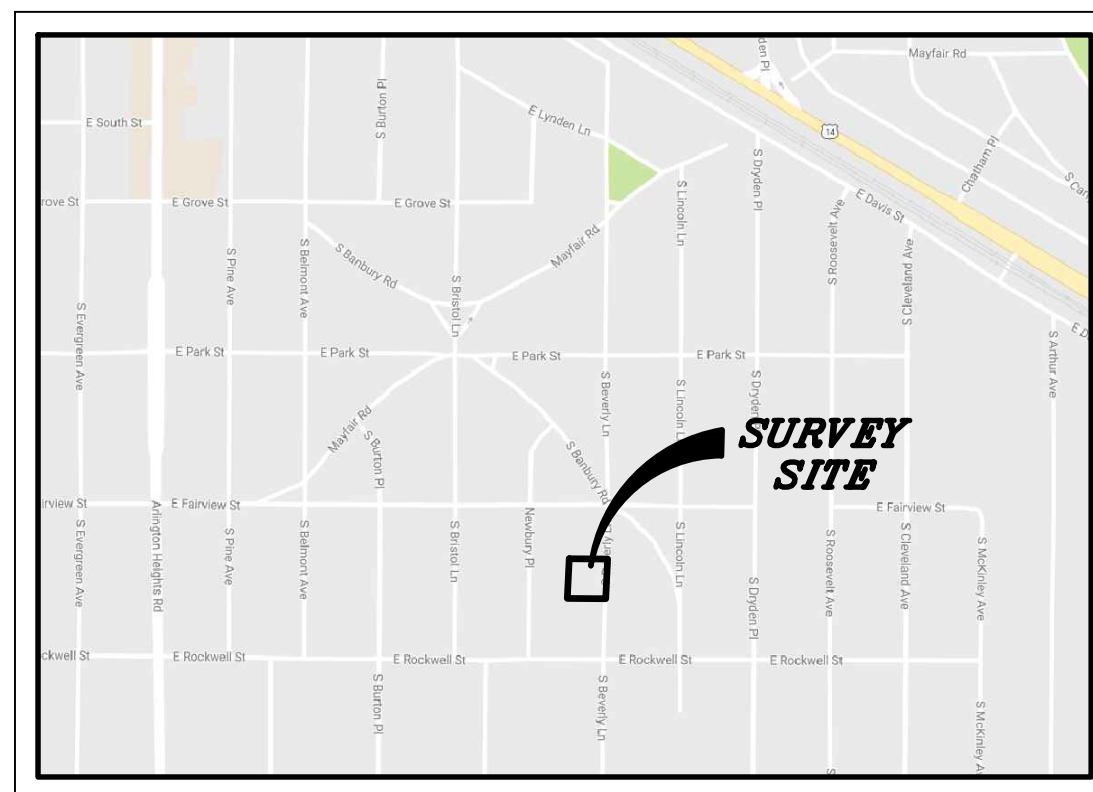


PROPOSED



LEGAL DESCRIPTION

LOTS 663, 664 AND 665 IN SCARSDALE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE EAST HALF OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 440137, IN COOK COUNTY, ILLINOIS.



LOCATION MAP

NOT TO SCALE

KLEIN, DADAY, ARETOS & O'DONOGHUE, LLC
2550 W GOLF ROAD, SUITE 250
ROLLING MEADOWS, ILLINOIS 60008

SITE DATA

PROPOSED LOT 1 AREA: 9,877 SQ.FT. (0.227 ACRES)
PROPOSED LOT 2 AREA: 9,879 SQ.FT. (0.227 ACRES)

ZONING: R-3

FLOOD INSURANCE RATE MAP: ZONE-X(SHADED) & ZONE-X(UNSHADED) (LAKE CO./GIS.)

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	DEMO PLAN/EXISTING TOPOGRAPHY
3	SITE/ UTILITY/ GRADING PLAN

NOTES:

1. THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A FIELD SURVEY COMPLETED BY MANHARD CONSULTING, LTD. ON OCTOBER 4, 2016. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS.

2. THIS EXHIBIT IS BASED ON ESTIMATED HOUSE/AND IMPROVEMENTS AND NOT BASED ON FOUNDATION/ARCHITECTURE PLANS AND SHOULD NOT BE USED FOR CONSTRUCTION.

BENCHMARKS

REFERENCE BENCHMARK: (NGS PID:DM3899)
STAINLESS STEEL ROD LOCATED APPROXIMATELY 1400 FEET SOUTH OF THE INTERSECTION OF W. KIRCHOFF ROAD AND NEW WILKE ROAD. MORE PARTICULARLY LOCATED APPROXIMATELY 59 FEET EAST OF THE EDGE OF CURB OF NEW WILKE ROAD AND APPROXIMATELY 15 FEET SOUTH OF THE BACK OF CURB OF THE SUNSET MEADOWS PARK PARKING LOT.

