



Village of Arlington Heights
Plan Commission
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
September 26, 2018
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Chapter 28 Text Amendment/R-7 District - 8/8/18
- B. 2019 Budget - 8/8/18

IV. PUBLIC HEARINGS

- A. 1104 S. Arlington Heights Rd. - PC#18-017
Amendment to Land Use Variation Ordinance 07-036
- B. 608-614 N. Haddow Ave. - PC#18-016
Preliminary Plat of Subdivision, Variation

V. OTHER BUSINESS

- A. 703-709 & 715-723 W. Algonquin Rd. - PC#17-013
Final Plat of Subdivision

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: Chapter 28 Text Amendment/R-7 District - 8/8/18

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Chapter 28 Text Amendment/R-7 District - 8/8/18	Minutes

PLAN

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

COMMISSION

RE: CHAPTER 28 TEXT AMENDMENT - R-7 DISTRICT - 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 8th day of August, 2018 at the hour of 7:31 p.m.

MEMBERS PRESENT:

LYNN JENSEN, Vice Chairman
MARY JO WARSKOW
JOE LORENZINI
GEORGE DROST
JOHN SIGALOS
SUSAN DAWSON

ALSO PRESENT:

BILL ENRIGHT, Community Development Deputy Director

VICE CHAIRMAN JENSEN: This meeting of the Arlington Heights Plan Commission is hereby called to order. Please rise with me and join me in the pledge to the flag.

(Pledge of allegiance recited.)

VICE CHAIRMAN JENSEN: So, Bill, I guess we need to take a roll call?

MR. ENRIGHT: Yes, sure. Commissioner Cherwin.

(No response.)

MR. ENRIGHT: Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MR. ENRIGHT: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. ENRIGHT: Commissioner Green.

(No response.)

MR. ENRIGHT: Commissioner Jensen.

VICE CHAIRMAN JENSEN: Here.

MR. ENRIGHT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. ENRIGHT: Commissioner Warskow and Commissioner Ennes not present.

VICE CHAIRMAN JENSEN: Okay, I think our first order of business is to approve the minutes from our July 25th meeting, both the Napleton/Arlington Lanes parking lot and the Arlington Downs.

COMMISSIONER DROST: I'll make that motion.

COMMISSIONER SIGALOS: I'll second.

VICE CHAIRMAN JENSEN: All in favor?

(Chorus of ayes.)

VICE CHAIRMAN JENSEN: Any opposed?

COMMISSIONER LORENZINI: I was not here for those meetings.

COMMISSIONER DAWSON: Oh, I was not here as well.

VICE CHAIRMAN JENSEN: Okay, I think then we need to go to Chapter 28, Text Amendments for the R-7 District. Bill?

MR. ENRIGHT: Yes, thank you, Chairman or Chairman for a time. Thank you all for being here, but we really want to get to a quorum. As you're aware, the Village proposed several amendments to Chapter 28, and that was in two phases. We completed the first two phases. One of the phases, phase two included text amendments to various zoning districts dealing mostly with setbacks. With the R-7 District though, we held off on moving forward at that time because CA Ventures was proposing a downtown project and this was their second proposal at the same time as we were moving forward with the text amendments, and we didn't want to have a text amendment going through concurrent or before that project. So, we held off on that.

So, we're moving forward with that now. We did present some of these ideas with the phase two of the amendments, had a little bit of discussion on it, but I just

want to rehash it. But basically, the R-7 District, one of the things we changed in the multifamily districts that we'd like to do with the R-7 District is this requirement of building separations. Now, typically, you don't have multiple buildings in the R-7 District; it's usually just one building on a PUD lot. So, really it hasn't come into play much, but it doesn't mean that it couldn't. But we do have this quirky code requirement that you have to have a separation between walls depending upon if it's two buildings facing each other with a living room faces a bedroom, you have to have X number of feet, and it varies depending upon the type of room that's facing the other type of room. We found that to be kind of archaic and a little bit nonsensical.

So, for the other R-5 and R-6 Districts, those were changed to just a straight 25 feet for principal buildings. What we found in our research of multifamily districts with multiple buildings, that 25 feet has been about the average space in between buildings. So, you know, we think that's a reasonable number. So, these changes here to Section 5.17.9, spacing between buildings, would very much simplify it and just make it 25 feet. So, that will be consistent with what we've already done in the R-5 and R-6 multifamily zoning districts.

So, just for the record, Commissioner Warskow is present, so we have six.

The other area that we're looking at that is more substantial is, and I want to point out that there is language in here about 60-foot height, that's already in the code in a different section of the code for R-7, but for some reason it explicitly is not in the R-7 area. So, we're adding that in but it's not a change, it's not something new. It just was missing from this part of the code.

The other two areas we're looking at for the multifamily districts were the required minimum yards. The R-6 Zoning District had a similar requirement that if you go up in height, you have to add a foot of setback to the front and side yards. We feel that that's a bit onerous for the R-7 District, not only just for the Block 4215 project but other potential R-7 type areas in and around the downtown. As you know, the R-7 is pretty much regulated to within 300 feet of Downtown District, so a lot of the lots are pretty, not very deep. They're not huge development sites. So, in order to get, but we do allow 60 feet, so if you have the old way the code is written, you know, it required very large setbacks.

If you look at this graphic here, the yellow hashed areas are existing zoned R-7. The red are potential R-7 Districts; they're currently mostly R-3 but they do have the potential to be R-7 because the Comprehensive Plan shows these areas in red as high-density multifamily. Some of these sites, you know, have been developed upon to a certain extent but some are, you know, potentially ripe for development in the ring around the downtown and then up here to the northeast part of the downtown. Then even some of the existing R-7 across the North School Park is vacant, you know, and two churches over here although they're probably going to be here for a while. So, there are some sites that are either currently zoned R-7 or could be zoned R-7 where you could see additional development, although a lot of the R-7 has been built out in the 60's and 70's. But if you look at the areas in the yellow where we do have a lot of buildings built, the standards that we're proposing are consistent with a lot of those buildings in terms of setbacks. So, what we're proposing with the R-7 is not out of whack with what's already happened in the downtown fringe area wrapping around the downtown.

We're also recommending a slight modification to the maximum building lot coverage from 45 to 55 percent, which is of course slightly over half of the lot. Again, these lots, development sites, are fairly small in general which is not atypical for a downtown

environment. So, we're recommending a slight modification to that to be more in line again with other existing developments in and around the downtown.

So, these changes would be consistent with what we did in the, you know, to a certain extent the B-5, or I'm sorry, the R-5 and the R-6 with the building separations but then also the R-6 with the minimum lot yards just being a standard 25 feet to the front, 10 percent of lot width for the side, and then the exterior side yards basically 20 feet. So, that's what Staff is recommending, and I'll just open it up for discussion.

VICE CHAIRMAN JENSEN: So, we're going to go to the Commissioners. Why don't we start with John? John, you want to start?

COMMISSIONER SIGALOS: I really don't have any questions. I already read through it and I'm fine. So, you can go ahead with the others.

VICE CHAIRMAN JENSEN: Mary Jo?

COMMISSIONER WARSKOW: There is still the option of in lieu of detention in these areas?

MR. ENRIGHT: There's only that option for, well, the short answer is no.

COMMISSIONER WARSKOW: Okay.

MR. ENRIGHT: No.

COMMISSIONER WARSKOW: Because if we're going to increase lot coverage by 10 percent, and the downtown already experiences flooding issues, I don't want to see that exacerbated.

MR. ENRIGHT: Right. We've only allowed fee in lieu of for two-lot subdivisions, single family, and for the B-5 Zoning District.

COMMISSIONER WARSKOW: Okay.

COMMISSIONER DROST: Yes, and to your point, I believe there will be some remediation of the flooding issue in the downtown area starting this fall I think, it's continuing.

MR. ENRIGHT: That's correct.

COMMISSIONER DROST: So, that may allay some of that concern.

COMMISSIONER WARSKOW: Right, but if we keep adding more impermeable surface, then we might just be overdoing what we're fixing now.

COMMISSIONER DROST: Yes.

MR. ENRIGHT: Yes.

COMMISSIONER WARSKOW: So, I just want to, I would prefer not to have in lieu of detention when there's --

MR. ENRIGHT: We don't allow it in the R-7.

COMMISSIONER WARSKOW: Okay.

COMMISSIONER DROST: Yes, and then to her point, this wouldn't impact adversely the new sort of remediation or flood control projects that are scheduled for this year and next year?

MR. ENRIGHT: No, because there really aren't that many sites left to redevelop in the R-7 around the downtown. So, it's a pretty small addition. Plus, we're building quite a bit of infrastructure in the downtown area to the west, on Campbell and on Sigwalt, so there's going to be some pretty large pipes going in.

VICE CHAIRMAN JENSEN: Anything else?

COMMISSIONER WARSKOW: No, that was it.

VICE CHAIRMAN JENSEN: Commissioner Dawson?

COMMISSIONER DAWSON: No questions.

VICE CHAIRMAN JENSEN: Commissioner Lorenzini?

COMMISSIONER LORENZINI: Yes. Bill, the larger residential buildings downtown, the ones up to 80 and 90 feet, what is the lot coverage minimum on those?

MR. ENRIGHT: There is no maximum.

COMMISSIONER LORENZINI: So, and these lots are right next to them pretty much.

MR. ENRIGHT: Well, either, generally they're across the street. Very rarely are they right next, I mean some border.

COMMISSIONER LORENZINI: It just seems a little drastic to go from 100 percent lot coverage and then we cut it to 55. It seems like it should be more of a gradual coverage with that.

MR. ENRIGHT: Well, you know, I do think though when you factor in the setbacks in the R-7, it's a lot more residential in the downtown where we encourage zero lot line development with commercial on the first floor. So, I do think the nature of R-7 is quite a bit different than the Downtown B-5. As Commissioner Warskow alluded to, you know, some of the issues that we have with flooding in the area is because, you know, the downtown developed without detention and, you know, without adequate sized pipes. So, I don't think you want to go much beyond the 55 percent, and looking at the R-7 buildings around the downtown area, most if not all would fit that more or less.

COMMISSIONER LORENZINI: Okay, thank you.

VICE CHAIRMAN JENSEN: Anything else?

COMMISSIONER LORENZINI: That's it.

VICE CHAIRMAN JENSEN: Commissioner Drost?

COMMISSIONER DROST: When you were studying these changes, how competitive are we with neighboring municipalities? Is this consistent with what you did to, will this make us a more attractive place for developers?

MR. ENRIGHT: Well, you know, I don't know. But we did not compare ourselves to other towns because not every town has this, you know, secondary district around their downtown. So, you know, a lot of downtowns don't have that transition, and if they do, they may have an R-7 District or something similar but it might be vastly different than ours in terms of density. Just like height in the downtown, there aren't many downtowns in the northwest suburbs that have the height and density that we permit. Even our friends to the, you know, east and west don't, you know, allow this type of height or density. So, it reads all different, so it's hard to really, it's always comparing apples and oranges.

COMMISSIONER DROST: Yes, I'm just looking at it from the standpoint of a community that is, you know, ahead of the curve maybe or wants to be ahead of the curve, that we're really trying to be accommodative to major changes. I mean this doesn't just drop out of a tree.

MR. ENRIGHT: Right.

COMMISSIONER DROST: Somebody's thought about it and said, well, this makes some sense for some sensible development of the urban areas within the Village.

MR. ENRIGHT: Well, I think the R-7 changes with the setbacks is sensible because I think it was, as you experienced from the CA Ventures, they needed some pretty

significant variations for the yards.

COMMISSIONER DROST: Yes.

MR. ENRIGHT: You really couldn't get a building that we see in the downtown area around the fringe with those kind of onerous setback requirements. So, I think we're making our code more viable to encourage additional development.

COMMISSIONER DROST: Good. That's it, thanks.

VICE CHAIRMAN JENSEN: Actually, I neglected to ask for someone to vote on the Staff report, make a recommendation that the Staff report be included in the public record. So, can we go back and add a motion to do that?

COMMISSIONER DROST: Yes, I'll make that motion.

COMMISSIONER LORENZINI: Second.

VICE CHAIRMAN JENSEN: Good. All those in favor?

(Chorus of ayes.)

VICE CHAIRMAN JENSEN: Any opposed?

(No response.)

VICE CHAIRMAN JENSEN: Okay, we have no public comment to be had since there is no audience. So, would someone like to make a motion?

COMMISSIONER LORENZINI: I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC# 17-005, Amendments to Chapter 28, Section 5, as outlined in the Staff memo dated July 30, 2018.

COMMISSIONER SIGALOS: I'll second.

VICE CHAIRMAN JENSEN: So, we've got a motion and a second. Bill, would you take roll call?

MR. ENRIGHT: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. ENRIGHT: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. ENRIGHT: Commissioner Jensen.

VICE CHAIRMAN JENSEN: Yes.

MR. ENRIGHT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. ENRIGHT: Oh, Commissioner Warskow, sorry.

COMMISSIONER WARSKOW: Yes.

MR. ENRIGHT: I did just an X and I needed to replace -- great.

VICE CHAIRMAN JENSEN: Okay.

(Whereupon, the above-mentioned petition was adjourned at 7:45 p.m.)



Item: 2019 Budget - 8/8/18

Department: Planning & Community Development

ATTACHMENTS:

Description

2019 Budget - 8/8/18

Type

Minutes

PLAN

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

RE: 2019 BUDGET

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 8th day of August, 2018 at the hour of 7:45 p.m.

MEMBERS PRESENT:

LYNN JENSEN, Vice Chairman
MARY JO WARSKOW
JOE LORENZINI
GEORGE DROST
JOHN SIGALOS
SUSAN DAWSON

ALSO PRESENT:

BILL ENRIGHT, Community Development Deputy Director

MR. ENRIGHT: We have another item, that's the budget for 2019. Are there any comments on that?

COMMISSIONER DROST: Yes, we need to raise our fees, and eliminate them.

VICE CHAIRMAN JENSEN: Any comments? I'm not going to raise my usual comments.

COMMISSIONER DROST: Yes.

VICE CHAIRMAN JENSEN: So, do we have a motion to accept, do we need to accept the budget?

MR. ENRIGHT: Yes, if you could do a voice vote to approve?

