

BUILDING DEPARTMENT

1

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

{03-29-104-017-0000} {03-29-104-006-0000} {03-29-104-019-0000}
 {03-29-104-018-0000}

Petition #: P.C.

Petitioner: BRUCE MILLER

TRADEMAN BUILDERS

Owner: JAY AND JENNIFER HASCHE

CHARLES AND TRACY PROST

Contact Person: BRUCE MILLER

Address: 32 W. SHERMAN ST.

PALATINE, IL 60067

Phone #: 847-207-6688

Fax #: 847-202-9875

E-Mail: TRADEMAN.BRUCE@SBCGLOBAL.NET

P.I.N.#

Location: 921-922-931 N. HIGHLAND AVE.

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: PROST/HASCHE

of Lots: 3 Current: 3 Proposed: 2

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: _____ For: _____

Land Use: _____ Current: _____

Proposed: _____

Site Gross Area: 19,800

of Units Total: _____

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

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

DO EXISTING STRUCTURES, IF ANY, MEET MINIMUM REQUIREMENTS OF THE FOLLOWING:

YES NO

1. ☒ ☐ VILLAGE BUILDING CODE
2. ☐ ☐ PRESENT ZONING USE
3. ☐ ☐ REQUESTED ZONING USE
4. ☐ ☐ SUBDIVISION REQUIRED
5. ☐ ☐ SIGN CODE

6. GENERAL COMMENTS:

NO COMMENTS AT THIS
TIME

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

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SEP 14 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

DEB PIRLE 9-8-15
 Director PLAN REVIEWER Date

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

{03-29-104-017-0000} {03-29-104-006-0000} {03-29-104-019-0000}
 {03-29-104-018-0000} {03-29-104-020-0000}

Petition #: P.C.

 Petitioner: BRUCE MILLER
TRADEMARK BUILDERS

 Owner: JAY AND JENNIFER HASCHE
CHARLES AND TRACY PROST
Contact Person: BRUCE MILLER
 Address: 32 W. SHERMAN ST.
PALATINE, IL 60067
Phone #: 847-207-6686Fax #: 847-202-9875E-Mail: TRADEMARK.BUILDERS@SBCGLOBAL.NET

P.I.N.#

Location: 926-927-931 N. HIGHLAND AVE.

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: PROST/HASCHE# of Lots: 3 Current: 3 Proposed: 2

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: _____ For: _____

Land Use: _____ Current: _____

Proposed: _____

Site Gross Area: 19,800# of Units Total: 1

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

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

INSPECTIONAL SERVICES

No Comments 9/9/15 P.D.

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 PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

Director

Date

PUBLIC WORKS DEPARTMENT

2

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

{03-29-104-017-0000} {03-29-104-006-0000} {03-29-104-019-0000}
 {03-29-104-018-0000} {03-29-104-020-0000}

Petition #: P.C. _____

Petitioner: BRUCE MILLERTRADEMAN BUILDERSOwner: JAY AND JENNIFER HASCHECHARLES AND TRACY PROSTContact Person: BRUCE MILLERAddress: 32 W. SHERMAN ST.PALATINE, IL 60067Phone #: 847-707-6686Fax #: 847-202-9875E-Mail: TRADEMAN.BRUCE@SBCGLOBAL.NET

P.I.N.# _____

Location: 921-927-931 N. HIGHLAND AVE.

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: PROST/HASCHE# of Lots: 3 Current: 3 Proposed: 2

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: _____ For: _____

Land Use: _____ Current: _____

Proposed: _____

Site Gross Area: 19,800# of Units Total: 1

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

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

	EXISTING IMPROVEMENT	REQUIRED IMPROVEMENT	COMMENTS
1. UTILITIES:			
Water	_____	_____	_____
Metering	_____	_____	_____
Backflow	_____	_____	_____
Sanitary Sewer	_____	_____	_____
Storm Sewer	_____	_____	_____
2. SURFACE:			
Pavement	_____	_____	_____
Curb & Gutter	_____	_____	_____
Sidewalks	_____	_____	_____
Street Lighting	_____	_____	_____
3. GENERAL COMMENTS:			