ELEVATION=690.96 DATUM=NAVD88-GEOID 12B

SITE BENCHMARK #1:
TAG BOLT ON FIRE HYDRANT LOCATED ON THE WEST SIDE OF BEVERLY LANE IN FRONT OF 620 BEVERLY LANE, MORE PARTICULARLY LOCATED APPROXIMATELY 22 FEET EAST OF THE CENTERLINE OF BEVERLY LANE AND APPROXIMATELY 2 FEET NORTH OF THE NORTH FACE OF BUILDING LOCATED AT 620 BEVERLY LANE.

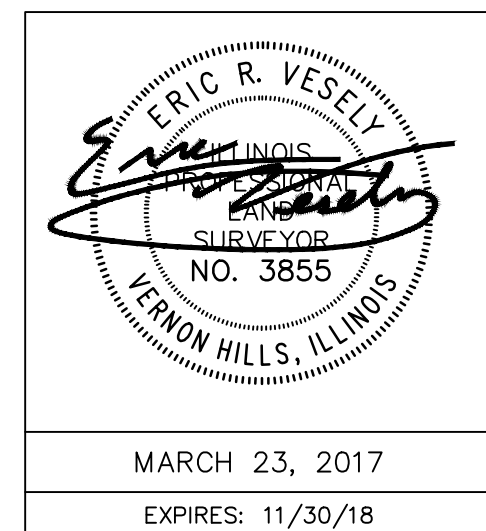
ELEVATION=687.41 DATUM=NAVD88-GEOID 12B

SITE BENCHMARK #2:
RAILROAD SPIKE IN NORTH FACE POWER POLE LOCATED AT THE SOUTHWEST CORNER OF PROPERTY LOCATED AT 620 BEVERLY LANE, MORE PARTICULARLY LOCATED APPROXIMATELY 165 FEET EAST OF THE CENTERLINE OF BEVERLY LANE AND APPROXIMATELY 32 FEET SOUTH OF THE SOUTH FACE OF BUILDING LOCATED AT 620 BEVERLY LANE.

ELEVATION=688.55 DATUM=NAVD88-GEOID 12B

UTILITY CONTACTS

ELECTRIC COMED 1 N 423 SWIFT RD LOMBARD, IL 60148 (630) 691-4857 CONTACT: JOE SAKANIS	WATER VILLAGE OF ARLINGTON HEIGHTS 33 S. ARLINGTON HEIGHTS RD ARLINGTON HEIGHTS, IL 60005 (847) 368-5800 CONTACT: SCOTT SHIRLEY
GAS NICOR GAS 1844 FERRY ROAD NAPERVILLE, IL 60563 (630) 388-3048 CONTACT: BRUCE KOPPANG	TELEPHONE AT&T 2004 MINER STREET DES PLAINES, IL 60016 (847) 759-5029 CONTACT: VICKY THOMAS
SEWER VILLAGE OF ARLINGTON HEIGHTS 33 S. ARLINGTON HEIGHTS RD ARLINGTON HEIGHTS, IL 60005 (847) 368-5800 CONTACT: SCOTT SHIRLEY	