VICE CHAIRMAN JENSEN: Sure. Do we have a motion to accept the budget?

COMMISSIONER SIGALOS: I'll make that motion.

VICE CHAIRMAN JENSEN: Is there a second?

COMMISSIONER WARSKOW: Second.

VICE CHAIRMAN JENSEN: All those in favor say aye.

(Chorus of ayes.)

VICE CHAIRMAN JENSEN: Any opposed?

(No response.)

VICE CHAIRMAN JENSEN: The motion carries.

MR. ENRIGHT: Great.

VICE CHAIRMAN JENSEN: Any other business?

MR. ENRIGHT: No.

VICE CHAIRMAN JENSEN: Okay, then we need a motion to adjourn.

COMMISSIONER DROST: I'll make that motion.

COMMISSIONER WARSKOW: Second.

VICE CHAIRMAN JENSEN: All those in favor?

(Chorus of ayes.)

VICE CHAIRMAN JENSEN: Any opposed?

(No response.)

VICE CHAIRMAN JENSEN: The meeting is adjourned.

(Whereupon, the above-mentioned petition was adjourned at 7:46 p.m.)



Item: 1104 S. Arlington Heights Rd. - PC#18-017

Department: Planning & Community Development

Requested Action

Amendment to Land Use Variation Ordinance 07-036.

Variations Requested

None

Recommendation

The Staff Development Committee has reviewed the petitioner's request, and recommends approval of the amendment to Land Use Variation Ordinance 07-036, eliminating the following condition from Section Three of said ordinance:

1. The land use variation granted by this Ordinance shall only apply to The People's Bank.

This recommendation shall be subject to the following condition:

1. The petitioner shall replace the required 3-foot tall landscape screening along Arlington Heights Road and Magnolia Street, in addition to any landscaping missing per the landscape plan as approved via Ordinance 07-036.

The remaining conditions as set forth in Ordinance 07-036 shall remain in full force and effect.

ATTACHMENTS:

Description

Staff Report
Legal Notice
Aerial
CPRC Minutes - 9-12-18
Project Description
Survey-Site Plan
AAEC Brochure

Type

Board or Commission Report
Exhibits
Exhibits
Minutes
Exhibits
Exhibits
Exhibits

Department Comments - Round 1
Department Comments - Round 1 -
Petitioner Response

Correspondence

Correspondence



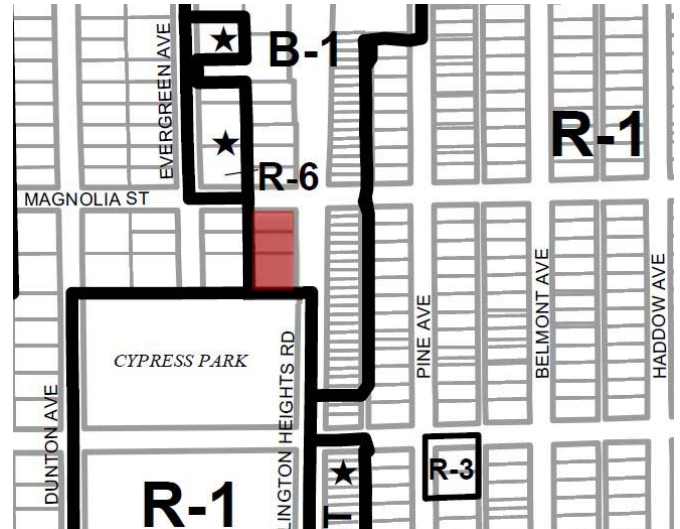
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

File Number: PC #18-017
Project Title: 1104 S. Arlington Heights Rd.
 Land Use Variation Amendment
Address: 1104 S. Arlington Heights Rd.
PIN: 08-09-215-008

To: Plan Commission
Prepared By: Jake Schmidt, Assistant Planner
Meeting Date: September 26, 2018
Date Prepared: September 17, 2018

Petitioner: Patrick Brankin – Schain Banks
Address: 70 W. Madison St. Suite 5300
 Chicago, IL 60602

Existing Zoning: B-1, Business District Limited Retail
Existing Comp. Plan Designation: Commercial



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-1, Business District Limited Retail	Retail Building	Commercial
South	R-1, One-Family Dwelling District	Community Park/Garden	Parks
East	B-1, Business District Limited Retail	Retail Building	Commercial
West	R-3, One-Family Dwelling District	Single Family Homes	Single Family Detached

Requested Action:

1. Amendment to Land Use Variation Ordinance 07-036.

Variations Requested:

1. None

Project Background:

The subject property is located at the southwest corner of Arlington Heights Road and Magnolia Street. The site is developed with a one-story, 4,508 square foot banking facility with drive-through. The structure has two drive-through lanes along the north building elevation, and an ancillary parking lot with a total of 17 parking stalls along the south property line. The parking lot is accessible via one driveway along Magnolia Street, and one driveway along Arlington Heights Road. The building is currently occupied by First Midwest Bank, and was previously occupied by the People's Bank of Arlington Heights.

The property is zoned B-1, Business District Limited Retail, which does not permit drive-through banking facilities by right or via a Special Use permit. Thus, to construct and operate this facility, the property was granted a Land Use Variation in 2007 via Ordinance 07-036. As part of this Land Use Variation, a condition was included in the Ordinance which restricted the variation to The People's Bank of Arlington Heights. Due to the fact that the People's Bank merged with First Midwest Bank, occupation of the facility by First Midwest Bank was considered compliant with this condition, as via the merger it was the same banking entity.

The petitioner for this project, representing AAEC Credit Union, is seeking relief from this condition in order to purchase and move into the facility. Due to the fact that AAEC is a separate entity from First Midwest Bank and the former People's Bank, per the aforementioned condition in Ordinance 07-036 they are not permitted to occupy the facility. The petitioner is proposing no modifications to the building or site at this time.

AAEC is a local credit union, currently located in Arlington Heights at 115 S. Wilke Road. AAEC serves employees, students, alumni, and families of Districts 21, 23, 25, 26, 57, and 59, in addition to NSSEO and any private schools which feed into District 214 or Harper College.

Zoning and Comprehensive Plan

As mentioned above, the property is currently zoned B-1, Business District Limited Retail. The present use as a banking facility with drive-through is not compliant with this designation, however operates lawfully under the Land Use Variation granted via Ordinance 07-036 in 2007.

With respect to the Comprehensive Plan, the site is designated "Commercial". The current use as a bank is compliant with this designation.

Site and Landscaping

The property is compliant with bulk and setback regulations. As part of this petition, Staff has reviewed existing on-site landscaping, and noted missing landscaping as required by code. Specifically, the required 3-foot tall landscape screening adjacent to Arlington Heights Road and Magnolia Street was deficient or missing in areas. Any landscaping that is deficient or missing per code, or per the approved landscape plan, shall be replaced.

The petitioner is not proposing any additional modifications to the building or site plan at this time.

Parking

Staff conducted a parking assessment based on the required parking ratios outlined in the Village's Zoning Ordinance. Per code, one parking stall is required for every 300 square feet of floor area. Using this ratio, the 4,508 square foot bank requires 15 total parking spaces. The provided site plan shows 17 stalls, which results in a surplus of two parking stalls.

The provision of bicycle parking spaces is required when the use of a space changes to a more intense use. The regulations specifically state that bicycle parking spaces are required when "a change in use results in the

requirement for additional off-street motor vehicle spaces”. As there is no change in use proposed, and hence no change in code-required vehicular parking, no bicycle parking spaces are required.

Traffic

Section 6.12-1 of the Zoning Code states that projects requiring a Plan Commission review do not need to provide a full traffic study if the project:

1. Comprises less than 5,000 square feet in floor area, and;
2. Is located along a major or secondary arterial street as defined by the Village’s Thoroughfare Plan.

As the property is located along Arlington Heights Road (designated a major arterial in the Village’s Thoroughfare Plan), and the petitioner is proposing no changes to the site or building, the scope of this project falls under the 5,000 square foot threshold outlined in the Zoning Code.

While Section 6.12-1 also states that all developments with a drive through require a full traffic study, since the drive through is already constructed, and no expansion or additional lanes are proposed, there is in essence no new drive-through proposed. Therefore, a full Traffic Study by a certified traffic engineer is not required

RECOMMENDATION

The Staff Development Committee has reviewed the petitioner’s request, and recommends approval of the amendment to Land Use Variation Ordinance 07-036, eliminating the following condition from Section Three of said ordinance:

- 1. The land use variation granted by this Ordinance shall only apply to The People’s Bank.***

This recommendation shall be subject to the following condition:

- 1. The petitioner shall replace the required 3-foot tall landscape screening along Arlington Heights Road and Magnolia Street, in addition to any landscaping missing per the landscape plan as approved via Ordinance 07-036.***

The remaining conditions as set forth in Ordinance 07-036 shall remain in full force and effect.

_____, September 21, 2018
Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
PC File Number 18-017

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON SEPTEMBER 26, 2018, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 18-017, an amendment to Land Use Variation Ordinance No. 07-036 for said property located at 1104 South Arlington Heights Road, Arlington Heights, IL, legally described as: LOTS 179, 180, AND 181, EXCEPT THE EAST 8.00 FEET OF SAID LOTS AS MEASURED PERPENDICULAR TO THE EAST LINE THEREOF, IN R.A. CEPEK'S ARLINGTON HIGHLANDS, A SUBDIVISION OF PARTS OF SECTIONS 4 AND 9, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PARTS OF SECTIONS 31 AND 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

As part of said petition, certain variations may be necessary as determined 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, TDD# (847) 368-5794.

Terrance Ennes, Chairman
ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald September 11, 2018 (4508891)

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, North Aurora, Bannockburn, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Crystal Lake, Deerfield, Deer Park, Des Plaines, Elburn, East Dundee, Elgin, South Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Franklin Park, Geneva, Gilberts, Glenview, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Highland Park, Highwood, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Montgomery, Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods, Rolling Meadows, Rosemont, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Hollow, St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Hills, Volo, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, Wildwood, Wilmette

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 September 11, 2018 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

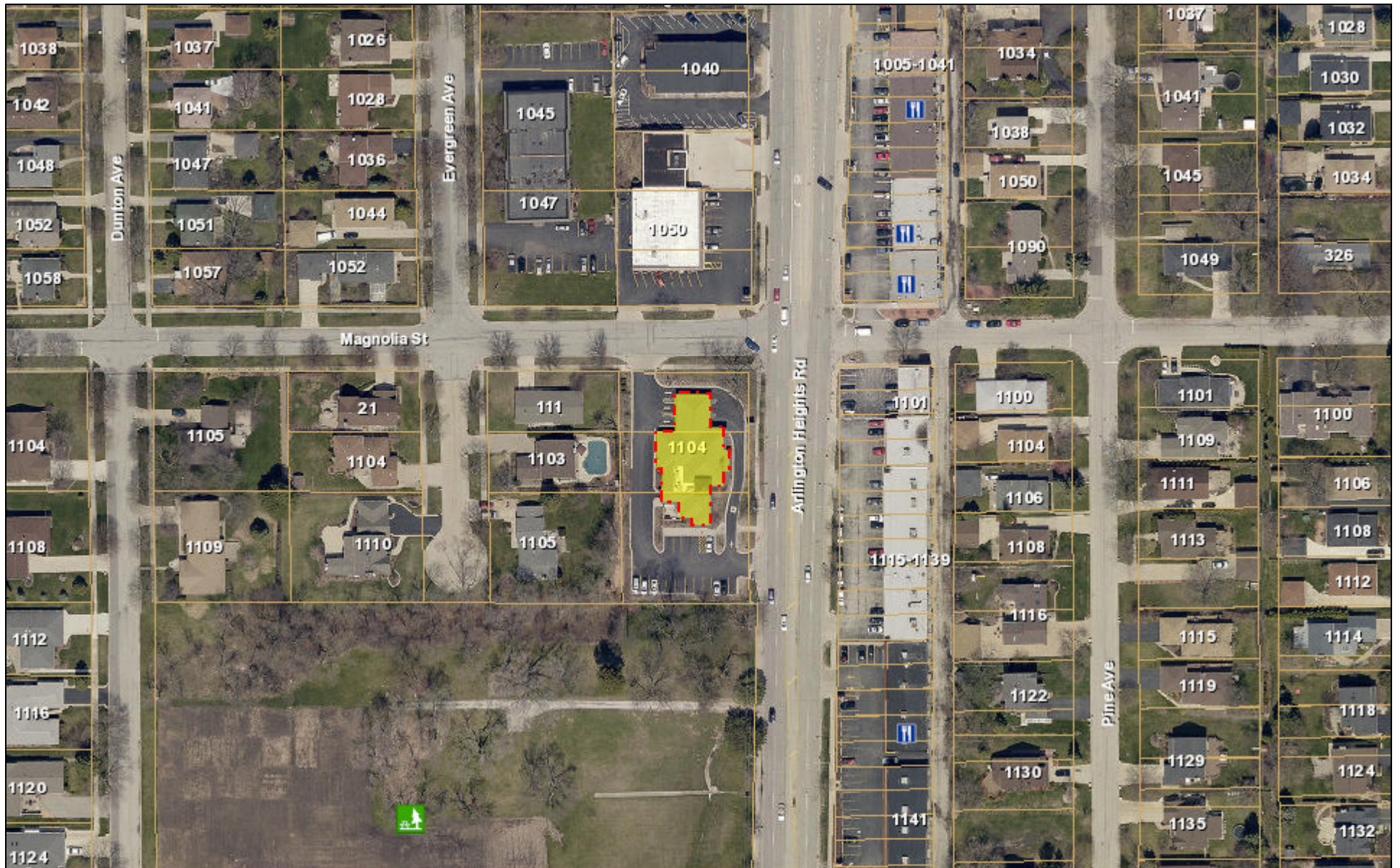
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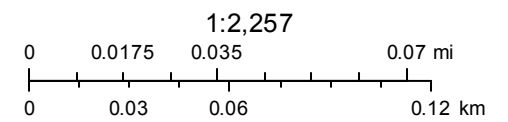
SEP 17 2018

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Aerial



August 22, 2018



REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL ON:

September 12, 2018

Project Title: 1104 S. Arlington Heights Road LUV Amendment

Address: 1104 S. Arlington Heights Road.