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Director _____

Date _____

Memorandum

To: Latika Bhide, Development Planner

From: Cris Papierniak, Assistant Director of Public Works 

Date: September 10, 2015

Subject: Drost-Hache Subdivision (921, 927 & 931 N Highland) P.C. #15-017

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

1. All existing sewer services from 921, 927 and 931 N Highland Ave. must be abandoned at the sewer main with a sleeve.
2. The existing three water services must be shut off at the main.
3. The sidewalk should be evaluated to make sure it drains properly and in conjunction with proposed grading. Any sections that do not conform should be replaced. Any damage done to the remainder of the sidewalk as a result of demolition and new construction must be repaired to like new condition.
4. The sewer service will need to be SDR26.
5. The b-box must be located within the Village R.O.W.
6. The water service line must be buried at least 5.5'.

Thank you for the opportunity to comment on this permit application.

C: file

LF

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SEP 15 2015
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

{03-29-104-017-0000} {03-29-104-006-0000} {03-29-104-019-0000}
 {03-29-104-018-0000}

Petition #: P.C.

Petitioner: BRUCE MILLERTRADEMAN BUILDERSOwner: JAY AND JENNIFER HASCHECHARLES AND TRACY PROSTContact Person: BRUCE MILLERAddress: 32 W. SHERMAN ST.PALATINE, IL 60067Phone #: 847-707-6688Fax #: 847-202-9875E-Mail: TRADEMAN@BRUCE@SBCGLOBAL.NET

P.I.N.#

Location: 921-921-931 N. HIGHLAND AVE.

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Special Use: _____ For: _____

Land Use Variation: _____ For: _____

Land Use: _____ Current: _____

Proposed: _____

Site Gross Area: 19,800# of Units Total: 1

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 _____ X _____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 _____
 _____ X _____
 _____ X _____
X _____ N/A
FREE-IN-LIEU OF STORAGE
 _____ X _____
 _____ X _____
 _____ X _____

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: B.C.I.DATE OF PLANS: 7-10-15

Director

Date

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SEP 22 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

John J. Miller 9/21/15
 Director Date

PLAN COMMISSION PC #15-017
Drost-Hache Resubdivision
921-927-931 N. Highland Ave.
Preliminary Plat of Resubdivision
Round 1

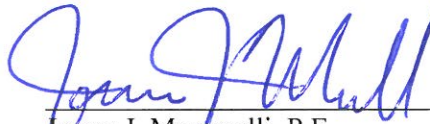
11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, 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 subdivision is being proposed the plans must meet all subdivision requirements. An Engineers estimate of construction cost for full site improvements 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. 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 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.
15. Final approval will require final engineering plans including detention calculations showing storage required. A small residential subdivision like this qualifies to meet the detention requirements by paying a fee-in-lieu of detention at the rate of \$1.00 per cubic foot for the required storage volume. The Village's allowable release rate is 0.18 cfs/Ac. Use C=0.50 for pervious areas, C=0.95 for impervious areas. Use Bulletin 70 rainfall data. Clearly show the overflow route for the site.

Preliminary Plat of Subdivision:

16. Attached is the Preliminary Plat of Subdivision Checklist to use as reference to complete the preliminary plat requirements. Include an updated Preliminary Plat of Resubdivision and checklist with the resubmittal.
17. Include 5' wide Public Utility and Drainage Easements around the perimeter of each lot in the re-subdivision.
18. Show the building setback lines for each lot on the Plat.
19. The Cook County Highway Department signature block can be removed.
20. For the Final Plat of Subdivision, use the attached Final Plat of Subdivision Checklist. The elementary school district is Consolidated Community School District #25, Township High School District #214. Add the utility signature blocks.