ABBREVIATIONS

ADJ. ADJUST	F/L FLOW LINE	R RADIUS
AGG. AGGREGATE	FM FORCE MAIN	R.O.W. RIGHT-OF-WAY
ARCH ARCHITECT	G GROUND	RCP REINFORCED CONCRETE PIPE
B.A.M. BITUMINOUS AGGREGATE MIXTURE	GAS GAS	REM REMOVAL
B-B BACK TO BACK	G/F GRADE AT FOUNDATION	REV REVERSE
B/C BACK OF CURB	GW GUY WIRE	RR RAILROAD
B/P BOTTOM OF PIPE	HDWL HEADWALL	RT RIGHT
B/W BACK OF WALK	HH HANDHOLE	SAN SANITARY
B-BOX BUFFALO BOX	HVL HIGH WATER LEVEL	SF SQUARE FOOT
BIT. BITUMINOUS	HYD. HYDRANT	SHLD. SHOULDER
BM BENCHMARK	INL INLET	SL STREET LIGHT
B.O. BY OTHERS	INV. INVERT	SMH SANITARY MANHOLE
CB CATCH BASIN	IP IRON PIPE	ST STORM
CL CENTERLINE	LT LEFT	STA. STATION
OMP CORRUGATED METAL PIPE	MAX. MAXIMUM	STD STANDARD
ONTRL CONTROL	MB MAILBOX	SW SIDEWALK
C.O. CONC.	M/E MEET EXISTING	SY SQUARE YARDS
CY CUBIC YARD	MH MANHOLE	TBR TO BE REMOVED
D DIA.	MIN. MINIMUM	T TELEPHONE
DIP DUCTILE IRON PIPE	NWL NORMAL WATER LEVEL	T-A TYPE A
DWM DUCTILE IRON WATER MAIN	P PRIVATE ENTRANCE	T/C TOP OF CURB
DS DOWNSPOUT	PC POINT OF CURVATURE	T/F TOP OF FOUNDATION
DT DRAIN TILE	PCC POINT OF COMPOUND CURVE	T/P TOP OF PIPE
E ELECTRIC	PI PROFILE GRADE LINE	T/W TOP OF WALK
E.E. ELEV.	PL POINT OF INTERSECTION	T/WALL TOP OF WALL
E/P EDGE TO EDGE	PL PROPERTY LINE	TEMP TEMPORARY
E.E. ELEVATION	PP POWER POLE	TRANS TRANSFORMER
E/P EDGE OF PAVEMENT	PT POINT OF TANGENCY	V.B. VALVE BOX
EX EXISTING	PVC POLYVINYL CHLORIDE PIPE	VCP VITRIFIED CLAY PIPE
F.F. FINISHED FLOOR	PVI POINT OF VERTICAL CURVATURE	V.V. VALVE VAULT
FES FLARED END SECTION	PVT POINT OF VERTICAL TANGENCY	WL WATER LEVEL
	P PAVEMENT	WM WATER MAIN
	P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT	

MANHARD CONSULTING, LTD. IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.



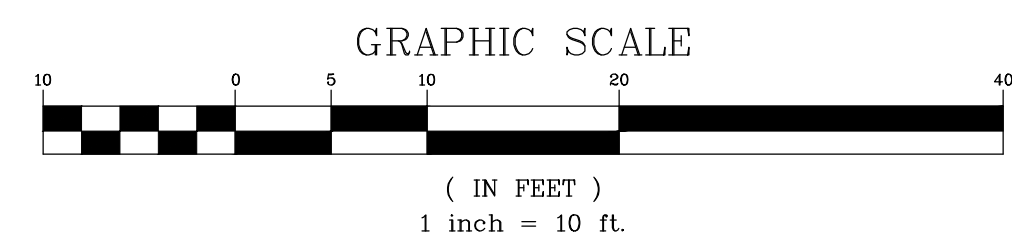
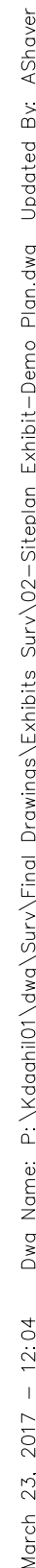
SCARSDALE RESUBDIVISION OF LOTS 663-665

ARLINGTON HEIGHTS, ILLINOIS

SITE PLAN EXHIBIT

PROJ. MGR.: ERV
PROJ. ASSOC.: AAS
DRAWN BY: ERV/AAS
DATE: 03/23/17
SCALE: N/A
SHEET
1 OF 3
KDAAHIL01

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DEMOLITION NOTES:

1. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING FOR ALL FEES AND CHARGES.
2. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FEATURES INDICATED TO REMAIN, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
3. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
4. ALL EXISTING UTILITY LINES AND CONDUITS LOCATED UNDER PROPOSED BUILDINGS SHALL BE REMOVED AND PROPERLY BACKFILLED. ALL UTILITY LINES AND CONDUITS LOCATED UNDER DRIVES, ON-SITE ROADS, PARKING LOTS OR SIDEWALKS SHALL BE FILLED WITH A FLOWABLE BACKFILL AND END PLUGGED. ALL EXISTING STRUCTURES SHALL BE REMOVED. ALL EXISTING UTILITY LINES LOCATED UNDER LANDSCAPE AREAS SHALL BE LEFT IN PLACE AND PLUGGED AT ALL STRUCTURES.
5. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND LAWFUL DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PAVEMENT, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, BRIDGES, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED SHALL BE COORDINATED BY THE CONTRACTOR WITH THE AFFECTED UTILITY COMPANY.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES.
9. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION.