Petitioner: Patrick Brankin
Schain Banks
70 W. Madison Street, Suite 5300
Chicago, IL 60602

Requested Action:

1. Amendment to Land Use Variation Ordinance #07-036.

Variations Required:

- None

Attendees:

Patrick Brankin, Petitioner for AAEC Credit Union
Jill Lindsay, President of AAEC Credit Union
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
Sam Hubbard, Development Planner
Jake Schmidt, Assistant Planner

Project Summary:

The subject property is located at the southwest corner of Arlington Heights Road and Magnolia Street. The site is developed with a one-story, 4,508 square foot banking facility with drive-through. The structure has two drive-through lanes along the north building elevation, and an ancillary parking lot with a total of 17 parking stalls along the south property line. The parking lot is accessible via one driveway along Magnolia Street, and one driveway along Arlington Heights Road. The building is currently occupied by First Midwest Bank, and was previously occupied by the People's Bank of Arlington Heights.

The property is zoned B-1, Business District Limited Retail, which does not permit drive-through banking facilities by right or via a Special Use permit. Thus, to construct and operate this facility, the property was granted a Land Use Variation in 2007 via Ordinance 07-036. As part of this Land Use Variation, a condition was included in the Ordinance that restricted the variation to The People's Bank of Arlington Heights. Due to the fact that the People's Bank merged with First Midwest Bank, occupation of the facility by First Midwest Bank was considered compliant with this condition, as via the merger it was the same banking entity.

The petitioner for this project, representing AAEC Credit Union, is seeking relief from this condition in order to purchase and move into the facility. Due to the fact that AAEC is a separate entity from First Midwest Bank and the former People's Bank, per the aforementioned condition in Ordinance 07-036 they are not permitted to occupy the facility. The petitioner is proposing no modifications to the building or site at this time.

AAEC is a local credit union, currently located in Arlington Heights at 115 S. Wilke Road. AAEC serves employees, students, alumni, and families of Districts 21, 23, 25, 26, 57, and 59, in addition to NSSEO and any private schools that feed into District 214 or Harper College.

Meeting Discussion:

Mr. Brankin began by explaining AAEC's request. The project is centered on the Land Use Variation Ordinance granted for the subject property, Ordinance #07-036, which allowed the People's Bank and later First Midwest Bank to operate at 1104 S. Arlington Heights Road. AAEC is currently under contract to purchase the subject property, and intends to move into and operate out of the existing bank building on the site. AAEC is a long-standing community bank, believes that the subject property is a nice location, and First Midwest intends to sell the facility. Mr. Brankin provided pamphlets to the Commissioners and Staff with details on AAEC Credit Union.

Ms. Lindsay provided background information on AAEC Credit Union. AAEC stands for Arlington Area Education Community. The Credit Union was formed 63 years prior, by a group of educators in Arlington Heights and the surrounding communities. The intent of the Credit Union was to invest their money, as well as help coworkers through the provision of loans. AAEC continues to serve members of the community. AAEC was initially operated out of a home, then moved to their current facility at the corner of Campbell Street and Wilke Road (Plaza Office Park). They have outgrown their current facility, and would like to offer greater conveniences to their members such as a drive-through and ATM, which the facility at 1104 S. Arlington Heights Road would offer. Credit unions are very similar to banks, with a key difference being that credit unions are member-owned and non-profit. Any profits made through the conduct of their business is returned to the members of the credit union, through increased services or dividends to investors, or reduced loan rates. They offer many of the same services as a traditional bank, such as savings accounts, checking accounts, credit cards, debit cards, and loans.

Mr. Brankin stated that, from a land use perspective, the neighbors and community will not experience any difference between the existing bank and the proposed credit union. The request at hand has to do with a condition in Section 3 of the aforementioned Ordinance, which states that the Land Use Variation Granted shall only apply to The People's Bank. As First Midwest Bank acquired the property through a merger with The People's Bank, the occupation of the facility by First Midwest Bank was considered compliant with this condition.

Commissioner Green asked if the Land Use Variation granted for the subject site was specifically for the drive through.

Mr. Schmidt confirmed that the Land Use Variation was to permit a drive-through. He added that the only change proposed was to the specific condition within the Land Use Variation Ordinance, mentioned by Mr. Brankin, that restricts this Land Use Variation to The People's Bank.

Commissioner Green stated that he had thought the Variation was to allow the drive through. He asked Mr. Schmidt to continue.

Mr. Schmidt began by stating that the subject property is located at the southwest corner of Arlington heights Road and Magnolia Street. The site is currently developed with a one-story, 4,508 square-foot banking facility with a drive through. The structure has two drive through lanes on the north side of the building, and a parking lot with 17 spaces on the south side of the building. The parking lot is currently accessible via two driveways – one on Magnolia and one on Arlington Heights Road. The property is currently occupied by First Midwest Bank, and was previously occupied by The People's Bank of Arlington Heights.

The Comprehensive Plan designates this site as Commercial, and the current use as a bank facility with a drive through is compliant with this designation. The property is zoned B-1, Business District Limited Retail, which does not permit drive through banking facilities by right or by a Special Use Permit; however the facility operates lawfully via a Land Use Variation granted in 2007, via Ordinance #07-036. Included in this Ordinance was a condition that limited the Land Use Variation to The People's Bank of Arlington Heights. Through a merger between The People's Bank and First Midwest Bank, First Midwest Bank occupied the facility. This was considered to be compliant with the aforementioned condition, as through the merger First Midwest and The People's Bank were considered to be the same entity. The petitioner for this project, representing AAEC Credit Union, is seeking relief from this condition in order to occupy the facility. As AAEC is a separate entity from First Midwest Bank and the former People's Bank, this condition does not allow AAEC to occupy the subject site. No modifications to the building or site are proposed at this time.

The property is compliant with bulk and setback regulations. Staff has reviewed existing on-site landscaping, and found missing or deficient landscaping in areas. As part of this petition, the petitioner has agreed to replace any missing or deficient landscaping per the approved landscape plan.

In regard to parking, Staff conducted a parking assessment based on the required parking ratios outlined in the Village's Zoning Ordinance. Per code, one parking stall is required for every 300 square feet of floor area. Using this ratio, the 4,508 square foot bank requires 15 total parking spaces. The provided site plan shows 17 stalls, which results in a surplus of two parking stalls.

Section 6.12-1 of the Zoning Code states that projects requiring a Plan Commission review do not need to provide a full traffic study if the project comprises less than 5,000 square feet in floor area, and is located along a major or secondary arterial street as defined by the Village's Thoroughfare Plan.

As the property is located along Arlington Heights Road (designated a major arterial in the Village's Thoroughfare Plan), and the petitioner is proposing no changes to the site or building, the scope of this project falls under the 5,000 square foot threshold outlined in the Zoning Code. Section 6.12-1 also states that all developments with a drive through require a full traffic study, however since no expansion of the drive through or additional lanes are proposed, there is in essence no new drive-through proposed. Therefore, a full Traffic Study by a certified traffic engineer is not required.

The Staff Development Committee is supportive of eliminating Condition 1 from Section 3 of Ordinance #07-036. The remaining conditions set forth in Ordinance #07-036 shall remain in full force and effect.

Commissioner Jensen stated that usually these types of allowances are tied to a specific institution, and asked what the rationale was in eliminating the condition altogether without tying the Land Use Variation to AAEC.

Mr. Hubbard stated that it is rare that Ordinances are tied to a specific institution, and asked Mr. Schmidt if he discovered the rationale behind this condition in the course of his research.

Mr. Schmidt stated that it was his understanding that typically, Land Use Variations are limited to a specific institution; however, Staff is comfortable with eliminating that restriction in this instance because the Land Use Variation is self-limiting. As the variation is for a drive through banking facility, more intense drive through uses, such as a fast food restaurant, would not be permitted to occupy this facility. As such, any future user beyond AAEC would be consistent in use and intensity of the original occupant of the facility.

Commissioner Jensen asked if any bicycle parking was required as part of this petition.

Mr. Schmidt stated that the provision of bicycle parking spaces is required when the use of a space changes to a more intense use. As there is no change in use proposed, no bicycle parking spaces are required.

Commissioner Jensen asked why this project was required to go before the Plan Commission.

Mr. Schmidt stated that, since the request involves the amendment of an Ordinance, Plan Commission and Village Board approval is required.

Commissioner Jensen stated that he has no objection to the Petitioner's request.

Commissioner Sigalos stated that he has no questions, and that the proposal was straightforward.

Commissioner Cherwin stated that he had no questions.

Commissioner Green stated that he had no questions about the proposal, and that he liked the credit union model.

Commissioner Jensen asked Ms. Lindsay roughly how many members were in the credit union.

Ms. Lindsay stated that AAEC had approximately 4,000 members.

Commissioner Sigalos asked if membership is strictly limited to teachers and school district members.

Ms. Lindsay stated that originally membership did require that affiliation, however a couple of years ago AAEC was approached by some of the districts who asked if AAEC would extend their services to students. From that point onward AAEC extended membership to students, alumni, and family members. In the future, AAEC may change to a community charter, which would allow anyone in the area to become a member.

Commissioner Jensen stated that he does not believe the Petitioner will encounter any issues with the request.

Commissioner Sigalos agreed and stated that the request is very straightforward.

Commissioner Green stated that all the Commissioners were in favor of the proposal.

RECOMMENDATION

The Conceptual Plan Review Committee advised that the petitioner move forward.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Jake Schmidt, Recorder

PROJECT DESCRIPTION

The Petitioner AAEC Credit Union is the contract purchaser for the property located at 1104 South Arlington Heights Road, Arlington Heights, Illinois. The site was previously occupied by The People's Bank and then First Midwest Bank upon the merger between The People's Bank and First Midwest Bank and is subject to PUD 07-036.

AAEC Credit Union will not make any changes to the layout, existing exterior of the building, or drive thru configuration. AAEC was established in 1955 and serves the financial needs of school district employees and their families.

The request to the amendment to PUD 07-036 is to remove Section Three Condition Number 1 that states: "The land use variation granted by this Ordinance shall only apply to The People's Bank" The remainder of the ordinance will remain intact.

RECEIVED

AUG 17 2018

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

ALTA/NSPS LAND TITLE SURVEY

BY
JOHN M. HENRIKSEN
413 E. GOLF ROAD, SUITE 100 ARLINGTON HEIGHTS, ILLINOIS 60005
PHONE: 312-475-1633 FAX: 312-475-1634
WWW.HENRIKSEN-SURVEY.COM

RECEIVED

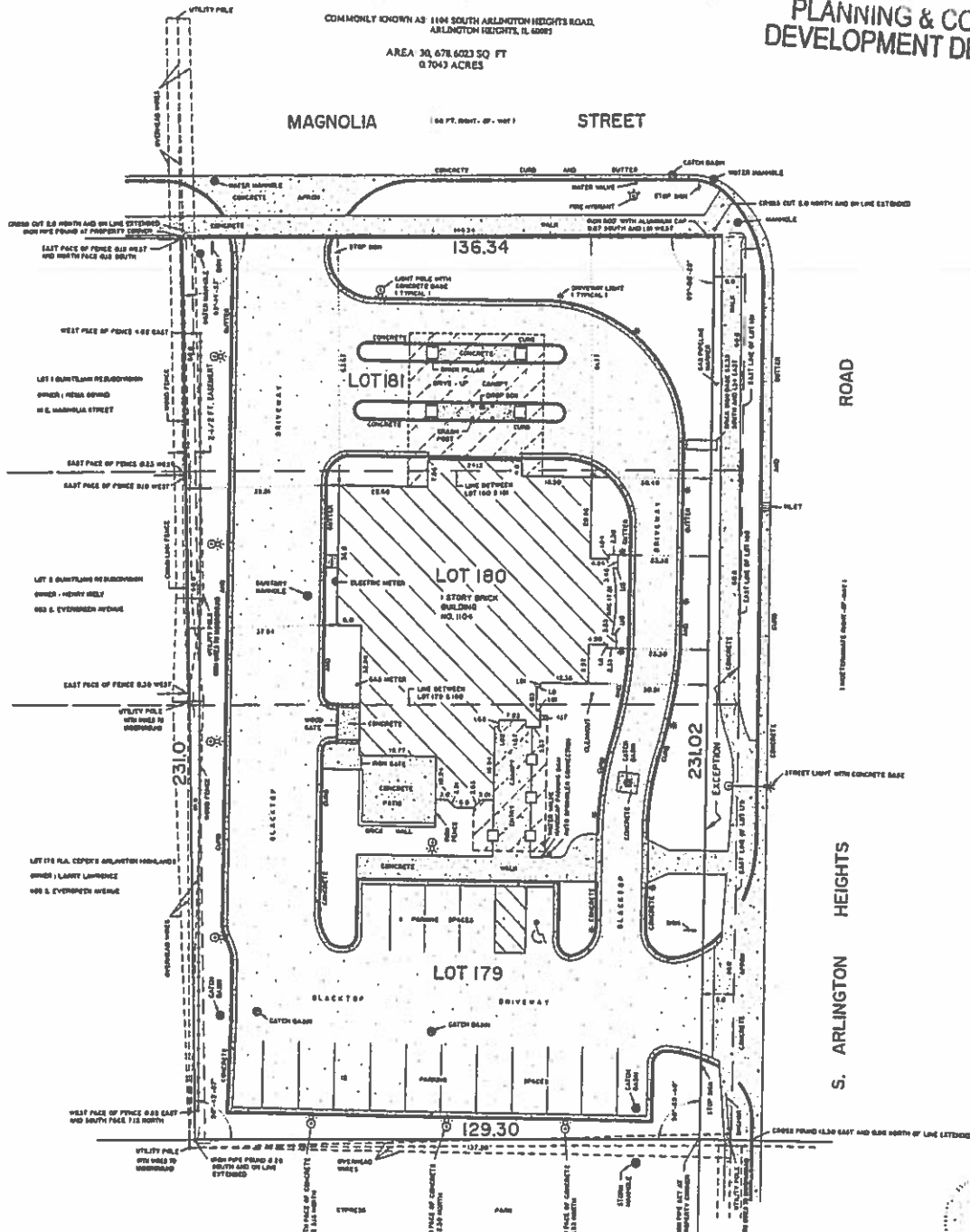
AUG 17 2018

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

LOTS 179, 180 AND 181, EXCEPT THE EAST 646 FEET OF SAID LOTS AS MEASURED PERPENDICULAR TO THE EAST LINE THEREOF, IN BLACKEK'S ARLINGTON HIGHLANDS, A SUBDIVISION OF PARTS OF SECTIONS 4 AND 9, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THIRD PRINCIPAL MERIDIAN, AND PARTS OF SECTIONS 31 AND 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS 1104 SOUTH ARLINGTON HEIGHTS ROAD,
ARLINGTON HEIGHTS, IL 60005

AREA 30,678.6023 SQ. FT.
0.7043 ACRES



ORDER NUMBER: **150256 - U**

SCALE: 1 INCH = **15 FEET**

ORDERED BY: **SCHAIN BANKS**

BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE BUILDING LINES AND EASEMENTS AS SHOWN ON THE RECORDED SURVEY MAP PLAY EXHIBIT LOCAL AUTHORITY FOR BUILDING LINES ESTABLISHED BY LOCAL ORDINANCE.
PLEASE CHECK 1/4" MAP REPRESENTATION WITH (3) 1/4" MAP.
COMPARE ALL PLATS BEFORE BUILDING AND REPORT ANY DISCREPANCY IMMEDIATELY.
IMAGINATIONS ARE NOT TO BE ASSUMED FROM SCALING.