James J. Massarelli, P.E. 9/21/15
Director of Engineering Date

Attachments:

- Preliminary Plat of Subdivision Checklist (1 page)
- Final Plat of Subdivision Checklist (3 pages)
- Contacts for Plat Signatures (1 page)
- Sample Stormwater Detention Calculations (1 page)

Preliminary Plat of Subdivision Checklist

Municipal Code Section 29-201(b)(1 – 13)

- ☐ 1. The name of the proposed subdivision.
- ☐ 2. A north-point indication, scale, date of preparation of the Preliminary plat, and by whom prepared.
- ☐ 3. A legal description of land proposed to be subdivided, by section, township and range, and other terms as used in describing land on the records of the Recorder of Deeds or Registrar of Titles, Cook County, Illinois.
- ☐ 4. Sufficient information to locate accurately the proposed subdivision in relation to its general neighborhood, by means of references to streets, railroad lines, recorded plats, etc. If the foregoing references cannot be made, then a vicinity plat showing the location of the proposed subdivision, drawn to a smaller scale, shall accompany the Preliminary plat.
- ☐ 5. The description and location of all survey monuments, existing and to be erected, in the area of the proposed subdivision.
- ☐ 6. The boundary lines of the proposed subdivision, drawn to accurate scale and bearing, and a statement of the total area encompassed by the boundary lines.
- ☐ 7. The location and dimensions of streets, easements, improvements and utilities within and immediately contiguous to the proposed subdivision, as well as the location and dimensions of major features such as railroad lines, airports, water courses, lakes and exceptional topography.
- ☐ 8. The location, dimensions and layout of proposed streets, alleys, and sidewalks of the proposed subdivision.
- ☐ 9. The layout, number, dimensions and area of each lot of the proposed subdivision.
- ☐ 10. The location, dimensions and layout of all parcels of land intended to be dedicated for public use, such as parks and other open spaces, or reserved for the use of all subdivision property owners, together with an indication of the nature of each such use within the proposed subdivision.
- ☐ 11. The location, dimensions and layout of all public utility easements in the proposed subdivision.
- ☐ 12. The location and dimensions of all building setback lines in the proposed subdivision.
- ☐ 13. The names and last known addresses of the owners of the land proposed to be subdivided, the subdivider and all owners of land immediately adjoining the land proposed to be subdivided.

The Village of Arlington Heights Municipal Code can be accessed over the internet at www.vah.com .

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.
- ☐ 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.
- ☐ 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.

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@cable.comcast.com

Alternate: Martha Gieras 630/600-6352
Martha_gieras@cable.comcast.net

Ms. Mary LaBoske
ComEd
1500 Franklin Boulevard
Libertyville, IL 60048

630/576-7177
Mary.Laboske@comed.com

Mr. Dave Ruffalo
NICOR Gas
300 W. Terra Cotta Avenue
Crystal Lake, IL 60014

630/327-5901 (cell)
630/983-8676, ext. 19440 (office)
druffal@nicor.com

Ms. Sue E. Manshum
ROW Engineer
Ameritech
2004 Miner, 1st Floor
Des Plaines, IL 60016

847/759-5603
sm9231@att.com

Mr. Kelvin Fee
Sr. Vice President
WOW Internet Cable
1674 Frontenac Road
Naperville, IL 60563-1757

630/536-3121
KFee@wideopenwest.com
Tom Gebens
630/536-3153
Brian Herd
630/669-5227

Mr. William Weitzel
IDOT Permits
201 W. Center Court
Schaumburg, IL 60196

847/705-4132
847/846-7234 (cell)
William.Weitzel@illinois.gov

Mr. Bhanu Vyas, P.E.
Permit Office
Cook County Highway Department
69 West Washington Street
23rd Floor, Suite 2354
Chicago, IL 60602

312/603-1670

Sample Stormwater Detention Calculations

Project Name

Detention Calculation Verification PC# 00-000

Site Requirements

Site Area = 3.000 Acres
 Allowed Release Rate (Area x 0.18cfs/Ac) = 0.540 cfs
 Weighted "C" Factor = 0.875

