Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: Jake Schmidt, Planning and Community Development

From: Deb Pierce, Plan Reviewer, Building & Life Safety Department

Subject: 1400 W Thomas St – Plat of Subdivision, Rezoning from R-E to R-3, Comprehensive Plan Amendment, Possible Setback Variations

PC#: 18-025– Round 1

Date: December 17, 2018

Jake –

I have reviewed the documents submitted and have no objection to the request.

RECEIVED
DEC 18 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-025
Petitioner: Marcie Glueckert
Marc Heidkamp

Owner: Marcie Glueckert
Marc Heidkamp

Contact Person: Marcie Glueckert
Address: 1510 N. Harvard Ave
Arlington Heights, Il 60004
Phone #: 847-809-2110
Fax #:
E-Mail: Marcie@glueckertfh.com

P.I.N.# 03-19-107-005-0000
Location: 1400 W. Thomas St. Arlington Heights 4
Rezoning: ____ Current: ____ Proposed: ____
Subdivision: X
# of Lots: 2 Current: 1 Proposed: 2
PUD: ____ For: ____
Special Use: ____ For: ____
Land Use Variation: ____ For: ____

Land Use: ____ Current: ____
Proposed: ____
Site Gross Area: ____
# of Units Total: ____
1BR: 2BR: 3BR: 4BR:

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

FIRE PREVENTION

No comments @ this time.

RECEIVED
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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

~~Director~~ 12/6/18 Date

Village of Arlington Heights
Public Works Department

Memorandum

To: Cris Papierniak, Assistant Director of Public Works

From: Jeff Musinski, Utilities Superintendent

Date: December 11, 2018

Subject: 1400 W Thomas St., P.C. #18-025

With regard to the proposed Plat of Subdivision, I have the following comments:

1) The proposed connection (private sanitary sewer) to the sewer start manhole is not acceptable, connect no closer than 3' from the structure (downstream).
2) Show storm water run-off into the Village system.
3) Will the proposed sanitary connection be connected to an overhead sewer?

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

C. file

ENGINEERING DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

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Land Use: _____ Current: _____
Proposed: _____
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		NO	
Sanitary Sewer		NO	
Storm Sewer		YES	
b. Surface Improvement			
Pavement		YES	(ADJACENT TO CURB)
Curb & Gutter		YES	
Sidewalks		YES	
Street Lighting		NO	
c. Easements		YES	
Utility & Drainage			
Access			

2. PERMITS REQUIRED OTHER THAN VILLAGE:
a. MWRDGC _____ b. IDOT _____
c. ARMY CORP _____ d. IEPA _____
e. CCHD _____

	YES	NO	COMMENTS
3. R.O.W. DEDICATIONS?		X	
4. SITE PLAN ACCEPTABLE?		X	
5. PRELIMINARY PLAT ACCEPTABLE?		X	
6. TRAFFIC STUDY ACCEPTABLE?	X	N/A	(NO COMMENTS)
7. STORM WATER DETENTION REQUIRED?	X	FEE IN LIEN	
8. CONTRIBUTION ORDINANCE EXISTING?	X	65-103, PAID NOV 1, 1966	
9. FLOOD PLAIN OR FLOODWAY EXISTING?		X	
10. WETLAND EXISTING?		X	

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: BONO
DATE OF PLANS: 11/30/18

Director 12/14/18 Date

PLAN COMMISSION PC #18-025
1400 W Thomas St
Plat of Subdivision, Rezoning from R-E to R-3, Comprehensive Plan Amendment, Possible Setback Variations
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. Since a resubdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans for all public improvements must be approved prior to the final plat of subdivision approval. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. An Engineers estimate of construction cost for public improvements is also required to complete the calculation for the required public improvement guarantee deposit. The public improvements for this development would be curb, public sidewalk & storm sewer on Harvard Ave, and curb and possibly storm sewer on Thomas St. These estimates should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.

13. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection:	Transverse_Mercator
False_Easting:	984250.00000000
False_Northing:	0.00000000
Central_Meridian:	-88.33333333
Scale_Factor:	0.99997500
Latitude_Of_Origin:	36.66666667
Linear Unit:	Foot_US
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

14. The Final Plat of Resubdivision 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.

15. No public improvement plans have been submitted. Subdivision Code, Chapter 29, requires public improvements as part of the subdivision.

16. Being a resubdivision, fee-in-lieu of detention is acceptable. Attached is the Village's detention calculations showing a required volume of 4,516 cubic feet. The Village rate for fee-in-lieu is $1.00 per cubic foot, so the fee will be $4,716.

17. The proposed sanitary sewer line shall be connected to the sewer main using a wye connection. Connecting to the existing sanitary manhole is not acceptable. This can be addressed at final engineering.