NOTES:

REFERENCE HAS BEEN MADE TO CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 1811254777 HAVING A COMPLETION DATE OF JULY 20, 2018 IN THE PREPARATION OF THIS SURVEY

REGARDING ITEM 1 OF TABLE "A"

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE NATIONAL FLOOD INSURANCE PROGRAM FOR THIS AREA OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, BEING COMMUNITY NUMBER 17054, MAP NUMBER 17010301A, EFFECTIVE AUGUST 18, 2006, THE NATIONAL FLOOD INSURANCE PROGRAM HAS DETERMINED THAT THE AREA WITHIN THE PROPERTY HEREON DRAWN LIES WITHIN AN AREA OF MINIMAL FLOOD HAZARD ZONE "X"

REGARDING ITEM 2 OF TABLE "A"

SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF BUILDING AT GROUND LEVEL: 4,494 SQUARE FEET

REGARDING ITEM 3 OF TABLE "A"

AS SHOWN ON SURVEY.

REGARDING ITEM 4 OF TABLE "A"

THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

STATE OF ILLINOIS
COUNTY OF COOK, ILL.

HEREBY CERTIFIED TO: **FIRST MIDWEST BANK**
ABC CREDIT UNION
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MICHIGAN STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7, 8, 9, 10, 11 AND 16 OF TABLE "A" THEREOF.

THE FIELD WORK WAS COMPLETED ON: **AUGUST 9, 2018**

DATE OF PLAT OR MAP: **AUGUST 13, 2018**

John M. Hensien
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2666
LICENSE EXPIRES NOVEMBER 26, 2018

WELCOME TO AAEC

THE EDUCATION CREDIT UNION

One of the valuable benefits of your affiliation with the school district is that you are eligible for membership in AAEC Credit Union.

We're here to provide friendly, convenient financial services with the best rates possible for the entire educational community. Whether you're a saver or a borrower, a school district employee, a student, an alumni, or a relative, we're ready to provide you the best interest and dividend rates, an escape from high bank fees, and helpful staff who care about your financial success.



AAEC, your Credit Union
COME JOIN US
847-392-1922

WHAT'S A CREDIT UNION?

A credit union is a non-profit cooperative formed by a group of people to provide low cost financial services. It is owned and controlled by its members. Credit unions offer the same services as banks, but with very low costs and better rates. Unlike banks, who pay their profits to their stockholders, credit unions return our profits to our members.

WHO IS AAEC?

Since 1955 when a small group of northwest suburban educators realized they could help provide their co-workers with a low cost way to save and borrow, AAEC has been serving the financial needs of school district employees and their families.

We have grown significantly and can now welcome the entire school district family – employees, students, alumni, and families of all schools that feed into District 214 and Harper College.

JOINING IS EASY

As part of the District 214 and Harper College extended family (employee, student, alumni, or family) which includes Districts 21, 23, 25, 26, 57, 59, and NSSEO, as well as private schools that feed into District 214 or Harper College, you are eligible for AAEC membership.

Simply follow the instructions on the enclosed membership form or visit us at www.aaeccu.com.

Your spouse, children, siblings, grandchildren, parents, grandparents, nieces, nephews, in-laws, and step-relatives are eligible for membership, too. Thanks to you, they can take full advantage of all the services AAEC provides.

CHECKING ACCOUNTS

AAEC Checking Accounts combine the best of everything – free services and dividends for all your deposits, large or small. No minimum balance is required. There is no monthly maintenance fee and no per check charge. Your account will be paid dividends based on your average daily balance, regardless of how low your balance may drop during the month. We'll even provide you with a free starter pack of checks.

With your AAEC Checking Account, you'll have free access to your account online, Bill Pay, and remote deposit. Choose either a Debit card or an ATM card. Your payroll, social security, TRS, SURS, IMRF, or other check can be direct deposited for total convenience. Overdraft protection from your AAEC Savings Account is provided automatically.

ATM ACCESS

Access cash 24 hours a day from all corners of the world with your AAEC ATM or Debit Card.

Either card can be used surcharge-free at any of the hundreds of ATM machines in our networks. Visit www.co-opnetwork.org or www.allpointnetwork.com for a complete list of locations near you, or use any Village Bank & Trust ATM.

CALL TODAY 847-392-1922

SAVINGS ACCOUNTS

AAEC members are required to have a savings account with a minimum \$25 balance.

Kids' Accounts for children under age 13 earn 5.0% APR* on the first \$500 of deposits.

Teen Accounts for 13 to 18 year olds earn 2.5% APR* on the first \$1000 of deposits. Other accounts may be opened to help you save for special needs or projects.

Call for details about our holiday club, tax, education, vacation, or special accounts.

Deposits can be made in person, via remote deposit, direct deposit, an ATM, or through payroll deduction for school district employees.

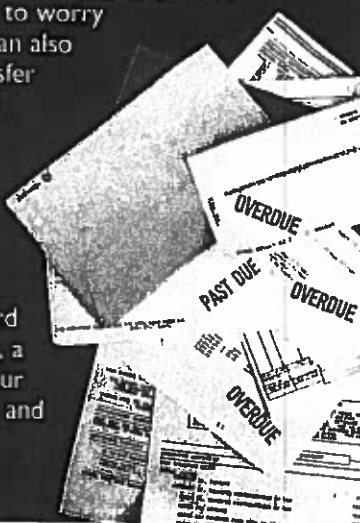
*Dividends are paid on the average daily balance, are determined and posted quarterly, and are subject to change without notice. Each member's savings account is insured up to \$250,000 by the National Credit Union Administration (NCUA), an agency of the federal government.

BILL PAY

Tired of writing checks? Now you don't have to.

Use our Bill Pay Service – for free!

Make a single, one-time payment or set up a recurring item (like your mortgage payment) so that you never have to worry about being late. You can also use this system to transfer funds from your AAEC account to another financial institution or to transfer money securely to anyone who has an email address. For small fee, you can even have a card sent along with a check, a terrific option for all your grandchildren's, nieces', and nephews' birthdays.



LOANS

When you need money, call AAEC. We make the process simple and painless. Whether you're paying off those high interest credit cards, going on vacation, taking college classes, looking for a home equity loan, or are just in need of a little extra money, we can help. If you are purchasing a car, boat, truck, motorcycle, or you want to replace your current bank note with a lower cost AAEC loan, call us. We even offer a loan for people with credit problems. Whatever your needs, we have great financing options with flexible terms to fit your budget.

Tuition
Personal
New & Used Vehicles
Bill Consolidation
Ea\$y Money
Mortgages
Home Equity Line of Credit

VISA CARDS

Our no annual fee Visa Card carries a low 11.9% interest rate for all purchases, cash advances, and balance transfers.



OTHER SERVICES

Call for...

Cashier's Checks
Notary Services
Remote Deposit

Wire Transfers
Gift Cards
Financial Counseling

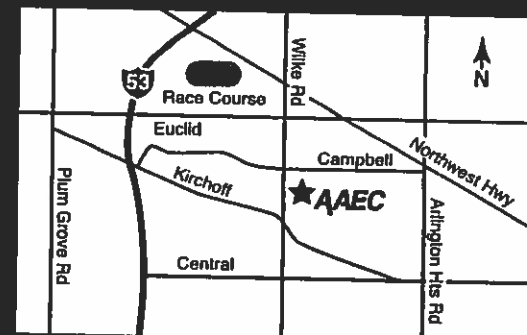
ONLINE ACCESS

Manage your account online at www.aaeccu.com or download our TouchBanking app. Choose to receive your statement electronically for convenience and safety.

PHONE ACCESS

Automated 24hr phone access to your account is available at no cost with Teller Express.

855-605-9178



AAEC is conveniently located at
115 S. Wilke Rd., Suite 106
Arlington Heights, IL 60005

(in Plaza Office Park, behind
West Gate Shopping Center)

phone 847-392-1922

fax 847-392-1926

Teller Express 855-605-9178

www.aaeccu.com

Business Hours

Monday – Friday 9am – 5pm

Outdoor drop box accessible 24/7
Indoor drop slot M – F, 6am – 9pm

**Providing friendly
financial service
for OVER
60 YEARS!**



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: 1104 S Arlington Heights Road – PUD Amendment
PC#: 18-017 – Round 1
Date: August 22, 2018

Jake:

I have no objection to the request to change the name from "The People's Bank" to "AAEC Credit Union".

RECEIVED
AUG 22 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-017
Petitioner: AAEC Credit Union

Owner: First Midwest Bank

Contact Person: Patrick Brankin
Address: 70 West Madison #5300
Chicago, IL 60602
Phone #: 312-345-5700
Fax #: 312-345-5701
E-Mail: pbrankin@schainbanks.com

P.I.N.# _____
Location: 1104 S Arlington Heights Road
Rezoning: _____ Current: _____ Proposed: _____
Subdivision: _____
of Lots: _____ Current: _____ Proposed: _____
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.)

*** Amendment to PUD 07-036 to remove Section Three Condition Number 1

FIRE PREVENTION

NO COMMENTS.

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

[Signature]
Director

8-21-18
Date

Memorandum

To: Jake Schmidt, Planning & Community Development

From: Cris Papierniak, Assistant Director of Public Works

Date: August 30, 2018

Subject: 1104 S Arlington Heights Road P.C. #18-017

With regard to the proposed PUD amendment, I have the following comments:

- 1) The proposed amendment is satisfactory from the Public Works Perspective

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

C. file

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DEVELOPMENT DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-017
 Petitioner: AAEC Credit Union
 Owner: First Midwest Bank
 Contact Person: Patrick Brankin
 Address: 70 West Madison, #5300
Chicago, IL 60602
 Phone #: 312-345-5700
 Fax #: 312-345-5701
 E-Mail: pbrankin@schainbanks.com

P.I.N.# _____
 Location: 1104 S Arlington Heights Road
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 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.)

*** Amendment to PUD 07-036 to remove Section Three Condition Number 1

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 _____

YES NO COMMENTS

3. R.O.W. DEDICATIONS? _____ X _____

4. SITE PLAN ACCEPTABLE? _____ N/A _____

5. PRELIMINARY PLAT ACCEPTABLE? _____ N/A _____

6. TRAFFIC STUDY ACCEPTABLE? _____ N/A _____

7. STORM WATER DETENTION REQUIRED? _____ N/A NO CHANGES TO SITE _____

8. CONTRIBUTION ORDINANCE EXISTING? _____ X _____

9. FLOOD PLAIN OR FLOODWAY EXISTING? _____ X _____

10. WETLAND EXISTING? _____ X _____

GENERAL COMMENTS ATTACHED

NO FURTHER COMMENTS AT THIS TIME

PLANS PREPARED BY: N/A

DATE OF PLANS: N/A

INTERIM Director

8/21/18
Date

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AUG 22 2018
 PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 18-017

Project Name

1104 S. Arlington Heights Road PUD Amendment

Project Location

1104 S. Arlington Heights Road

Planning Department Contact Jake Schmidt

General Comments

Round 1)

The Fire Department has no comments at this time.

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DEVELOPMENT DEPARTMENT

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

Date August 23, 2018

Reviewed By: _____

LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

AAEC Credit Union Meadows
1104 S. Arlington Heights Road
#18-017

Round 1 Review Comments

09/06/2018

1. Character of use:

The character of use is consistent with the area and is not a concern.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code. The park grounds should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

3. Present traffic problems?

There are no traffic problems at this location.

4. Traffic accidents at particular location?

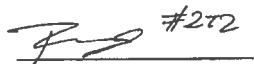
This is not a problem area in relation to traffic accidents.

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

This development should not create any additional 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

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SEP - 6 2018

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

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: policemail@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

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.

[Print Form \(To Mail\)](#)

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

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 13-017
Petitioner: AAEC Credit Union

Owner: First Midwest Bank

Contact Person: Patrick Brankin
Address: 70 West Madison #5300
Chicago, IL 60602
Phone #: 312-345-5700
Fax #: 312-345-5701
E-Mail: pbrankin@schainbanks.com

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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.)

*** Amendment to PUD 07-036 to remove Section Three Condition Number 1

1. GENERAL COMMENTS:

no comments.

RECEIVED

AUG 27 2018

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

[Signature] 8-23-18
Environmental Health Officer Date

[Signature] 8/24/18 Direc
tor Date

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-017
 Petitioner: AAEC Credit Union
 Owner: First Midwest Bank
 Contact Person: Patrick Brankin
 Address: 70 West Madison #5300
Chicago, IL 60602
 Phone #: 312-345-5700
 Fax #: 312-345-5701
 E-Mail: pbrankin@schainbanks.com

P.I.N.# _____
 Location: 1104 S Arlington Heights Road
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 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.)

