



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building & Life Safety Department
Subject: 608-614 N Haddow Ave – Subdivision for Lot Consolidation
PC#: 18-016 – Round 1
Date: August 7, 2018

General Comments:

The information provided is conceptual only and subject to a formal plan review.

Sam –

I do not have any objections for the lot consolidation.

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-016
 Petitioner: Robert Flubacker Architects, Ltd.
 (see contact info below)
 Owner: Terry A. Kurzynski and Janis J. Kurzynski
614 N. Haddow Ave., Arlington Heights, IL
312-391-6075 (cell); terryk@halock.com
 Contact Person: Robert Flubacker
 Address: 1835 Rohlwing Rd. Suite B
Rohlwing Meadows, IL 60008
 Phone #: 847-704-3200
 Fax #: _____
 E-Mail: rfaltd@aol.com

P.I.N.# 03-29-123-017 (608) & 03-29-123-006 (614)
 Location: 608-614 N. Haddow Ave.
 Rezoning: _____ Current: R-3 Proposed: _____
 Subdivision:
 # of Lots: _____ Current: 2 Proposed: 1
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: Single Family
 Proposed: same
 Site Gross Area: 17,264 sq ft
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

FIRE PREVENTION

No Comments

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 DEVELOPMENT DEPARTMENT

[Signature] _____ 7/26/18
 Director Date

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: August 9, 2018
Subject: 608-614 N Haddow, PC #18-016

With regard to the proposed additions to property, PW has the following comments:

- 1) Specify if the existing water and sewer connections are going to be reused. We will make appropriate review comments at the time we receive the response to this item.
- 2) Any damage to the sidewalk as a result of new construction must be repaired to like new condition, adjoining the property.
- 3) Any asphalt patches shall have surface course removed 2' beyond the edge of saw cut to improve transition.

VAHPW has no further comments at this time. If you have any questions, please feel free to contact me.

C. file


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DEVELOPMENT DEPARTMENT

PLAN COMMISSION PC #18-016
608-614 N Haddow Ave
Subdivision for Lot Consolidation
Round 1

1. 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.
2. 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.
3. Being a lot consolidation, fee-in-lieu-of detention is acceptable. Attached is the Village's detention calculations, showing a required volume of 3,805 cubic feet. Village rate for fee-in-lieu is \$1.00/cf, so the fee will be \$3,805.
4. The existing depressed curb should be removed and replaced with full head curb and the pavement adjacent to the curb repaired. The pavement adjacent to the new depressed curb must also be repaired. In the event the proposed water service requires excavation in the street, the curb and pavement will also need to be repaired. Provide a pavement patch detail for Haddow Ave.
5. If there are any existing utility service stubs for the vacant lot, these services must be abandoned.
6. The sidewalk through the proposed driveway must be 6" thick.

Plat of Resubdivision:

7. Harper Community College District #512 should be added to the Land Owners Certificate.

 8/6/18

Michael L. Pagones, P.E. Date
Interim Director of Engineering

Attachment:
Detention Calculation Spreadsheet (1 page)

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DEVELOPMENT DEPARTMENT

Detention Calculation Verification PC# 15-000
Site Requirements

Site Area = 0.396 Acres Pervious= 0.258 Acres
 Allowed Release Rate (Area x 0.18cfs/Ac) = 0.071 cfs Impervious= 0.138 Acres
 Weighted "C" Factor = 0.657 Water= 0.000 Acres
 Synth Turf= 0.000 Acres

A Runoff Factor "C"	B C Storm Duration		D Rainfall Intensity "I" (in/hr)	E Site Area "A" (acres)	F Inflow Rate (CxlxA) (cfs)	G Release Rate (cfs)	H Storage Rate (cfs)	J K Storage Required		
	(min)	(hrs)						(cu-ft)	(Ac-ft)	
0.657	5	0.08	10.92	0.396	2.84	0.071	2.77	798	0.018	
0.657	10	0.17	10.02	0.396	2.61	0.071	2.54	1552	0.036	
0.657	15	0.25	8.20	0.396	2.13	0.071	2.06	1856	0.043	
0.657	30	0.50	5.60	0.396	1.46	0.071	1.39	2495	0.057	
0.657	60	1.00	3.56	0.396	0.93	0.071	0.86	3079	0.071	
0.657	90	1.50	2.75	0.396	0.72	0.071	0.64	3480	0.080	
0.657	120	2.00	2.24	0.396	0.58	0.071	0.51	3685	0.085	
0.657	180	3.00	1.62	0.396	0.42	0.071	0.35	3785	0.087	
0.657	240	4.00	1.28	0.396	0.33	0.071	0.26	3773	0.087	
0.657	300	5.00	1.08	0.396	0.28	0.071	0.21	3780	0.087	
0.657	360	6.00	0.95	0.396	0.25	0.071	0.18	3805	0.087	
0.657	420	7.00	0.83	0.396	0.22	0.071	0.14	3653	0.084	
0.657	480	8.00	0.75	0.396	0.20	0.071	0.12	3575	0.082	
0.657	540	9.00	0.68	0.396	0.18	0.071	0.11	3432	0.079	
0.657	600	10.00	0.63	0.396	0.16	0.071	0.09	3345	0.077	
0.657	660	11.00	0.59	0.396	0.15	0.071	0.08	3267	0.075	
0.657	720	12.00	0.55	0.396	0.14	0.071	0.07	3114	0.071	
0.657	780	13.00	0.52	0.396	0.14	0.071	0.06	3009	0.069	
0.657	840	14.00	0.49	0.396	0.13	0.071	0.06	2847	0.065	
0.657	900	15.00	0.46	0.396	0.12	0.071	0.05	2629	0.060	
0.657	960	16.00	0.43	0.396	0.11	0.071	0.04	2354	0.054	
0.657	1020	17.00	0.41	0.396	0.11	0.071	0.04	2183	0.050	
0.657	1080	18.00	0.39	0.396	0.10	0.071	0.03	1974	0.045	
A*D*E							F-G	C*H*3600	J/43560	