18. The sidewalk thru the proposed driveway shall be 6" thick. Regarding the sidewalk at the NW corner of Harvard & Thomas St, an ADA ramp shall be installed meeting the Public Rights-of-Way Accessibility Guidelines (PROWAG). This can be addressed at final engineering.

Final Plat:

19. The title of the plat should be Harvard Thomas Resubdivision.

20. Provide the building setback lines for Lot 1 and Lot 2, and provide a 5' utility easement on both sides of the common lot line between Lot 1 and Lot 2.

21. Complete the Deed of Dedication, including name(s) and the year for the forgoing covenants (or restrictions).

22. Revise "Director of Engineering" to "Village Engineer".

23. Provide the name and address for "Send Tax Bill To:"

24. Provide the area of each lot.

12/14/18

Michael L. Pagones, P.E. Date
Village Engineer

Attachment:
Detention Calculation Spreadsheet (1 page)

Village of Arlington Heights
Engineering Department

Name

12/14/2018

Detention Calculation Verification PC# 15-000

Site Requirements

Site Area = 0.476 Acres
Allowed Release Rate (Area x 0.18cfs/Ac) = 0.086 cfs
Weighted "C" Factor = 0.673

Pervious= 0.293 Acres
Impervious= 0.183 Acres
Water= 0.000 Acres
Synth Turf= 0.000 Acres

A	B	C	D	E	F	G	H	J	K
Runoff Factor "C"	Storm Duration		Rainfall Intensity "I"	Site Area "A"	Inflow Rate (CxIxA)	Release Rate	Storage Rate	Storage Required	
	(min)	(hrs)	(in/hr)	(acres)	(cfs)	(cfs)	(cfs)	(cu-ft)	(Ac-ft)
0.673	5	0.08	10.92	0.476	3.50	0.086	3.41	983	0.023
0.673	10	0.17	10.02	0.476	3.21	0.086	3.12	1912	0.044
0.673	15	0.25	8.20	0.476	2.63	0.086	2.54	2287	0.052
0.673	30	0.50	5.60	0.476	1.79	0.086	1.71	3074	0.071
0.673	60	1.00	3.56	0.476	1.14	0.086	1.05	3796	0.087
0.673	90	1.50	2.75	0.476	0.88	0.086	0.79	4293	0.099
0.673	120	2.00	2.24	0.476	0.72	0.086	0.63	4547	0.104
0.673	180	3.00	1.62	0.476	0.52	0.086	0.43	4676	0.107
0.673	240	4.00	1.28	0.476	0.41	0.086	0.32	4666	0.107
0.673	300	5.00	1.08	0.476	0.35	0.086	0.26	4680	0.107
0.673	360	6.00	0.95	0.476	0.30	0.086	0.22	4716	0.108
0.673	420	7.00	0.83	0.476	0.27	0.086	0.18	4533	0.104
0.673	480	8.00	0.75	0.476	0.24	0.086	0.15	4443	0.102
0.673	540	9.00	0.68	0.476	0.22	0.086	0.13	4272	0.098
0.673	600	10.00	0.63	0.476	0.20	0.086	0.12	4169	0.096
0.673	660	11.00	0.59	0.476	0.19	0.086	0.10	4079	0.094
0.673	720	12.00	0.55	0.476	0.18	0.086	0.09	3896	0.089
0.673	780	13.00	0.52	0.476	0.17	0.086	0.08	3771	0.087
0.673	840	14.00	0.49	0.476	0.16	0.086	0.07	3577	0.082
0.673	900	15.00	0.46	0.476	0.15	0.086	0.06	3313	0.076
0.673	960	16.00	0.43	0.476	0.14	0.086	0.05	2981	0.068
0.673	1020	17.00	0.41	0.476	0.13	0.086	0.05	2775	0.064
0.673	1080	18.00	0.39	0.476	0.12	0.086	0.04	2523	0.058
					A*D*E		F-G	C*H*3600	J/43560

Max Volume = 0.108 Acre-Ft
= 4,716 cu-ft

Orifice Computation

		Free Flow	Submerged Flow
1) Allowed Release Rate, Q(cfs)	0.086		
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 18-025

Project Name 1400 W. Thomas

Project Location 1400 W. Thomas

Planning Department Contact Jake Schmidt

General Comments

Round 1

The Fire Department has no comments at this time.

RECEIVED
DEC - 7 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

NOTE: PLAN IS CONCEPTUAL ONLY SUBJECT TO DETAILED PLAN REVIEW

Date December 7, 2018 Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

1400 W. Thomas
Plat of Subdivision
PC#18-025

Round 1 Review Comments **12/19/2018**

RECEIVED
DEC 20 2018
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

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

#557

Supervisor's Signature

Arlington Heights Police Department

Emergency Information Card

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: policemail@vah.com.