*** Amendment to ~~PUD~~ 07-036 to remove Section Three Condition Number 1

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:

ATTACHED

8-7-18 

Date

Planning & Community Development Dept. Review

August 29, 2018



REVIEW ROUND 1

Project: Land Use Variation Amendment – 1104 S. Arlington Heights Road.

Case Number: PC 18-017

General:

7. The following approval is needed:

- Amendment to Land Use Variation Ordinance 07-036.

Building:

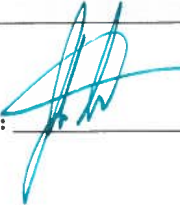
8. Are there any future intentions to utilize the northernmost (third) drive-through lane?

Use:

9. Please clarify the hours of operation. Will operational hours be consistent with the existing First Midwest Bank Facility? Will you operate on the same days as First Midwest (Monday through Saturday)?

10. What is the anticipated number of employees at peak shift?

Prepared by:

 8.29.18

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-017
 Petitioner: AAEC Credit Union

 Owner: First Midwest Bank

 Contact Person: Patrick Brankin
 Address: 70 West Madison, #5300
Chicago, IL 60602
 Phone #: 312-345-5700
 Fax #: 312-345-5701
 E-Mail: pbrankin@schainbanks.com

P.I.N.# _____
 Location: 1104 S Arlington Heights Road
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 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.)

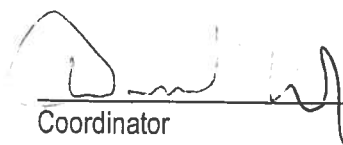
*** Amendment to PUD 07-036 to remove Section Three Condition Number 1

LANDSCAPE & TREE PRESERVATION:

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

Comments:

- 1) Infill with landscaping along Arlington Heights Road and Magnolia where the landscaping is absent.
- 2) The landscaping must be consistent with the approved landscape plan per ordinance 07-036.


 Coordinator _____ Date 8/30/18

PATRICK T. BRANKIN

Direct: (312) 345-5722

E-Mail: pbrankin@sbbklaw.com

September 12, 2018

Via Email and U.S. Mail (3 Copies)

Mr. Jacob Schmidt
Assistant Planner
Village of Arlington Heights
Planning & Community Development Dept.
33 South Arlington Heights Road
Arlington Heights, IL 60005

RE: *PD Amendment Application – PC18-017 – 1104 South Arlington Heights Road, Arlington Heights, IL*

Dear Jake:

As you know, I represent AAEC Credit Union the applicant for the referenced project. This letter is to respond to the comments from the various Village departments that we received regarding the application. I have broken the comment responses down per department.

I. Building and Life Safety Department

- No comments
 - Thank you

II. Building Department

- No comments
 - Thank you

III. Public Works Department

- No comments
 - Thank you

IV. Engineering Department

- No comments
 - Thank you

V. Fire Department

- No comments
 - Thank you

VI. Police Department

- Are lighting requirements adequate
 - AAEC agrees to illuminate the property consistent with the Village of Arlington Heights Code
- Please see attached emergency information contact card
 - Thank you

VII. Health Services Department

- No comments
 - Thank you

VIII. Planning and Community Development Department

- Are there any future intentions to utilize the northern most (3rd) drive through lane
 - Not at this time
- Clarify hours of operation
 - Our current hours are M-F, 9-5; however, we may consider expanding to days and hours similar to those of First Midwest Bank in the future. Please note, staff may be onsite and working beyond the hours of operation.
- What is the anticipated number of employees at peak shift
 - 8

IX. Landscape and Tree Preservation

- Infill with landscaping along Arlington Heights Road and Magnolia where landscaping is absent
 - AAEC agrees with this comment
- The landscaping must be consistent with the approved landscape plan per ordinance 07-036
 - AAEC Credit Union agrees with this comment

Please let me know if you have any additional questions or comments. Thank you.

Sincerely,


Patrick T. Brankin

PTB:tm

cc: AAEC Credit Union

F:\PTBrankin\LETTERS\2018\Ltr to Jacob Schmidt.docx

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: policemail@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)

AAEC Credit Union

Address/City

1104 S. Arlington Heights Road, Arlington Heights 60005

Telephone Number

847-392-1922

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Jill Lindsay

Address/City

26300 W. Central Road, Ingleside, IL 60041

Telephone Number

224-225-1699

Cell Number

847-638-1263

Contact #2

Name

Matt Gavin

Address/City

1642 N. Courtland Drive, Arlington Heights 60004

Telephone Number

Cell Number

847-738-1267

Alarm System

☐ No

☒ Yes

Phone number:

800-624-6866; 619-442-9595

Alarm Company Name

WatchLight Alarm Relay Service



Item: 608-614 N. Haddow Ave. - PC#18-016

Department: Planning & Community Development

Requested Action

– Preliminary Plat of Resubdivision to consolidate two lots into one.

Variations Required

Variation to Chapter 28, Section 5.1-3.2(a), Required Yards, to reduce the required front yard setback from 34.6 feet to 33.9 feet.

Recommendation

The Staff Development Committee reviewed the proposed subdivision and setback variation and recommends approval of the project subject to the following conditions:

1. Final Plat of Subdivision shall be required.
2. Prior to building permit issuance a \$3,805 fee-in-lieu of onsite detention shall be required.
3. All AC units shall be located in the rear yard. Alternatively, AC units may be located within the side yard provided that they be screened with landscaping as determined suitable by the Village.
4. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:

Description

Staff Report
Public Notice
Aerial
CPRC Minutes - 5-9-18
Plat of Survey
Justification for Variation
Plans

Type

Board or Commission Report
Exhibits
Exhibits
Minutes
Exhibits
Exhibits
Exhibits

Preliminary Plat of Subdivision
Department Comments - Round 1
Department Comments - Round 1 -
Petitioner Response
Department Comments - Round 2
Department Comments - Round 2 -
Petitioner Response

Exhibits
Correspondence
Correspondence
Correspondence
Correspondence



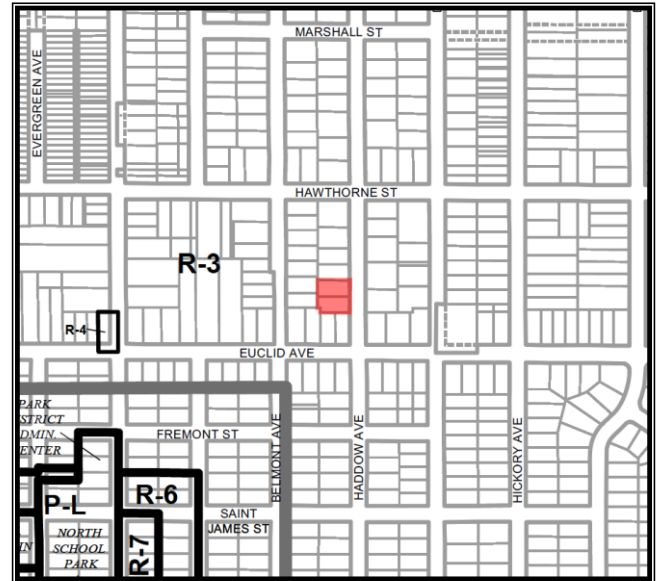
VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

Project Number: PC 18-016
Project Title: 614 N. Haddow Ave Lot Consolidation
Address: 608-614 N. Haddow Ave.
PIN: 03-29-123-006, 03-29-123-017

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: September 26, 2018
Date Prepared: September 21, 2018

Petitioner: Robert Flubacker
Robert Flubacker Architects, Ltd.
Address: 1835B Rohlwing Rd.
Rolling Meadows, IL 60008

Existing Zoning: R-3: One-Family Dwelling District
Comprehensive Plan: Single Family Detached



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 Resubdivision to consolidate two lots into one.

Variations Required:

1. Variation to Chapter 28, Section 5.1-3.2(a), Required Yards, to reduce the required front yard setback from 34.6 feet to 33.9 feet.

Project Background:

The subject property consists of two platted lots of record. The first lot contains a single-family home located at 614 N. Haddow, the second lot is addressed 608 N. Haddow and is currently vacant and serves as an additional yard/landscape area for the home at 614 N. Haddow. Both lots are owned by the resident at 614 N. Haddow Avenue and each lot is approximately 66 feet by 132 feet. The 614 N. Haddow lot is 10,890 square feet, and the 608 N. Haddow lot is 10,730 square feet (although the Plat of Survey shows both lots as including 33 feet of Haddow Avenue within the boundaries of the property which land must be dedicated to the Village). A previous owner of the vacant lot had applied for a variation in 2001 to make the vacant lot buildable, but the request was rejected by the Zoning Board of Appeals. The vacant lot was later obtained by the owner of 614 N. Haddow and has served as a portion of his yard ever since.

In 2015, the property owner applied for preliminary Plat of Subdivision approval to consolidate the lots to allow for a small addition to the home. Within this request, the petitioner was also seeking several variations to allow multiple accessory structures in the rear yard, which received a recommendation of denial by the Plan Commission (the petitioner withdrew their application after the Plan Commission vote and prior to Village Board consideration). The property owner is now proposing a large addition to the southern elevation of his home and is no longer requesting variations to allow multiple accessory structures in the rear yard. In order to comply with Village Code, the two lots must be consolidated into one to conform with setback and F.A.R. restrictions. An eight and a half inch variation is required for the front yard setback of the proposed home addition.

If approved, the combined lots would yield a 17,265 square foot singular lot (which takes into consideration the required ROW dedication) that would be 132 feet wide. The petitioner would construct an addition to the southern and western elevations of the home, which would result in an approximately 7,000 square foot residence when complete. The existing two-car detached garage would be removed from the rear yard, and a new three-car side loaded attached garage would be added to the home. The driveway on the north side of the house would be removed and returned to landscaping, and a new driveway would be constructed at the southern side of the site. The rear of the house would include an approximately 250 square foot patio that would be covered by a roof attached to the house. The sides of the roofed patio would be open but would include retractable screens on both sides. The third side (rear) would include custom screen doors and a large fireplace/chimney.

Zoning and Comprehensive Plan

The subject property is currently zoned R-3, One-Family Dwelling District. The proposed use of the site is consistent with the Comprehensive Plan "Single-Family Detached" land use designation. Since the lots came under common ownership after November 1, 2003, Section 29-104(b)2 of the Subdivision Control Regulations requires both lots to be consolidated if they are to be used as one singular zoning lot. As such, the petitioner has applied for Preliminary Plat of Subdivision approval to consolidate the two lots into one. Once engineering plans for the site have been finalized, the petitioner will need to reappear before the Plan Commission and Village Board for Final Plat of Subdivision approval.

In consideration of the appropriateness of a proposed lot consolidation, staff's primary analysis focuses on the lots that are located on the same side of the street as the subject property. In this instance, there are currently four zoning lots that are located on the west side of Haddow Avenue north of Euclid and south of Hawthorne. Of those lots, one is 132 feet wide, one is 112 feet wide, and one is 86 feet wide. If the consolidation was approved, the subject lot would be 132 feet in width. The proposed lot consolidation meets the R-3 standards for lot size and lot area (shown below in **Table I**), and is consistent with the existing lots on

the west side of Haddow Avenue. Per Chapter 28, Section 5.1-3.6, a minimum side yard of ten percent of the lot width is required. Therefore, a 132-foot wide lot will require a 13.2-foot side yard on both sides. The proposed home addition would result in the principal structure being 13.9 feet setback from the side lot line to the north and 25 feet setback from the side lot line to the south. The addition at the rear of the house will comply with the required 30-foot rear yard setback.

Table I:

Zoning Requirements	Minimum Lot Area	Minimum Lot Width	Front Yard Setback	Side Yard Setback	Rear Yard Setback
Typical R-3 Lot	8,750 SF	70 FT	Block Average (34.6 FT)	10% of Lot width, min. of 7 feet (13.2 FT)	30 FT
Proposed Lot 608 & 614 N. Haddow	17,265 SF	132 FT	33.9 FT	13.9 FT	30.3 FT
624 N. Haddow	17,424 SF	132 FT	N/A	N/A	N/A
626 N. Haddow	11,352 SF	86 FT	N/A	N/A	N/A
630 N. Haddow	14,784 FT	112 FT	N/A	N/A	N/A

As mentioned above, the building addition will extend slightly past the front plane of the existing home, which will reduce the existing front yard setback of the principal structure (existing home is setback 35 feet, proposed addition will be setback 33.9 feet) . Therefore, the following variation is required:

- Variation to Chapter 28, Section 5.1-3.2(a), Required Yards, to reduce the required front yard setback from 34.6 feet to 33.9 feet.

The petitioner has provided a response to the hardship criteria for variation approval and this response is included within the packet for the Plan Commission. Staff concurs with the petitioner that the necessary criteria for variation approval have been met for the following reasons:

- The proposed use will not alter the essential character of the locality and is compatible with existing uses and zoning of nearby property in that single-family homes are the only use within the vicinity. The petitioner is not proposing any other use on the property other than maintaining it as a single-family home.
- The plight of the owner is due to unique circumstances in that the other homes on the frontage (which determine the required front yard setback for the subject property) are setback farther than the standard 25-foot code required front yard setback in the R-3 District. Based on the larger setbacks for homes on the frontage, the required setback for the subject property is 34.6 feet, which is 9.6 feet greater than the standard 25-foot required R-3 front yard setback.

- The proposed variation is in harmony with the spirit and intent of this Chapter. Specifically, one of the purposes of the Zoning Code is to ensure all properties have adequate light, air, privacy, and convenience of access. Encroachment of the proposed addition by 8.5 inches into the required 34.6-foot front yard setback will not threaten adequate light, air, privacy, or convenience of access to any of the neighboring properties. Staff notes that the front yard setback of the home will be 33.9 feet, which setback is suitable for the provision of light, air, privacy, and access.
- Visually, the proposed home and building addition will still conform to the established setback of the homes along the west side of Haddow Avenue in the vicinity of the subject property. The other homes on the frontage have front yard setbacks of 38.1 feet, 31.1 feet, and 34.4 feet. The subject property, with a 33.9-foot front yard setback will be compatible with these setbacks and will not appear out of scale relative to the other homes to which it is visually related.