Pervious = 0.500 Acres
 Impervious = 2.500 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)
0.875	5	0.08	10.92	3.000	28.67	0.54	28.13	8100	0.186
0.875	10	0.17	10.02	3.000	26.30	0.54	25.76	15767	0.362
0.875	15	0.25	8.20	3.000	21.53	0.54	20.99	18887	0.434
0.875	30	0.50	5.60	3.000	14.70	0.54	14.16	25488	0.585
0.875	60	1.00	3.56	3.000	9.35	0.54	8.81	31698	0.728
0.875	90	1.50	2.75	3.000	7.22	0.54	6.68	36065	0.828
0.875	120	2.00	2.24	3.000	5.88	0.54	5.34	38448	0.883
0.875	180	3.00	1.62	3.000	4.25	0.54	3.71	40095	0.920
0.875	240	4.00	1.28	3.000	3.36	0.54	2.82	40608	0.932
0.875	300	5.00	1.08	3.000	2.84	0.54	2.30	41310	0.948
0.875	360	6.00	0.95	3.000	2.49	0.54	1.95	42201	0.969
0.875	420	7.00	0.83	3.000	2.18	0.54	1.64	41297	0.948
0.875	480	8.00	0.75	3.000	1.97	0.54	1.43	41148	0.945
0.875	540	9.00	0.68	3.000	1.79	0.54	1.25	40338	0.926
0.875	600	10.00	0.63	3.000	1.65	0.54	1.11	40095	0.920
0.875	660	11.00	0.59	3.000	1.55	0.54	1.01	39947	0.917
0.875	720	12.00	0.55	3.000	1.44	0.54	0.90	39042	0.896
0.875	780	13.00	0.52	3.000	1.37	0.54	0.83	38610	0.886
0.875	840	14.00	0.49	3.000	1.29	0.54	0.75	37611	0.863
0.875	900	15.00	0.46	3.000	1.21	0.54	0.67	36045	0.827
0.875	960	16.00	0.43	3.000	1.13	0.54	0.59	33912	0.779
0.875	1020	17.00	0.41	3.000	1.08	0.54	0.54	32819	0.753
0.875	1080	18.00	0.39	3.000	1.02	0.54	0.48	31347	0.720
					A*D*E		F-G	C*H*3600	J/43560

Max Volume = 0.969 Acre-Ft
 = 42,201 cu-ft

Orifice Computation

1) Allowed Release Rate, Q(cfs)	0.540	<u>Free Flow</u>	<u>Submerged Flow</u>
2) High Water Elevation	621.00		0.00
3) Outfall Water Elevation	-	-	0.00
4) Invert Elevation	616.00		0.00
5) Diameter of Restrictor (inch)	3.00		0
6) Cross Section Area (sq ft)	-	0.000	0.000
7) Head (ft) h =	4.88	0.00	0.00
8) Discharge Coefficient	0.61		0.00
Square Edge	0.79 - 0.82		
Round Edge	0.93 - 0.98		
Sharp Edge	0.58 - 0.64		
Projecting	0.50		

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

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

$$Q \text{ (cfs)} = 0.00 \quad 0.000$$

$$a \text{ (sq ft)} = 0.050 \quad \text{dia (in)} = 3.03$$

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

{03-29-104-017-0000} {03-29-104-006-0000} {03-29-104-019-0000}
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CHARLES AND TRACY PROST
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 Address: 32 W. SHERMAN ST.
PALATINE, IL 60067
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 E-Mail: TRADEMARK.BRUCE@SBCGLOBAL.NET

P.I.N.# _____
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(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

No comments.

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AUG - 3 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT
Jeff Bohner 9/10/15

Environmental Health Officer

Date

James McCalister 9/10/15

Director

Date

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

{03-28-104-017-0000} {03-28-104-006-0000} {03-28-104-019-0000}
{03-28-104-018-0000} {03-28-104-020-0000}

Petition #: P.C.

Petitioner: BRUCE MILLER

TRADEMAN BUILDERS

Owner: JAY AND JENNIFER HASCHE

CHARLES AND TRACY PROST

Contact Person: BRUCE MILLER

Address: 32 W. SHERMAN ST.