Max Volume = 0.087 Acre-Ft
 = 3,805 cu-ft

Orifice Computation

1) Allowed Release Rate, Q(cfs)	0.071	<u>Free Flow</u>	<u>Submerged Flow</u>
2) High Water Elevation			0.00
3) Outfall Water Elevation	-	-	0.00
4) Invert Elevation			0.00
5) Diameter of Restrictor (inch)			0
6) Cross Section Area (sq ft)	-	0.000	0.000
7) Head (ft) h =	0.00	0.00	0.00
8) Discharge Coefficient			0.00
Square Edge	0.79 - 0.82		
Round Edge	0.93 - 0.98		
Sharp Edge	0.58 - 0.64		
Projecting	0.50		

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

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

Q (cfs) = 0.00 0.000

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



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 18-016

Project Name 608-614 N. Haddow Subdivision

Project Location 608-614 N. Haddow Ave.

Planning Department Contact Sam Hubbard

General Comments

Round 1

The Fire Department has no comments at this time.

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

Date July 26, 2018 Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

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of Units Total: _____


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

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

1. GENERAL COMMENTS:

No comments from this Department

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JUL 27 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Jeff Bohner  7/26/18

Environmental Health Officer Date

James McCalister  7/26/18

Director Date

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- | | <u>YES</u> | <u>NO</u> | |
|----|-------------------------------------|-------------------------------------|---|
| 1. | <input checked="" type="checkbox"/> | _____ | COMPLIES WITH COMPREHENSIVE PLAN? |
| 2. | <input checked="" type="checkbox"/> | _____ | COMPLIES WITH THOROUGHFARE PLAN? |
| 3. | _____ | <input checked="" type="checkbox"/> | VARIATIONS NEEDED FROM ZONING REGULATIONS?
(See below.) |
| 4. | _____ | <input checked="" type="checkbox"/> | VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
(See below.) |
| 5. | <input checked="" type="checkbox"/> | _____ | SUBDIVISION REQUIRED? |
| 6. | _____ | <input checked="" type="checkbox"/> | SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
(See below.) |

Comments:

SEE ATTACHED COMMENTS

Sam Ferrara 8-3-18 Date



Planning & Community Development Dept. Review

August 6, 2018

REVIEW ROUND 1

Project: 614 N. Haddow Ave.
Proposed Subdivision

Case Number: PC 18-016

General:

7. The following approvals have been requested:
 - a. **Preliminary Plat of Subdivision to consolidate two lots into one lot.**
8. Please note that a Design Commission application will be required for the proposed home addition.
9. The existing home has a basement. Please confirm that no part of the basement is more than 1/2 above established finished grade.
10. Does the 3,822 building lot coverage calculation include the playhouse, concrete covered rear stoop, existing covered front porch, and proposed covered patio at rear of house?
11. There is a black rectangle located on the site plan at the front of the house (close to the center of the house). What is it?
12. You are strongly encouraged to locate all AC units behind the house and within the principal building setback area.
13. Please confirm that the proposed fireplace does not encroach more than 20" into the required 30' rear yard.
14. The proposed generator must be a minimum of 13.2' feet setback from the side lot line and 13.2' setback from the rear property line. Please revise the location of the generator.
15. The front yard setback is shown at "30.14' Established". Please provide an exhibit showing the existing setbacks of the other homes on the frontage to clarify how the 30.14' setback was calculated.
16. The project narrative references possible solar or geothermal energy systems. Since no details on such systems have been provided within the plans, please note that they must comply with the regulations within Section 6.17-1 and Section 6.17-2 or a variation must be requested and obtained.
17. The proposed driveway appears to be approx. 34.5' in width as it connects to the garage. Please revise the driveway width at the garage so that it does not exceed 32' in width, or request a variation.
18. The Wheeling Township Assessor's office has compiled a list of all PIN #'s of property within 250' of the subject property. This list will be provided to you under separate cover and you must use the method as described by the township office to look up the property owner information for each of the PIN's on the list. Please note that the public notification letter must go to the **taxpayer of record of each PIN**, and not to the actual property address of the PIN. Please provide a draft of the notification letter to me at your convenience.

Final Plat of Subdivision:

19. Please revise the 25' front yard setback so that it is the average of the front yard setbacks of the existing homes on the frontage, as outlined above. At end of the word "SETBACK" for the front yard setback on each lot, there should be an asterisk, which 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 XX' 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 required setback shall be based on current code requirements." Please note that XX should be the average of the existing setback (XX was used in these comments because you have not provided that average yet).
20. Please change the "Herby Dedicated" portion to read "Herby Dedicated For Public Street". Area of dedication should be cross-hatched.

Prepared by: SAM JUREAKI

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LANDSCAPE & TREE PRESERVATION:

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

	<u>YES</u>	<u>NO</u>
	<u>N/A</u>	_____
	<u>N/A</u>	_____
	_____	_____

Comments:

NO COMMENTS

[Signature] 8/2/18
Coordinator Date