Building, Site, Landscaping:

As previously mentioned, 33 feet of ROW must be dedicated to the Village since the subject property includes a portion of Haddow Avenue. The Plat of Survey has shown this area of dedication in order to comply with code requirements. Additionally, the Subdivision Control Regulations require that anytime a property is subdivided, the adjacent streetscape be fully improved to conform to current code requirements. As such, a sidewalk is required along the front of the property, and the petitioner has incorporated the required sidewalk within the plans.

During the plan review process, staff noted that an AC unit had been proposed in front of the house. Upon strongly encouraging the petitioner to relocate the AC unit to the side or rear of the home, subsequent revisions of the plans removed the AC unit from the scope of work and the petitioner clarified that the mechanical plans had not yet been finalized and the location of the AC unit was unknown at this time. Staff believes that AC units within the front yard are not desirable (although they are allowed by code if not within the front yard setback), and recommends a condition of approval to require all AC units to be behind the house or on the side of the house and screened with landscaping.

The proposed building addition will require that a Design Commission application be submitted and approved prior to building permit issuance. The Engineering Department has determined that the required fee in lieu of detention is \$3,805, which will be required at time of building permit issuance for the home addition.

There are no landscape and/or tree preservation issues as landscape and tree preservation plans are only required for subdivisions which create three or more new lots.

Parking:

According to the Village's Subdivision Control Regulations and Zoning Ordinance, a traffic study is only required for residential subdivisions that involve at least 100 dwelling units or more. Since the petitioner is proposing single-lot consolidation, no traffic study is required.

RECOMMENDATION

The Staff Development Committee reviewed the proposed subdivision and setback variation and recommends approval of the project subject to the following conditions:

1. Final Plat of Subdivision shall be required.
2. Prior to building permit issuance a \$3,805 fee-in-lieu of onsite detention shall be required.

3. All AC units shall be located in the rear yard. Alternatively, AC units may be located within the side yard provided that they be screened with landscaping as determined suitable by the Village.
4. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

September 21, 2018

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
PC# 18-016

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON SEPTEMBER 26, 2018, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 18-016, a Preliminary Plat of Subdivision to consolidate two lots into one lot on the subject property, said property located at 608-614 North Haddon Avenue, Arlington Heights, IL, legally described as:
PARCEL 1: THE NORTH 66 FEET OF THE SOUTH 297 FEET OF THE EAST 165 FEET OF BLOCK 11 IN D. W. MILLER'S ARLINGTON HEIGHTS ACRE ADDITION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PARCEL 2: THE NORTH 66 FEET OF THE SOUTH 231 FEET OF THE EAST 165 FEET OF BLOCK 11, MEASURED FROM THE CENTER OF STREET, (EXCEPT THE WEST 9 FEET OF THE SOUTH 17.7 FEET OF SAID TRACT), IN D. W. MILLER'S ARLINGTON HEIGHTS ACRE ADDITION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS
As part of said petition, certain variations may be necessary as determined 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, TDD# (847) 368-5794.
Terrance Ennes, Chairman
ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald September 11, 2018 (4508901)

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, North Aurora, Bannockburn, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Crystal Lake, Deerfield, Deer Park, Des Plaines, Elburn, East Dundee, Elgin, South Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Franklin Park, Geneva, Gilberts, Glenview, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Highland Park, Highwood, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Montgomery, Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods, Rolling Meadows, Rosemont, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Hollow, St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Hills, Volo, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, Wildwood, Wilmette

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 September 11, 2018 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.

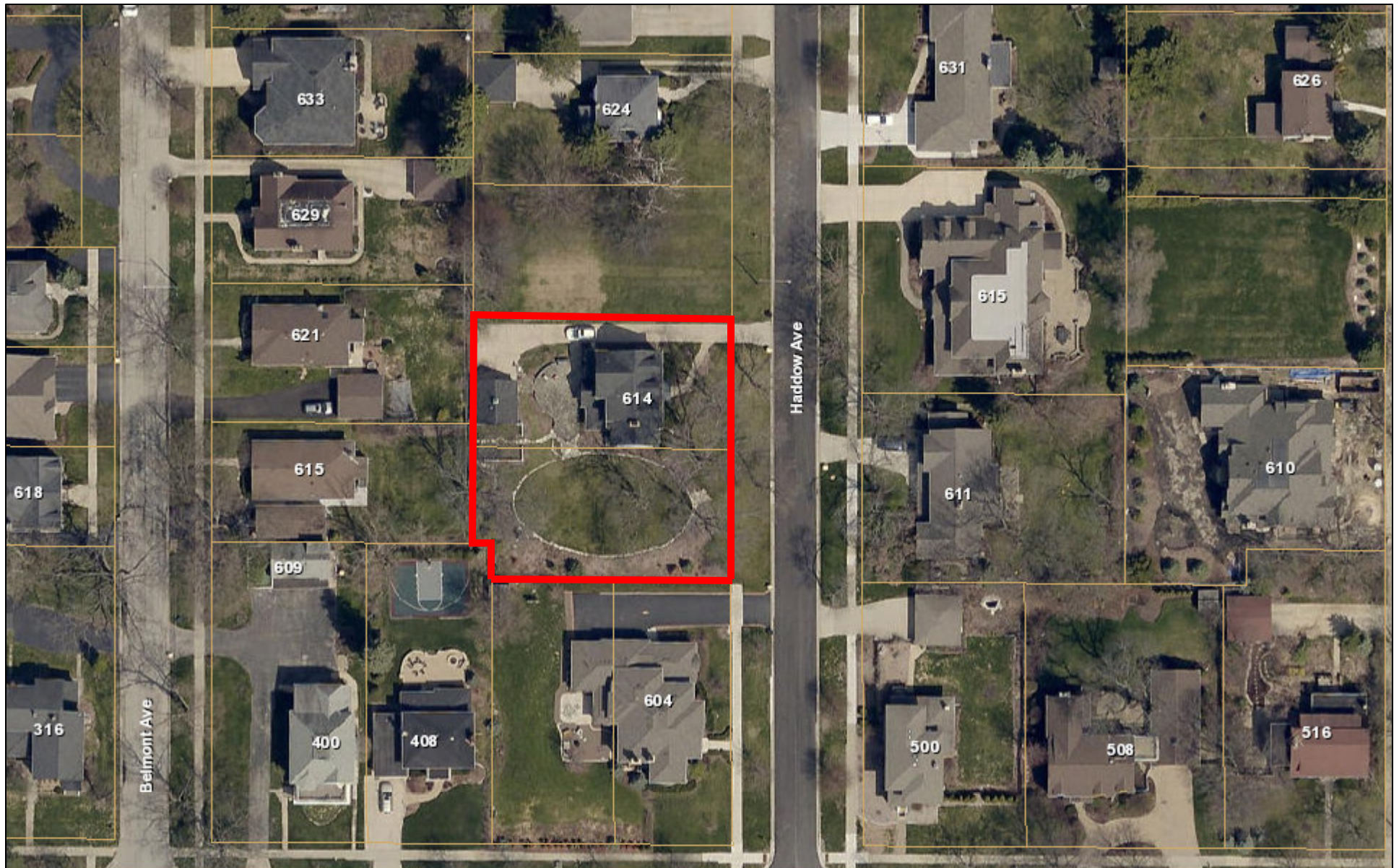
PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Danula Baltz*
Authorized Agent

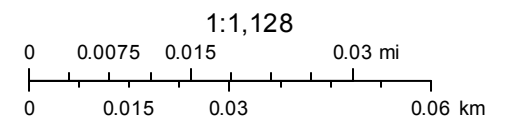
Control # 4508901

RECEIVED
SEP 17 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Aerial - 614 N. Haddow



April 19, 2018



REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL ON:

May 9, 2018

Project Title: 614 N. Haddow Ave. Lot Consolidation
Address: 608-614 N. Haddow Ave.
Petitioner: Robert Flubacker
Robert Flubacker Architects, Ltd.
1835B Rohlwing Rd.
Rolling Meadows, IL 60008

Requested Action:

1. Preliminary Plat of Resubdivision to consolidate the two lots into one.

Variations Required:

- None identified at this time

Attendees:

Terry Kurzynski, Homeowner
Robert Flubacker, Project Architect/Petitioner
Jay Cherwin, Plan Commissioner
Bruce Green, Plan Commissioner
John Sigalos, Plan Commissioner
Lynn Jensen, Plan Commissioner
Sam Hubbard, Development Planner
Jake Schmitt, Assistant Planner

Project Summary:

The subject property consists of two platted lots of record. The first lot contains the single-family home located at 614 N. Haddow, the second lot is addressed 608 N. Haddow and is currently vacant and serves as an additional yard/landscape area for the home at 614 N. Haddow. Both lots are owned by the resident at 614 N. Haddow Avenue, and each lot is approximately 66 feet by 132 feet. The 614 N. Haddow lot is 10,890 square feet, and the 608 N. Haddow lot is 10,730 square feet (although the Plat of Survey shows the property as including 33 feet of Haddow Avenue within the boundaries of the property which land must be dedicated to the Village). A previous owner of the vacant lot had applied for a variation in 2001 to make the vacant lot buildable, but the request was rejected by the Zoning Board of Appeals. The vacant lot was later obtained by the owner of 614 N. Haddow and has served as a portion of his yard ever since.

If approved, the combined lots would yield a 17,424 square foot singular lot (which takes into consideration the required ROW dedication) that would be 132 feet wide. The petitioner would construct an addition to the southern and western elevations of the home, which would result in an approximately 7,000 square foot residence when complete. The existing two-car detached garage would be removed from the rear yard, and a new 3-car attached garage would be added to the home. The driveway on the north side of the house would be removed and returned to landscaping, and a new driveway would be constructed at the southern side of the site.

Meeting Discussion:

Mr. Kurzynski explained that the project started out as simply a desire to create additional garage space to park his vehicles, and it led to a need to create mudroom, which in turn led to updating the kitchen, and eventually the project encompassed a large addition to the home as is currently proposed. The existing house does not have a very conducive layout for his family, and one of the goals of the project was to open the house up so that thing weren't so chopped up. The basement would be extended as part of this project.

Commissioner Green asked if they would be making the basement deeper.

Mr. Kurzynski replied that they would be slightly, and that the height of the basement would be around 10 feet. The project would also involve the creation of an outdoor porch space, which would have a wood burning fireplace, a electronic retractable screens, and infrared heating in the roof to allow for use into the winter. The existing detached garage would be demolished and an attached garage is now proposed. The demolition of the garage would free up backyard space for his children to play.

Mr. Hubbard explained that the property existed as two legally platted lots of record, and it wasn't until after 2003 that they both became owned by the same individual. The Subdivision Code stated that only if two contiguous lots have been under common ownership prior to 2003 could these two lots be used together and be considered as one "zoning" lot. In order to accommodate for the proposed addition without any variations, the property had to be consolidated via the subdivision process. The property was zoned R-1 and was shown as "Single Family Detached" on the Comprehensive plan, and the proposed subdivision was compliant with the existing zoning and compatible with the Comprehensive Plan.

A sidewalk would be required along Haddow, which is a code requirement when any property is subdivided. Additionally, the existing lot included 33 feet of land that extended out into Haddow Avenue, and this portion of the property would be required to be dedicated as Right-of-Way as part of the subdivision process. Based on an analysis of the lot sizes in the vicinity, the size of the consolidated lot would be within the range of existing lot sizes in the neighborhood. The required setback for the lot would be based on the existing home on the frontage, and so the petitioner would need to provide information on the setbacks for these existing homes in order to allow staff to determine what the required front yard setback would be.

The petitioner had the option of going through separate preliminary and final plat of subdivision approval hearings, or combining those two into one hearing with the Plan Commission. If they wished to combine both processes into one, they would need to provide final engineering plans within their Plan Commission application, as opposed to simply just preliminary engineering plans.

Mr. Kurzynski asked about engineering plans.

Mr. Hubbard replied that engineering plans needed to show the proposed lot grades, utility connections, and stormwater calculations. Final Plat of Subdivision approval would also require the provision of any required bonds/deposits for required public improvements. The proposed home addition brought the consolidated property close to maxing out on allowable F.A.R., and so staff wanted the petitioner to be aware that this could restrict future additions or detached garages on the site. Finally, a fee in lieu of detention would be required. The subdivision process triggers the need for on-site detention. For small subdivisions, the Village allows this detention to be accommodated within our stormwater system rather than providing an onsite detention area. However, a fee for accommodating the stormwater within the Village's system is required.

Commissioner Cherwin asked the petitioner is they believed that they could address the items raised by staff.

Mr. Kurzynski asked about the requirement to provide a sidewalk. He stated that the project was quite expensive as is, and the additional cost of a sidewalk was not something that he would choose to incorporate if not required. He asked if there was any negotiation on the need for a sidewalk.

Mr. Hubbard responded that the petitioner could request a variation for relief from this requirement, however, he thought that staff would probably not support this variation.

Mr. Kurzynski asked about the bonds/deposits.

Mr. Hubbard explained that the bonds/deposits were needed to guarantee the work done on the sidewalk and any other required public improvements, since eventually those improvements would become the responsibility of the Village to maintain. Therefore, the Village needed assurance that if the improvements were not constructed properly, then there was funding for the Village to bring them up to code standards. He said he believed that the amount of the bond would be 115%

of the overall construction cost of the public improvements.

Commissioner Cherwin said that he didn't have any concerns with the proposal and thought that the petitioner should take the opportunity to streamline the approval process for preliminary and final plat of subdivision in to one hearing, although if there were engineering items that made combination of the process impossible, then obviously those could prevent this.

Mr. Kurzynski asked how the engineering items could hold up the process.

Commissioner Cherwin explained that in order to combine the process, all engineering items such as the design of the sidewalk or the final detention calculations, would be needed upfront with the Plan Commission application. If those plans were not developed yet, then they could still proceed with preliminary plat of subdivision approval and would have to return to the Plan Commission for final plat of subdivision approval once those plans were finalized.

Mr. Hubbard added that final engineering plans would also be required along with any building permit application submittal, so it was a question of whether the petitioner wanted to finalize them now and combine the preliminary and final plat process, or finalize them later and go back before the Plan Commission for final plat of subdivision approval.

Commissioner Jensen asked if the petitioner was required to go through the Design Commission process.