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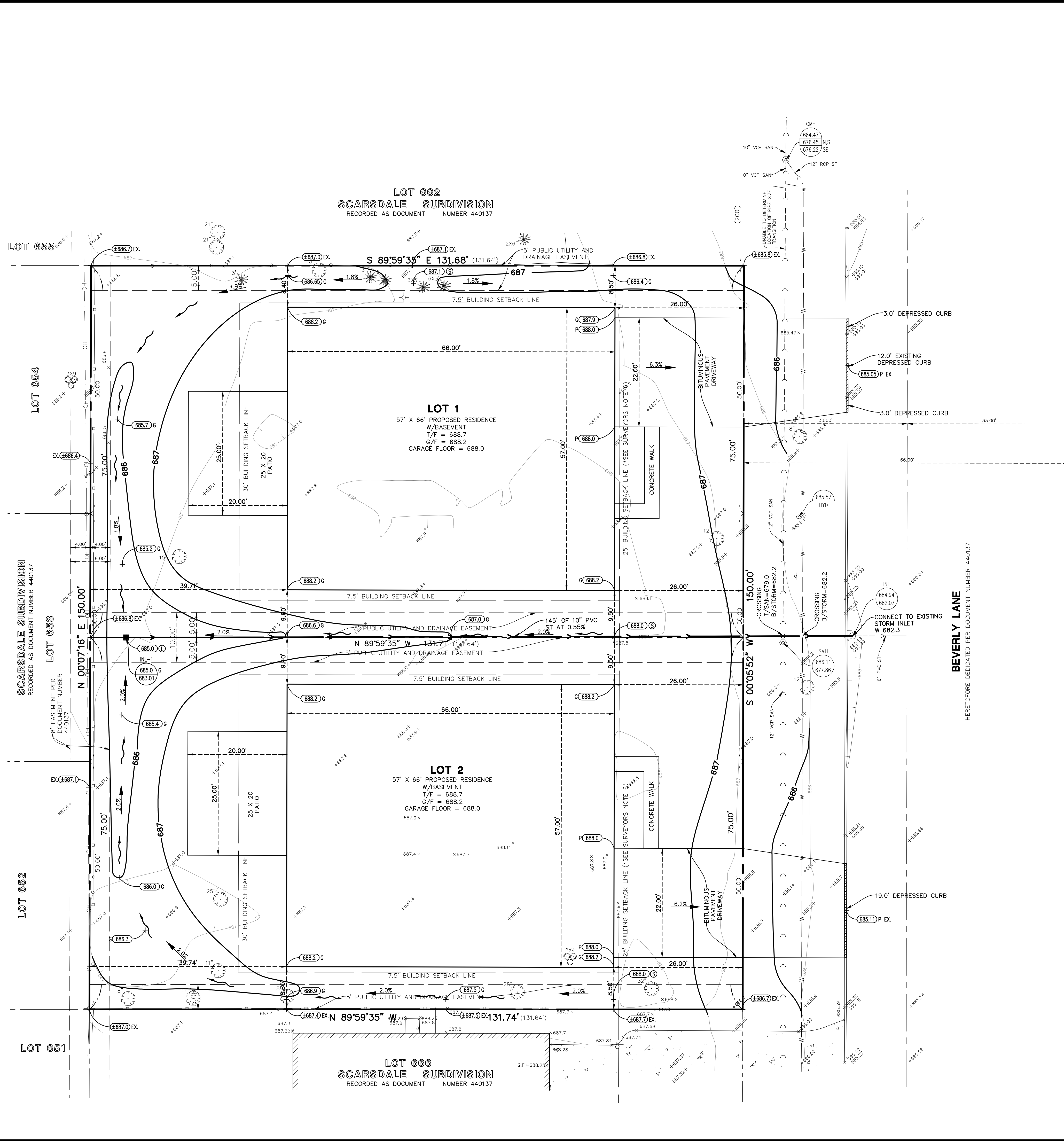
SCARSDALE RESUBDIVISION OF LOTS 663-665
ARLINGTON HEIGHTS, ILLINOIS
EXISTING CONDITIONS AND DEMOLITION PLAN

PROJ. MGR.: ERV
PROJ. ASSOC.: AAS
DRAWN BY: ERV/AAS
DATE: 03/23/17
SCALE: N/A

SHEET

2 OF 3

KDAAHILO1



LOT 1
ALLOWABLE IMPERVIOUS AREA EQUATION:

9877 x 0.5=4,938 SQ. FT.

PROPOSED IMPERVIOUS AREA

HOUSE: 3,762 SQ. FT.

DRIVE: 572 SQ. FT.

WALK: 73.5 SQ. FT.

PATIO: 500 SQ. FT.

TOTAL: 4,907 SQ. FT.

LOT 2

ALLOWABLE IMPERVIOUS AREA EQUATION:
9879 x 0.5=4,939 SQ. FT.

PROPOSED	IMPERVIOUS AREA
HOUSE:	3,762 SQ. FT.
DRIVE:	572 SQ. FT.
WALK:	73.5 SQ. FT.
PATIO:	500 SQ. FT.
TOTAL:	4,907 SQ. FT.