PALATINE, IL 60067

Phone #: 847-207-6688

Fax #: 847-202-9875

E-Mail: TRADEMAN.BRUCE@SBCGLOBAL.NET

P.I.N.#

Location: 921-927-931 N. HIGHLAND AVE.

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: PROST/HASCHE

of Lots: 3 Current: 3 Proposed: 2

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: _____ For: _____

Land Use: _____ Current: _____

Proposed: _____

Site Gross Area: 19,800

of Units Total: 1

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

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

YES NO

1. ☒ YES ☐ NO COMPLIES WITH COMPREHENSIVE PLAN?
2. ☒ N/A ☐ NO COMPLIES WITH THOROUGHFARE PLAN?
3. ☒ YES ☐ NO VARIATIONS NEEDED FROM ZONING REGULATIONS?
(See below.)
4. ☐ YES ☒ NO VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
(See below.)
5. ☒ YES ☐ NO SUBDIVISION REQUIRED?
6. ☐ YES ☒ NO SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
(See below.)

Comments:

PLEASE SEE ATTACHED

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

[Signature] 9/22/15

Date

Planning Department Comments (PL15-017, Drost-Hache Plat of Consolidation & Variation, 921-927-931 Highland, Round 1)

7. The properties at 921-927-931 Highland are zoned R-3. A Preliminary/Final Plat of Subdivision to resubdivide three single family lots into two single family lots, each 75 foot wide is required. Also, a variation from Chapter 28, Section 5.1-3.6, Required Minimum Yards to allow a reduction to the minimum side yard (south) setback from 7.5 feet to 5.35 feet for existing home at 921 N. Highland Avenue.
8. Per Section 5.1-3.6, Required Minimum Yards, the front yard for this property is the average of front yards of all properties on the east side of Highland from Willow to Elm Streets. In no case shall a front yard of more than 40 feet be required. A minimum front yard of 15 feet shall be required on all lots. Please provide an exhibit that illustrates the front yards on the east side of Highland from Willow to Elm Streets – please include the properties in question. The front yard will be determined based on the block average.
9. Per Section 5.1-3.6, Required Minimum Yards, the side yard for properties in the R-3 district is required to be 10% of the lot width (and no less than 7 feet). Therefore, for a 75 foot wide lot, the minimum side yard must be 7.5 feet. The existing residence at 921 Highland does not meet this requirement – the house is 5.35 feet from the south property line and will require a variation of 2.15 feet.
10. Per Section 5.1-3.8 the maximum allowable building lot coverage is 35%. Please provide the proposed building lot coverage for both lots.
11. Per Section 5.1-3.8 the maximum impervious surface coverage is 50%. Please provide the proposed impervious surface coverage for both lots.
12. Please note that the maximum building height is permitted to be 25 feet and 2.5 stories.
13. For the property at 921 Highland, is the detached garage proposed to be demolished?
14. A Design Commission application will be required for both the new residence and the attached garage addition.

Plat Comments

15. Please add a date of preparation of the Final Plat
16. Please note that per Section 29-309, "Easements of not less than five feet in width nor more than ten feet in width shall be provided on each side of all rear lot lines, and along side lot lines where necessary for overhead wires or underground wires, conduits, cable television facilities, storm and sanitary sewers, gas, water and other mains." Please provide easements five feet wide along the side property lines for both lots.
17. Please illustrate setbacks on the plat.
18. The Owner certificate lists just 'Charlie Drost' as the owner of the real estate. It was staff understanding that Lot 2 is owned by the Hache's. Is this correct? If yes, their name should be added to the Owner Certificate.
19. Please add the certificate of approval (see #n of the attached checklist).
20. The tax bill block only lists Mr. Drost. It was staff understanding that Lot 2 is owned by the Hache's. Is this correct? If yes, their name should be added to the tax bill block.
21. A Cook County Highways Signature block is not needed.
22. The Plat does not list the signature blocks for the utility companies.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

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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.)

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

Comments:

NO COMMENTS

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DEVELOPMENT DEPARTMENT

And W 9/10/15
 Coordinator Date