Mr. Hubbard confirmed that the proposed addition would require a Design Commission application.

Commissioner Cherwin asked what was required in the way of stormwater detention details.

Mr. Hubbard replied that the petitioner would need to provide a calculation outlining how much stormwater runoff would be generated on the site.

Commissioner Sigalos said that he did not have any questions and said that he thought it looked like a good project.

Commissioner Green said that he liked to see people combining two smaller lots into one larger lot. He encouraged the petitioner to move forward.

Mr. Flubacker asked if full engineering drawing were needed for the consolidation process.

Mr. Hubbard explained that if they wanted to request only preliminary plat of subdivision approval when they filed an application, only preliminary engineering would be required. This would allow them to proceed to the Plan Commission and Village Board for preliminary plat of subdivision approval. It would also require that they come back before the Plan Commission and Village Board for a second appearance once they provided final engineering plans, and they would receive final plat of subdivision approval at that time. Alternatively, they could provide final engineering at the time of Plan Commission application submittal, and they would receive both preliminary and final plat of subdivision approval at the same time without needing a second appearance before the Plan Commission and Village Board.

Mr. Flubacker asked if the fee in lieu of onsite detention was based on just the change between the existing coverage and the proposed coverage.

Mr. Hubbard responded that they would need to confirm this with the Engineering Department and that he was unsure if they could get credit for the existing impervious surface coverage on the site.

Mr. Flubacker made the point that if they had chosen not to consolidate the two lots and instead asked for variations to allow the proposed building addition, no fee in lieu of detention would be required and the end result of the construction on the lot would be the same.

RECOMMENDATION

The Conceptual Plan Review Committee advised that the petitioner move forward.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Sam Hubbard, Recorder

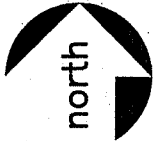
PLAT OF SURVEY

of

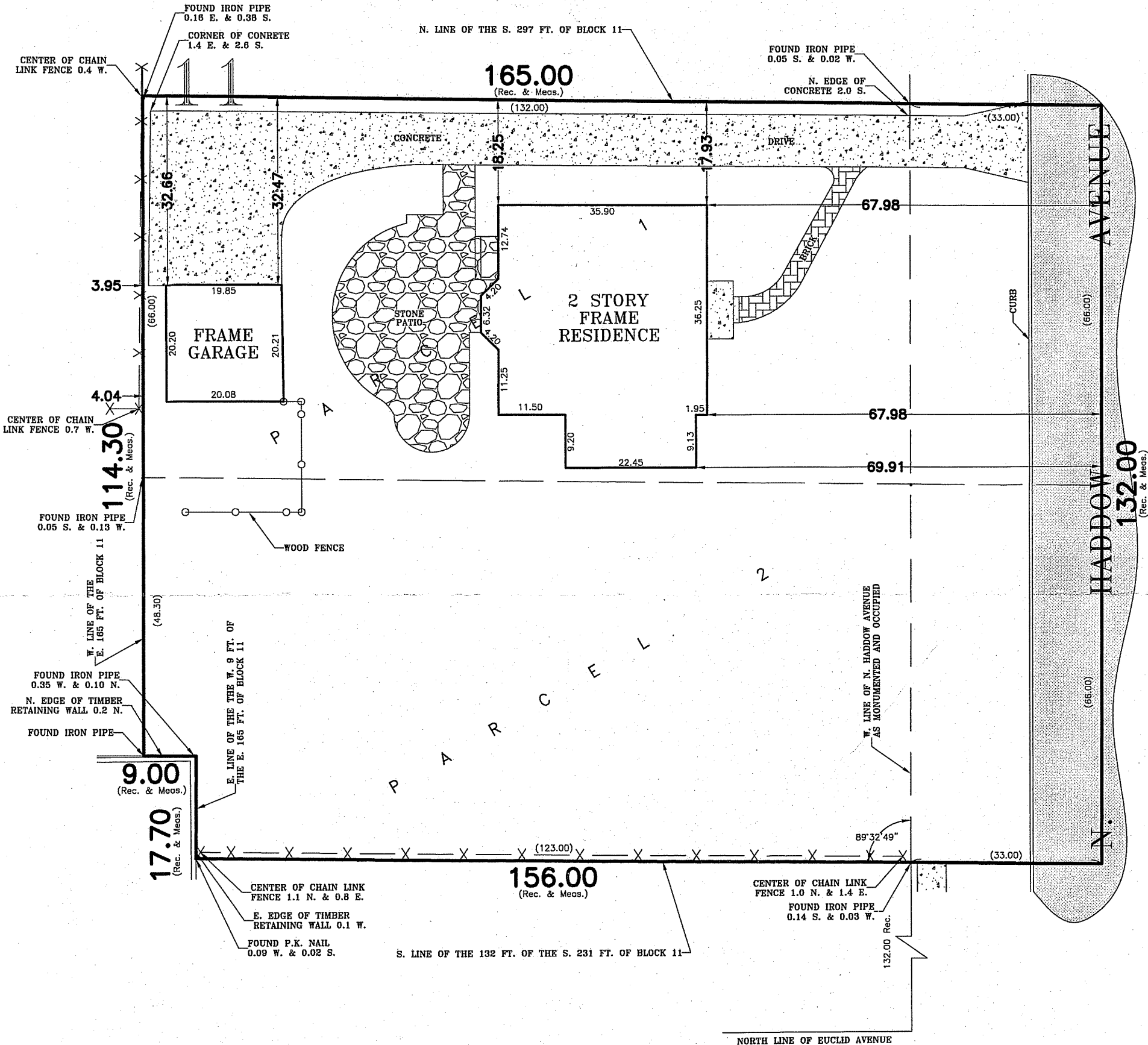
PARCEL 1: THE NORTH 66 FEET OF THE SOUTH 297 FEET OF THE EAST 165 FEET OF BLOCK 11 IN D. W. MILLER'S ARLINGTON HEIGHTS ACRE ADDITION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE NORTH 66 FEET OF THE SOUTH 231 FEET OF THE EAST 165 FEET OF BLOCK 11, MEASURED FORM THE THE CENTER OF STREET, (EXCEPT THE WEST 9 FEET OF THE SOUTH 17.7 FEET OF SAID TRACT), IN D. W. MILLER'S ARLINGTON HEIGHTS ACRE ADDITION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 614 N. HADDOW AVENUE, ARLINGTON HEIGHTS, ILLINOIS



SCALE: 1"=20'



GENERAL NOTES:

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS THE NORTH ARROW INDICATES, AND IS SHOWN TO INDICATE THE ANGULAR RELATIONSHIP OF THE BOUNDARY LINES.
- 4) MONUMENTS, IF SET, DURING THIS SURVEY, REPRESENT THE TRUE CORNERS OF THIS DESCRIPTION AS SURVEYED.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO EXTRAPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.

STATE OF ILLINOIS)
S.S.
COUNTY OF COOK)

SURVEY ORDERED BY: THOMAS D. RESNICK

I, JOSEPH P. MAIKISCH, AS AN EMPLOYEE OF PREFERRED SURVEY INC., DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS
22ND DAY OF MAY

MY LICENSE EXPIRES ON 11/30/2012

P.S.I. NO. 1296617

Professional Design Registration #184-002795



PREFERRED SURVEY, INC.

7845 W. 79TH STREET, BRIDGEVIEW, IL, 60455

Phone 708-458-7845 / Fax 708-458-7855

www.psisurvey.com

Field Work Completed	05/17/12	FLD CREW:	CD/GZ
Land Area Surveyed	PARCEL 1: 10,889.7 Sq. Ft.	CAD:	EH
	PARCEL 2: 10,730.4 Sq. Ft.		
	TOTAL: 21,620.1 Sq. Ft.		
Drawing Revised			



LAND USE VARIATION CRITERIA

Plan Commission PC #18-016

The following variation is being requested:

A required minimum yard variation, encroaching 0'-8.5" into the required minimum established front yard setback of 34.62 feet, to a proposed setback of 33'-11". The encroaching structure is the East wall of a proposed attached garage. (Chapter 28, Section 5.1-3.2(a.))

The following unique circumstances exist:

Due to the requirements of, Section 5.1-3.2(a.) of Chapter 28 of the Municipal Code of Arlington Heights, the front setback is calculated using the average of the existing front setbacks of the block. Due to decisions made by the owners over different periods of time this average results in a setback of 34.62 feet, which is substantially more than the zoning required 25 feet. Additionally, the code discards the existing 12.22 foot setback of the house at 604 North Haddow (adjacent house to the south). Also, if the Village used the front setback of the existing porch at 614 North Haddow (subject property), the resulting average would not require a variation for this proposal.

The property would not yield a reasonable return (hardship) to the owner if the variation was not granted:

Due to the overall size of the lot and the quality of home to be constructed, a side-load three-car garage is in keeping with standards established in the neighborhood. The lot depth of approx. 132 feet is shallow for this size lot. The large front setback pushes the garage farther into the rear yard and minimizes usable back yard space for the family.

The variation, if granted, will not alter the essential character of the locality because:

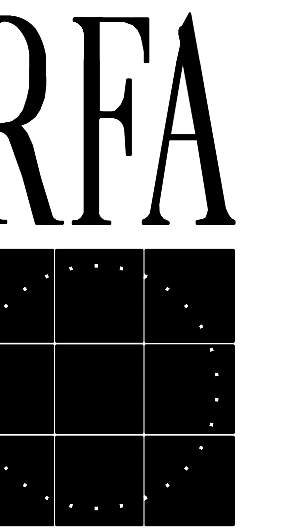
The requested variation will not be the closest setback of the block and is only one foot in front of the existing house. The proposed three-car side-load garage would be consistent with the neighbor to the south and the neighbor across the street. Through significant improvements, updates and exterior enhancements the property will increase in value substantially which will remain consistent with other new projects in the neighborhood. The improved property will fit well within the surrounding while also lending a uniqueness to the property.

RECEIVED

SEP 19 2018

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ALTERATIONS AND ADDITIONS FOR
**THE KURZYNSKI
RESIDENCE**
614 N. HADDOW AVE.
ARLINGTON HEIGHTS, ILLINOIS