	PROPOSED 1 FOOT CONTOURS
	PROPOSED SPOT ELEVATION
F.F.	PROPOSED FINISHED FLOOR ELEVATION
T/F	PROPOSED TOP OF FOUNDATION
P	PROPOSED PAVEMENT ELEVATION
T/C	PROPOSED TOP OF CURB
T/W	PROPOSED TOP OF WALK
T/WALL	PROPOSED TOP OF WALL
EX.	MEET EXISTING
G	PROPOSED GROUND GRADE
	PROPOSED DITCH OR SWALE
	PROPOSED DIRECTION OF FLOW
①	PROPOSED SWALE LOW POINT
②	PROPOSED SWALE SUMMIT

1. MEET EXISTING

2. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, SURVEYMENTS. THE CONTRACTOR'S INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES PRIOR TO BEING BEGUN WITH ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS.
4. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
5. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING, LTD. ON OCTOBER 04, 2016. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES. CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT. CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL BE RESPONSIBLE AT THE OWNERS RISK TO OBTAIN A CHECK A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
6. TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 1:2 UNLESS OTHERWISE NOTED.



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: 620 S Beverly Lane – Preliminary and Final Plat of Subdivision
PC#: PC 17-003
Date: February 6, 2017
Sam:

I have reviewed the documents submitted and do not have any comments or objections to the proposed Plat of Subdivision.

RECEIVED
FEB 06 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>17-003</u>	P.I.N.# <u>03-32-401-034-0000</u>
Petitioner: <u>Leslie A. Karr Trust</u>	Location: <u>620 S. Beverly Lane</u>
<u>9611 Foster Ave.</u>	Rezoning: <u> </u> Current: <u> </u> Proposed: <u> </u>
<u>Schiller Park, IL 60176</u>	Subdivision: <u>Karr Resubdivision</u>
Owner: <u>Leslie A. Karr Trust</u>	# of Lots: <u>3</u> Current: <u>3</u> Proposed: <u>2</u>
<u>9611 Foster Ave.</u>	PUD: <u> </u> For: <u> </u>
<u>Schiller Park, IL 60176</u>	Special Use: <u> </u> For: <u> </u>
Contact Person: <u>Stephen G. Daday</u>	Land Use Variation: <u> </u> For: <u> </u>
Address: <u>2550 W. Golf Rd., Ste 250</u>	Land Use: <u>Residential</u> Current: <u>Residential</u>
<u>Rolling Meadows, IL 60008</u>	Proposed: <u>Residential</u>
Phone #: <u>224-265-4337</u>	Site Gross Area: <u> </u>
Fax #: <u>847-590-9825</u>	# of Units Total: <u> </u>
E-Mail: <u>sdaday@kdaolaw.com</u>	1BR: <u> </u> 2BR: <u> </u> 3BR: <u> </u> 4BR: <u> </u>

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

INSPECTIONAL SERVICES*No. COMMENTS -*

May 10 1, 17
Director Date

Memorandum

To: Sam Hubbard, Planning and Community Development

From: Cris Papierniak, Assistant Director of Public Works

Date: February 13, 2017

Subject: 620 S Beverly Lane, P.C. #17-003

With regard to the proposed subdivision, I have the following comments:

- 1) When the existing house is demolished, all water and sewer services must be abandoned at the respective mains.

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

C. file

RECEIVED
FEB 14 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 17-003
 Petitioner: Leslie A. Karr Trust
9611 Foster Ave.
Schiller Park, IL 60176
 Owner: Leslie A. Karr Trust
9611 Foster Ave.
Schiller Park, IL 60176
 Contact Person: Stephen G. Daday
 Address: 2550 W. Golf Rd., Ste 250
Rolling Meadows, IL 60008
 Phone #: 224-265-4337
 Fax #: 847-590-9825
 E-Mail: sdaday@kdaolaw.com

P.I.N.# 03-32-401-034-0000
 Location: 620 S. Beverly Lane
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: Karr Resubdivision
 # of Lots: 3 Current: 3 Proposed: 2
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use Residential 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 _____

