

August 31, 2018

Planning & Community Development
Village of Arlington Heights
33 S. Arlington Heights. Rd.
Arlington Heights, IL 60005

**RE: 608-614 N. Haddow Ave.
Plan Commission PC #18-016**

Sam Hubbard,

This letter will serve as our response to the Plan Commission, Round 1, review comments for the above referenced address. Please see attached drawings dated, 8/26/18.

Building Department (1)

- No comments.

Building Department-Fire Prevention (1A)

- No comments.

Public Works (2)

1. New 1-1/2" water service and abandoning of existing water service had been previous noted. Noted assumed location of existing building sanitary, to remain. See AS-1.
2. Added note about repair of damage to public walk resulting from new construction. See AS-1.
3. Added note about asphalt patching beyond saw cut. See AS-1.

Engineering Department (3)

1. Petitioner understands this does not endorse final permit approval.
2. Petitioner understands requirements for Final Plat of Subdivision approval.
3. OK. Fee-in-lieu-of detention amount is noted.
4. Included notes for removal and replacement of existing depressed curb and street patching. Included detail for permanent street patching. See AS-1.
5. Included note for abandoning any (if existing) utility service stubs to the vacant lot. See Site Plan General Notes, #7/AS-1.
6. Included detail for sidewalk through proposed driveway. See AS-1.
7. Included Harper Community College District #512 to Land Owners Certificate. See Plat of Resubdivision, sheet #2.

Fire Department (4)

- No Comments.

Police Department (5)

- No comments.

Health Service Department (6)

- No comments.

Planning & Community Development Department (7)

7. Yes, requesting lot consolidation.

1835 Rohlwing Road

Suite B

Rolling Meadows, IL 60008

847-704-3200

847-704-3204 / FAX

rfaltd@aol.com

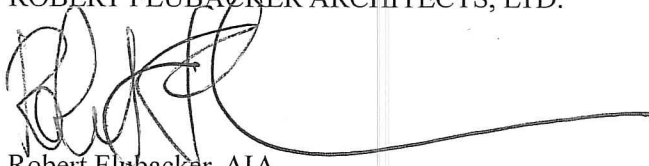
8. So noted.
9. No part of the existing basement is more than half-above established finished grade.
10. Proposed lot coverage has been updated to include the mentioned items. See A-0.
11. Stray rectangle was a "typo" and has been removed. See AS-1.
12. The AC units have been removed from the site plan as the final design of the mechanical system has not been resolved at this time. Any AC units will be located per code requirements at time of permit application.
13. The proposed fireplace is located so as to encroach 20" (max. allowed) into the required 30' rear yard. See A-1.
14. Gas fired electric generator has been removed from the site plan as the electric backup system (gas powered vs battery) has not been resolved at this time. Any required backup equipment will be located per code requirements at the time of permit application.
15. Including exhibit showing the existing and established setbacks. See AS-1.
16. Included note for possible future geothermal and solar energy systems compliance with regulations. See Site Plan General Notes, #8/AS-1. Also, please see responses #12. & 14. above as these are directly associated to the potential for solar and/or geothermal systems.
17. Reduced driveway width at garage to 32 feet. See AS-1.
18. OK. Awaiting address list from Wheeling Township. Will submit draft of notification letter as well.
19. Revised front yard setback to the established average. Included additional note clarifying the actual required setback dimension. See Plat of Resubdivision, sheet #1. Also, included setback calculation. See AS-1.
20. Revised street dedication note and cross-hatched area of dedication. See Plat of Resubdivision, sheet #1.

Planning & Community Development Department-Landscape (7A)

- No comments.

If you have any questions on the above information, please contact me.

Sincerely,
ROBERT FLUBACKER ARCHITECTS, LTD.



Robert Flubacker, AIA
President

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