Completed forms may also be printed and submitted in the following manner:

Print Form (To Mail)

By Mail: Arlington Heights Police Department
200 E. Sigwalt Street, Arlington Heights, IL. 60005
Attention: Police Administration

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

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Site Gross Area: ____
# of Units Total: ____
1BR: 2BR: 3BR: 4BR:

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

1. GENERAL COMMENTS:

No comments from this Department

Jeff Bohner 12/11/18
Environmental Health Officer Date

James McCalister 12/11/18
Director Date

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

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	YES	NO	
1.		X	COMPLIES WITH COMPREHENSIVE PLAN?
2.	X		COMPLIES WITH THOROUGHFARE PLAN?
3.		X	VARIATIONS NEEDED FROM ZONING REGULATIONS? (See below.)
4.	T.B.D.		VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS? (See below.)
5.	X		SUBDIVISION REQUIRED?
6.	X		SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED? (See below.)

Comments:

PLEASE SEE ATTACHED.

12.20.18
Date

Planning & Community Development Dept. Review

December 20, 2018

REVIEW ROUND 1

Project: 1400 W. Thomas Street – Subdivision

Case Number: PC 18-025

General:

7. The following approvals have been requested:
   a. **Preliminary and Final Plat of Subdivision.**
   b. **Rezoning from R-E to R-3**
8. The following approval is required:
   c. **An amendment to the Village's Comprehensive Plan for the subject site, reclassifying the site as "Single-Family Detached" from the existing designation as "Single-Family Detached Estate".**
9. The Engineering Division has noted that installation of storm sewer, curb and gutter, and sidewalk along Harvard Avenue is required, in addition to the installation of curb and gutter and possibly storm sewer along Thomas Street. Please revise engineering plans to show these improvements, or clarify if the following variations are being sought:
   a. **Variation from Chapter 29, Section 29-501a, to waive the requirement to improve the roadway, curb, and gutter along Thomas Street and Harvard Avenue.**
   b. **Variation from Chapter 29, Section 29-501b, to waive the requirement to provide a sidewalk along Harvard Avenue.**
   c. **Variation from Chapter 29, Section 29-501f, to waive the requirement to provide storm sewer improvements along Harvard Avenue and possibly along Thomas Street.**
10. If seeking the variations as noted in comment 9, please provide written justification demonstrating compliance with the following standards of approval, as outlined in the Plan Commission Application Packet:
    a. **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
    b. **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
    c. **The proposed variation is in harmony with the spirit and intent of this Chapter.**
    d. **The variance requested is the minimum variance necessary to allow reasonable use of the property.**
11. The existing home at 1400 W. Thomas Street is shown on the Engineering Plans. The Building and Fire Departments have determined that the home is not salvageable. Design Commission Review is required prior to demolition of the home, in addition to permit approval from the Village and Cook County. When do you anticipate applying for the necessary approvals for the demolition of the home?
12. Please note that, per Chapter 29, Section 29-501j, all original utility distribution lines for telephone and electric service shall be located underground.
13. 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 you end up proceeding with Preliminary Plat approval only, a copy of the Plat which reads "Preliminary" will be required one week prior to the Plan Commission hearing.

14. Please note that final engineering must be approved by the Engineering Dept. no less than one week prior to appearance before the Plan Commission, which will include the payment of all applicable engineering fees and the provision of all surety bonds, public improvement deposits, and maintenance guarantees. 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.
15. School, Park, and Library contributions will be required prior to the issuance of a building permit for Lot 1.
16. A Design Commission application will be required for any new construction on each lot within the subdivision.
17. Are any Covenants, Conditions, or Restrictions proposed for this subdivision?
18. Please ensure that all plans resubmitted as a result of the Round 1 Department review comments include a revision date.
19. A neighborhood meeting is required to be held in advance of the Plan Commission meeting. All neighbors within 250 feet of the subject property, exclusive of right-of-ways, should be invited. If needed, meeting rooms are available at Village Hall to host the neighborhood meeting, and can be booked via the Village website, vah.com.

Final Plat of Subdivision:

20. Front yard setbacks in the R-3 District are based on the average of the setbacks of the existing homes on the frontage. Please provide an exhibit showing the existing front yard setback of the homes at 1400 – 1422 W. Thomas Street, and the existing front yard setback of the home at 1510 N Harvard Ave.
21. Please revise the 30' front and exterior side yard setback lines 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 and exterior side yard setback on Lot 2, 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).

Prepared by: _____

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

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MARL HEIDKAMP

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MARL HEIDKAMP

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Phone #: 847/809/2110
Fax #:
E-Mail: MARLIE@GLUECKERTFH.COM

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

LANDSCAPE & TREE PRESERVATION:

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

Comments:

It is recommended that any existing trees be preserved where feasible.

Coordinator 12/17/18 Date