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 _____

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

N/A

N/AX

FEE-IN-LIEU

X

X

X

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: MANHARD CONSULTING

DATE OF PLANS: 1-30-17

Joan J. Mull 2/9/17
 Director Date

RECEIVED
 FEB 10 2017
 PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

PLAN COMMISSION PC #17-003
Scarsdale Resubdivision of Lots 663-665
620 S. Beverly Lane
Final Plat of Subdivision
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. All applicable public improvements already exist. Public sidewalks are not required in the Scarsdale Subdivision. Final engineering plans are needed to ensure adequate drainage can be maintained and to show the proposed top of foundation elevations for the proposed homes. An Engineers estimate of construction cost is required to complete the calculation for plan review, inspection, and other fees. This estimate 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 Final Plat of Subdivision must be reviewed and approved by the Engineering Department prior to final Plan Commission approval. 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. Stormwater detention is required for all new subdivisions. For small 2-lot subdivisions like this, a fee in-lieu of detention is acceptable. The required detention volume of 5,020 cu. ft., as calculated by the petitioner and verified by the Village, is acceptable. The assumption of using the 50% max impervious area is the correct method. This will account for future patios, sheds, etc. At the rate of \$1.00 per cubic foot, the fee in lieu of detention will be \$5,020.00. Clearly show the overflow route for the site.
15. The plat was reviewed against the attached Final Plat of Subdivision Checklist. Please address the following items:
 - a. Item c: Although it mentions it in the surveyor's certificate, add "Set Iron Pipe" labels at the new center lot line corners.
 - b. Item f: Tie the subdivision to the ¼ section line at the centerline of Fairview Street.
 - c. Item h: Add 5' wide public utility and drainage easements to the north lot line of Lot 1 and the south lot line of Lot 2.


James J. Massarelli, P.E. 2/9/17
Director of Engineering Date

Attachments:

Final Plat of Subdivision Checklist (3 pages)
Contacts for Plat Signatures (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. *set 1/8 at new property corner*
- ☒ 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.
- ☐ f. Municipal, township, county and section lines accurately tied to the lines of the subdivision by distances and angles. *Tie to 1/4 section line at Fairview &*
- ☒ g. Radii, internal angles, points and curvatures, tangent bearings and lengths of all arcs.
- ☐ h. All easements for rights of way 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:

"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.
- ☒ 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.
- ☒ 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@comcast.com

Alternate: Martha Gieras 630/600-6352
Martha_gieras@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



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 17-003

Project Name

Preliminary and Final Plat of Subdivision

Project Location

620 S. Beverly Lane

Planning Department Contact Sam Hubbard

General Comments

Round 1

No comments from the Fire Department at this time.

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

Date February 9, 1017

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

620 S. Beverly Lane
Preliminary and Final Plat of Subdivision
PC#17-003

Round 1 Review Comments

02/15/2017

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?

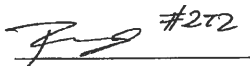
This is not a problem area in relation to traffic accidents.

5. Traffic problems that may be created by the development.

This development should not create any traffic problems.

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

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)

Address/City

Telephone Number

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Address/City

Telephone Number

Cell Number

Contact #2

Name

Address/City

Telephone Number

Cell Number

Alarm System

☐ No

☐ Yes

Phone number:

Alarm Company Name

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>17-003</u>	P.I.N.# <u>03-32-401-034-0000</u>
Petitioner: <u>Leslie A. Karr Trust</u>	Location: <u>620 S. Beverly Lane</u>
<u>9611 Foster Ave.</u>	Rezoning: <u> </u> Current: <u> </u> Proposed: <u> </u>
<u>Schiller Park, IL 60176</u>	Subdivision: <u>Karr Resubdivision</u>
Owner: <u>Leslie A. Karr Trust</u>	# of Lots: <u>3</u> Current: <u>3</u> Proposed: <u>2</u>
<u>9611 Foster Ave.</u>	PUD: <u> </u> For: <u> </u>
<u>Schiller Park, IL 60176</u>	Special Use: <u> </u> For: <u> </u>
Contact Person: <u>Stephen G. Daday</u>	Land Use Variation: <u> </u> For: <u> </u>
Address: <u>2550 W. Golf Rd., Ste 250</u>	Land Use: <u>Residential</u> Current: <u>Residential</u>
<u>Rolling Meadows, IL 60008</u>	Proposed: <u>Residential</u>
Phone #: <u>224-265-4337</u>	Site Gross Area: <u> </u>
Fax #: <u>847-590-9825</u>	# of Units Total: <u> </u>
E-Mail: <u>sdaday@kdaolaw.com</u>	1BR: <u> </u> 2BR: <u> </u> 3BR: <u> </u> 4BR: <u> </u>

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

1. GENERAL COMMENTS:

No comments.

[Signature] 2-3-17
Environmental Health Officer Date

[Signature] 2/6/17 Direc
tor Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 17-003
 Petitioner: Leslie A. Karr Trust
9611 Foster Ave.
Schiller Park, IL 60176
 Owner: Leslie A. Karr Trust
9611 Foster Ave.
Schiller Park, IL 60176
 Contact Person: Stephen G. Daday
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 Phone #: 224-265-4337
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 Land Use Variation: For:
 Land Use: Residential 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. X COMPLIES WITH COMPREHENSIVE PLAN?
2. X COMPLIES WITH THOROUGHFARE PLAN?
3. X VARIATIONS NEEDED FROM ZONING REGULATIONS?
 (See below.)
4. X VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
 (See below.)
5. X SUBDIVISION REQUIRED?
6. X SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
 (See below.)

Comments:

Please see comments attached.

[Signature]

2.13.17

Date



Planning & Community Development Dept. Review

February 13, 2017

REVIEW ROUND 1

Project: 620 S. Beverly Lane – Karr Subdivision
Proposed Subdivision

Case Number: PC 17-003

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. School, Park, and Library contributions will be required prior to the issuance of a building permit for one of the new homes. Theoretically, contributions have theoretically already been paid for existing house on the subject property. Since the majority of the existing house falls onto the proposed Lot 2, this will receive a credit for School, Park, and Library contributions. Lot 1 will be required to pay the full School, Park, and Library contributions at time of building permit.
9. A Design Commission application will be required for the demolition of the existing house on the subject property and for any new construction on Lot 1 or Lot 2.
10. Are any Covenants, Conditions, or Restrictions proposed for this subdivision?
11. Please provide an estimated timeline for development of these lots, including estimated demolition of the existing home and any anticipated construction of new homes on Lot 1 and Lot 2.

Final Plat of Subdivision:

12. Please revise the 25' front yard building setback to remove reference to Document #440137. Since the property is proposed for resubdivision, the setback shown on the original subdivision plat will no longer be applicable. The commentary next to the setback should read "25' BUILDING SETBACK LINE*". The asterisk should reference a note elsewhere on the plat that reads "The actual required front yard building setback line may be less than or greater than 25' as prescribed in the Arlington Heights Municipal Code. Specifically, Section 5.1-3.6(a) of Chapter 28 allows the front yard setback to be calculated based on the average of the existing front yard setbacks of the frontage when 40% or more of the frontage is developed with front yards of more than 15 feet in depth. If this code section is no longer applicable, the 25' required front yard may be applied."
13. Please add a note to the "Existing Block Setbacks" to read: "These setbacks are only approximate and the actual front yard setbacks along the frontage shall be verified by the Village of Arlington Heights."

Prepared by: 

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 114-003
 Petitioner: Leslie A. Karr Trust
9611 Foster Ave.
Schiller Park, IL 60176
 Owner: Leslie A. Karr Trust
9611 Foster Ave.
Schiller Park, IL 60176
 Contact Person: Stephen G. Daday
 Address: 2550 W. Golf Rd., Ste 250
Rolling Meadows, IL 60008
 Phone #: 224-265-4337
 Fax #: 847-590-9825
 E-Mail: sdaday@kdaolaw.com

P.I.N.# 03-32-401-034-0000
 Location: 620 S. Beverly Lane
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 Special Use: For:
 Land Use Variation: For:
 Land Use: Residential 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:

	YES	NO
1. Complies with Tree Preservation Ordinance	<u>N/A</u>	<u> </u>
2. Complies with Landscape Plan Ordinance	<u>N/A</u>	<u> </u>
3. Parkway Tree Fee Required (See below.)	<u>X</u>	<u> </u>

Comments:

- As the two lots redevelop, it is recommended that the existing trees be preserved.

David W. 2 2 11
 Coordinator Date

Joseph J. Klein
Stephen G. Daday
Michael G. Aretos
Timothy J. O'Donoghue

Kristopher M. Briggs*
Robyn K. Kish
James E. Kozlowski
Daniel J. Lee
Julie A. Repple
Diana E. Rzdaneck
Amanda K. Venditti



KLEIN, DADAY, ARETOS & O'DONOGHUE
ATTORNEYS AT LAW

Attorneys and Counselors
2550 WEST GOLF ROAD, SUITE 250
ROLLING MEADOWS, IL 60008
(847) 590-8700

Sender's Direct Line: 224-265-4337

FAX (847) 590-9825

Sender's E-Mail: sdaday@kdaolaw.com

www.kdaolaw.com

Of Counsel
Carrissa M. Alvers
Nancy S. Scotillo
Kinga L. Wright***

Chicago Loop Office
161 N. Clark St.
Suite 1600
Chicago, IL 60601
(312) 450-6639 Ph.
(312) 523-2001 Fax

*-Licensed in Illinois &
Wisconsin

***-Licensed in Illinois &
California

March 17, 2017

Sam Hubbard
Development Planner
Village of Arlington Heights
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005

Re: 620 South Beverly Ln.
Preliminary and Final Plat of Subdivision
P.C. Number: 17-003

Dear Sam:

This is a letter in response to the Round One comments of the departments of the Village of Arlington Heights in support of petitioner's application for a Preliminary and Final Plat of Subdivision.

1. Building Department: no response is necessary.
2. Public Works Department: agreed.
3. Engineering Department: petitioner agrees to install utility and drainage as required. Petitioner also agrees to pay a fee in lieu of storm water detention.
4. Petitioner agrees to provide final engineering plans to ensure adequate drainage and to show that the top of foundation elevations relative to the plans. Petitioner will provide the final plat of subdivision as well all required copies. As noted, petitioner shall pay a fee in lieu of detention as identified in the engineering department comments. In addition the proposed plat has been revised to reflect the comments noted in subparagraph 15.

5. Fire Department: no response necessary.
6. Health Services Department: no response necessary.
7. Planning and Community Development Department: petitioner agrees with all of the planning department comments. Specifically there are no covenants conditions or restrictions proposed for the subdivision. At this time the petitioner is intending to build a house as his own residence and sell the remaining lot within the next 2 years.
8. Landscape and Tree Preservation: petitioner intends to preserve existing trees as much as possible.

Very truly yours,

S/S Stephen G. Daday

Stephen G. Daday

PLAN COMMISSION PC #17-003
Scarsdale Resubdivision of Lots 663-665
620 S. Beverly Lane
Final Plat of Subdivision
Round 2

16. The responses made by the petitioner to comments 13 & 15 are acceptable
17. There was no 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 noted. Submittal does not have the final engineering plans or the estimate of cost. This estimate 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 #14 is acceptable. The fee in lieu of detention will be \$5,020.00. This will be documented in the engineering fee letter to be generated upon receipt of the cost estimate.
20. Engineering is amenable to Preliminary Plat approval, but until the rest of the comments are satisfactorily addressed, we cannot endorse approval of the Final Plat or final engineering.


James J. Massarelli, P.E. 3/28/17
Director of Engineering Date

RECEIVED
MAR 29 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Planning & Community Development Dept. Review

March 29, 2017



REVIEW ROUND 2

Project: 620 S. Beverly Lane – Karr Subdivision
Proposed Subdivision

Case Number: PC 17-003

General:

1. As previously noted, the Final Plat 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 later than April 5th. If this requirement cannot be met, you can proceed with Preliminary Plat approval on April 12th 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.
2. Payment of all engineering fee's, deposits, and bonds must be coordinated with the Engineering Department. As the engineers estimate of probable costs was received on March 29th, they are still in the process of reviewing the engineering plans and generating the fee letter outlining these fees. Please make a timely payment of these items when the fee letter is provided. The payment should be received no later than the end of next week.

Final Plat of Subdivision:

3. The "Permission to Record" signature block lists the surveyors license expiring on November 30, 2016. Please update to the correct expiration date. Once this has been revised, the Final Plat will be ready to print on Mylar to obtain all signatures except those to be coordinated by the Village. The Mylar must be submitted no later than April 5th.

Prepared by:

A handwritten signature in black ink, appearing to read 'Sam [unclear]', is written over a horizontal line.

Hubbard, Sam

From: Robert Arnold
Sent: Tuesday, August 23, 2016 2:14 PM
To: Hubbard, Sam
Subject: Karr Subdivision - 620 South Beverly Lane

To: Sam Hubbard

August 23, 2016

Planning and Community Development Department

Village of Arlington Heights

RE: Karr Subdivision - 620 South Beverly Lane

Residents who own property adjacent, or close, to 620 South Beverly Lane have concerns with the proposal to consolidate and subdivide that property. We have expressed our concerns to the buyer's real estate agent previously and believe that the letter has been forwarded to him. So far, we have not had any response.

Our concerns are that creating two 75' lots on this property will result in lots that will be smaller than the lots immediately surrounding the property, as shown in the Staff Development Report Exhibit 1, and therefore will be out of character with the neighborhood, that this subdivision will have a negative impact on the property values of those and other nearby properties, and that placing two houses on the property, as proposed, will result in water damages to nearby properties.

Water run-off has been a continuing problem on Newbury Place, and the property at 625 South Newbury, which adjoins the Beverly Lane property to the West, is at a lower elevation and has been subjected to frequent basement flooding. In 2009, the Village made improvements to the sewer system, reducing this problem, however standing water still accumulates in the street after major rain storms, with water often rising onto the lawns.

In 2014 when installing a sump pump at 625 South Newbury, standing water was found approximately two inches below the basement floor indicating a water level very close to the surface. Reducing the amount of permeable land at 620 Beverly can only add to this problem and add to the negative impact on our property values.

We trust you will make this expression of our concerns part of the record.

Rick & Alicia Lytle
630 South Beverly Lane

Jim & Cathy Hill
615 South Beverly Lane

Joe & Peggy Holohan

608 South Beverly Lane

Bob & Mary Edith Arnold

625 South Newbury Place