ROBERT
LUBACKER
ARCHITECTS
LIMITED

55-B Rohlwing Rd.
Rolling Meadows,
Illinois 60008
47-704-3200

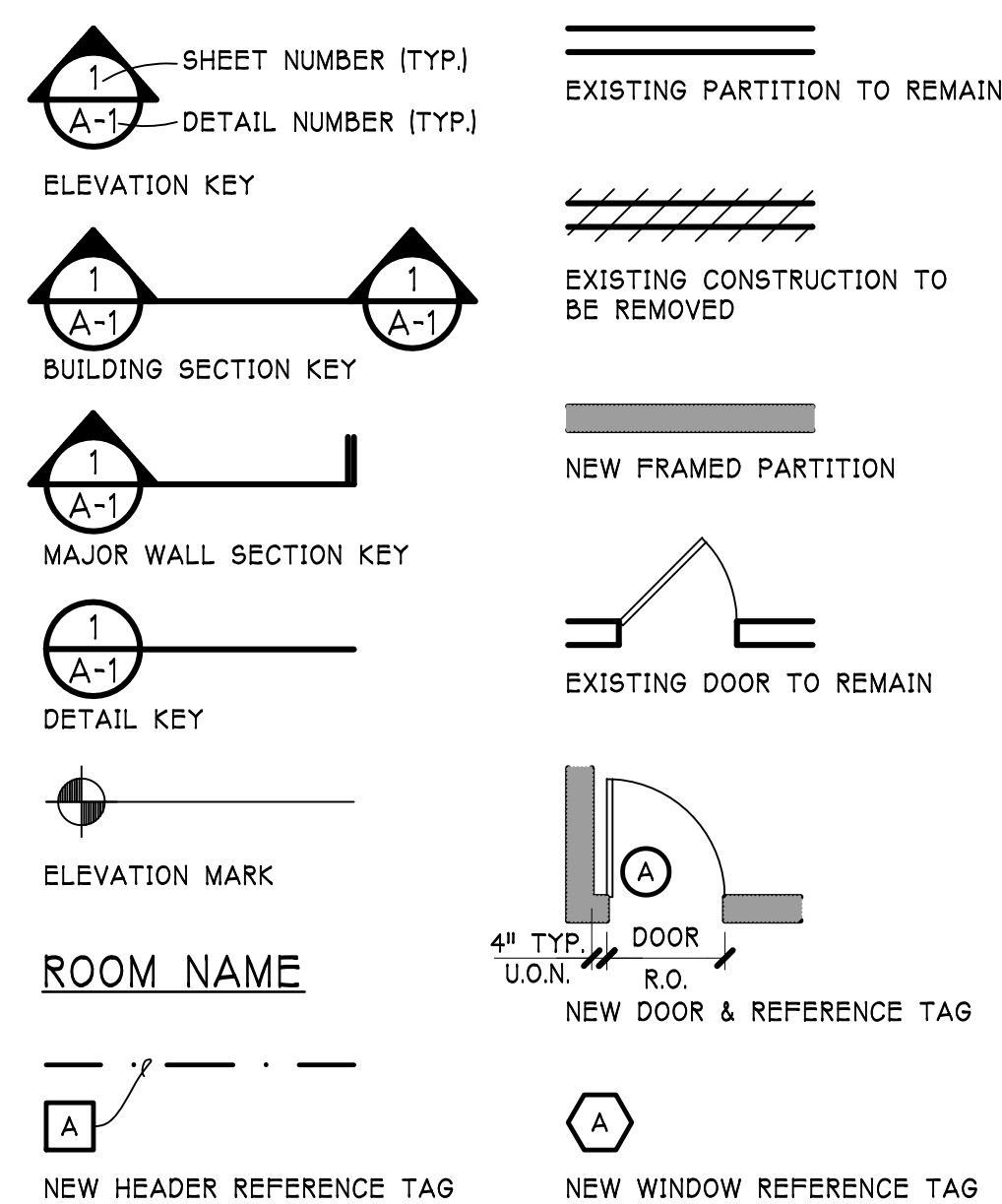
IL Design Firm
#184.001489

THE KURZYNSKI RESIDENCE
614 N. HADDOW AVE.
ARLINGTON HEIGHTS, ILLINOIS

ABBREVIATIONS

9	AT	EXP.	EXPANSION	P.L.M.	PLASTIC LAMINATE
4	ANGLE	F.D.	FLOOR DRAIN	PL.WD.	PLYWOOD
55	FIVE SHELVES	F.F.	FINISH FLOOR	P.S.F.	POUNDS PER SQUARE FOOT
ADJ.	AIR CONDITIONING	FIN.	FINISH	P.S.I.	POUNDS PER SQUARE INCH
A.F.F.	ADJUSTABLE	FIXT.	FIXTURE	P.S.P.	PARALLEL STRAND LUMBER
A.F.F.	ABOVE FINISH FLOOR	FND.	FOUNDATION	P.V.C.	POLYVINYL CHLORIDE
AL.	ALTERNATE	F.O.C.	FACE OF CONCRETE	R.	RADIUS
ALUM.	ALUMINUM	F.O.S.	FACE OF STUD	R.D.	ROOF DRAIN
APPROX.	APPROXIMATE	FRZ.	FREEZER	R&S	ROD & SHELF
ARCH.	ARCHITECTURAL	F.S.	FOOTING SUMP	REBAR.	REINFORCING BAR
B/	BOTTOM OF	F.T.	FOOTING	REF.	REFRIGERATOR
B.D.	BOARD	FURN.	FURNACE	REG.	REGULAR
B.I.	BUILT-IN	GA.	GAUGE	REINF.	REINFORCE
B.O.G.	BUILDING	GALV.	GALVANIZED	RM.	ROOM
B.O.	BY OWNER	GLU-LAM.	GLUE LAMINATED BEAM	R.O.	ROUGH OPENING
B.R.G.	BEARING	GYP.BD.	GYPSUM BOARD	R.C.	SOLID CORE
CAB.	CABINET	HGT.	HEIGHT	S.ECT.	SECTION
CAB.	CABINET	H.M.	HOLLOW METAL	S.H.	SINGLE-HUNG CLOSET ROD
C.I.	CAST IRON	HORIZ.	HORIZONTAL	S.I.M.	SIMILAR
C.J.	CONSTRUCTION JOINTS	H.TG.	HEATING	SUMP PIT	SUMP PIT
C.L.	CENTER LINE	H.V.A.C.	HEATING, VENTILATION,	SPEC.	SPECIFICATION
C.L.	CEILING		AIR CONDITIONING	SQ.	SQUARE
C.M.U.	CONCRETE MASONRY UNIT	H.W.	HOT WATER	STD.	STANDARD
C.N.T.	CASSET OPENING/ CLEAN OUT	INSUL.	INSULATION	ST.	STEEL
COLUMN	COLUMN	INT.	INTERIOR	STOR.	STORAGE
CONC.	CONCRETE	L.	LINEN	STRUCT.	STRUCTURAL
CONC.	CONSTRUCTION	LAM.	LAMINATE	SUSP.	SUSPENDED
CONT.	CONTINUOUS	LAV.	LAVATORY	TOP	TOP OF
C.T.	CERAMIC TILE	LLV.	LONG LEG VERTICAL	T&B.	TOP & BOTTOM
C.W.	CRAW WATER	LVL.	LAMINATED VENER LUMBER	T&G.	TONGUE & GROOVE
D.	DRYER	LAX	MAXIMUM	T.	TELEPHONE
DEMO.	DEMOLITION	M.C.	MEDICINE CABINET	T.M.E.	TO MATCH EXIST.
DIA.	DOUBLE-HUNG CLOSET RODS	MECH.	MECHANICAL	T.O.P.	TOP OF PLATE
DIA.	DIAMETER	MED.	MEDIUM	T.V.	TELEVISION
DIM.	DIMENSION	MICRO.	MICROWAVE	TYP.	TYPICAL
DISP.	DISPOSAL	MIN.	MINIMUM	U.N.	UNLESS OTHERWISE NOTED
DISP.	DISPOSITIVE	MISC.	MISCELLANEOUS	V.C.T.	VINYL COMPOSITION TILE
D.N.	DOWN	M.O.	MASONRY OPENING	V.E.R.T.	VERTICAL
D.S.	DOWN SPOUT	MTL.	METAL	V.I.R.T.	VENT THRU ROOF
D.W.	DISHWASHER	NFB	NON-FREEZE HOSE BIBB	W.	WITH
E.A.	EACH	N.I.C.	NOT IN CONTRACT	W.	WASHER
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM	N.O.	NUMBER	W.C.	WATER CLOSET
ELECT.	ELECTRICAL	NOM.	NOMINAL	WD.	WOOD
ELEV.	ELEVATION	N.T.S.	NOT TO SCALE	WDW.	WINDOW
EJ.	EJECTOR PUMP/ SUMP	O.A.	OVER ALL	WH.	WATER HEATER
EQ.	EQUAL	O.C.	ON CENTER	W.I.C.	WALK-IN CLOSET
EQUIP.	EQUIPMENT	O.H.	OVERHANG	W/O	WITHOUT
EQUIV.	EQUIVALENT	O.P.	OPPOSITE	WT.	WEIGHT
E.W.	EACH WAY	O.V.	OVEN	W.W.F.	WELDED WIRE FABRIC
EXIST.	EXISTING	PERF.	PERFORATED		
		PL.	PLATE		

SYMBOLS



CODE DATA

- ALL CONSTRUCTION SHALL CONFORM WITH THE FOLLOWING:
- 2009 INTERNATIONAL CODE COUNCIL SERIES:
 - INTERNATIONAL BUILDING CODE (IBC)
 - INTERNATIONAL RESIDENTIAL CODE (IRC)
 - INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)
 - INTERNATIONAL FIRE CODE (IFC)
 - INTERNATIONAL FUEL GAS CODE (IFGC)
 - INTERNATIONAL MECHANICAL CODE (IMC)
 - INTERNATIONAL EXISTING BUILDING CODE (IEBC)
 - 2015 ILLINOIS ENERGY CONSERVATION CODE (IECC)
 - 2005 NATIONAL ELECTRICAL CODE (NFPA 70)
 - 2014 ILLINOIS STATE PLUMBING CODE
 - 1997 ILLINOIS ACCESSIBILITY CODE
 - INCLUDING ALL APPROVED LOCAL AMENDMENTS TO THE ABOVE REFERENCED CODES

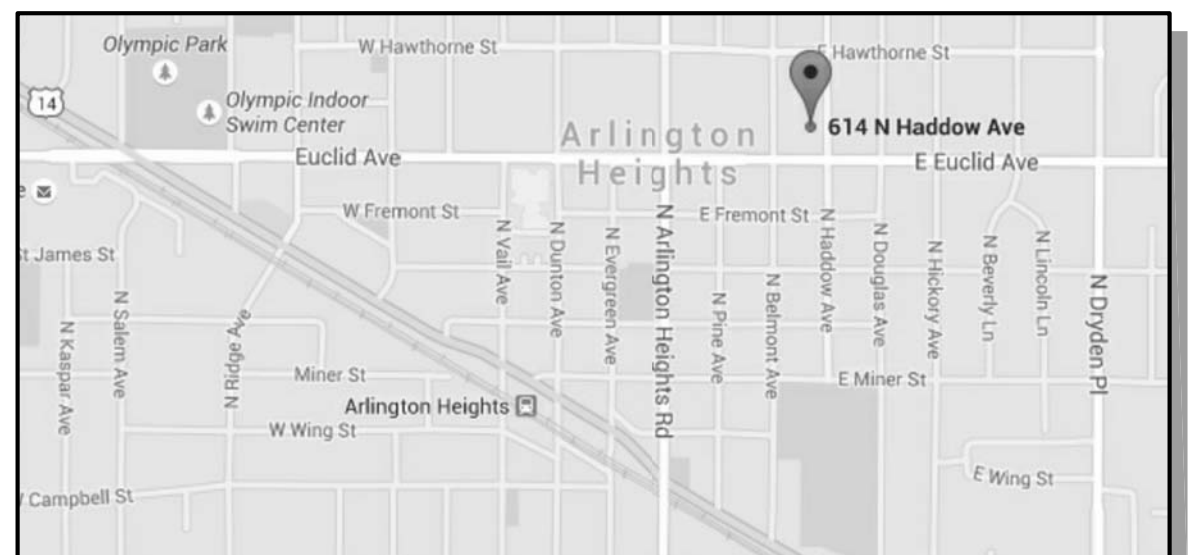
CODE REVIEW

ZONING:	R-3	
<u>LOT AREA:</u>	17,264 SQ.FT.	
<u>BUILDING AREAS:</u>		
FIRST FLOOR	2,776 SQ.FT.	
SECOND FLOOR	2,844 SQ.FT.	
THIRD FLOOR	869 SQ.FT.	
NEW ATTACHED GARAGE	1,045 SQ.FT.	
F.A.R.	CODE	PROPOSED
IMPERVIOUS SURFACE	7,343 SQ.FT.	7,134 SQ.FT.
IMPERVIOUS SURFACE-FRONT	8,632 SQ.FT. @50%	6,024 SQ.FT.
BUILDING: LOT COVERAGE	2,039 SQ.FT. @50%	607 SQ.FT.
	6,042 SQ.FT. @35%	4,223 SQ.FT.

LIST OF DRAWINGS

A-0 TITLE SHEET
A-5-1 SITE PLAN
A-1 FOUNDATION PLAN
A-2 FIRST FLOOR PLAN
A-3 SECOND FLOOR PLAN / THIRD FLOOR PLAN
A-5 EXTERIOR ELEVATIONS
A-6 EXTERIOR ELEVATIONS

LOCATION MAP

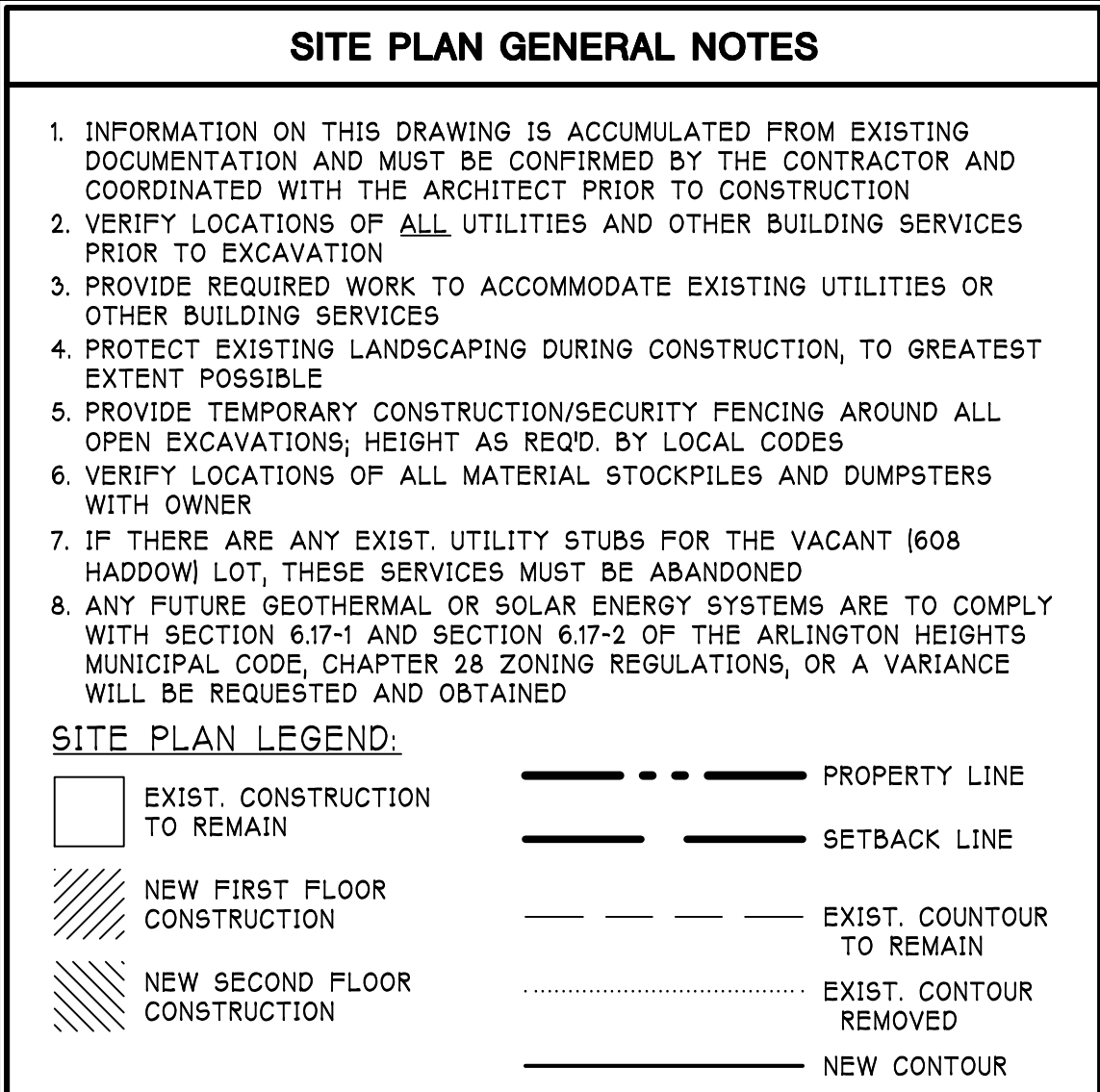


	Description
/18	PLAN COMM
/18	PC-ROUND 1
/18	PC-ROUND 2

2018 R.F.A. LTD.

Project Number
15014

A-0



Address	Property to Structure
630 N. Haddow Ave.	38.08'
626 N. Haddow Ave.	31.06'
624 N. Haddow Ave.	34.39'
614 N. HADDOW AVE. (Subject property)	34.98'
604 N. Haddow Ave.	Discarded, exterior side yard
Total setback =	138.51'
Total # of properties =	4
Average setback =	34.62'

RFA



ROBERT
FLUBACKER
ARCHITECTS
LIMITED

1835-B Rohlwing Rd.
Rolling Meadows,
Illinois 60008
847-704-3200

IL Design Firm
#184.001489

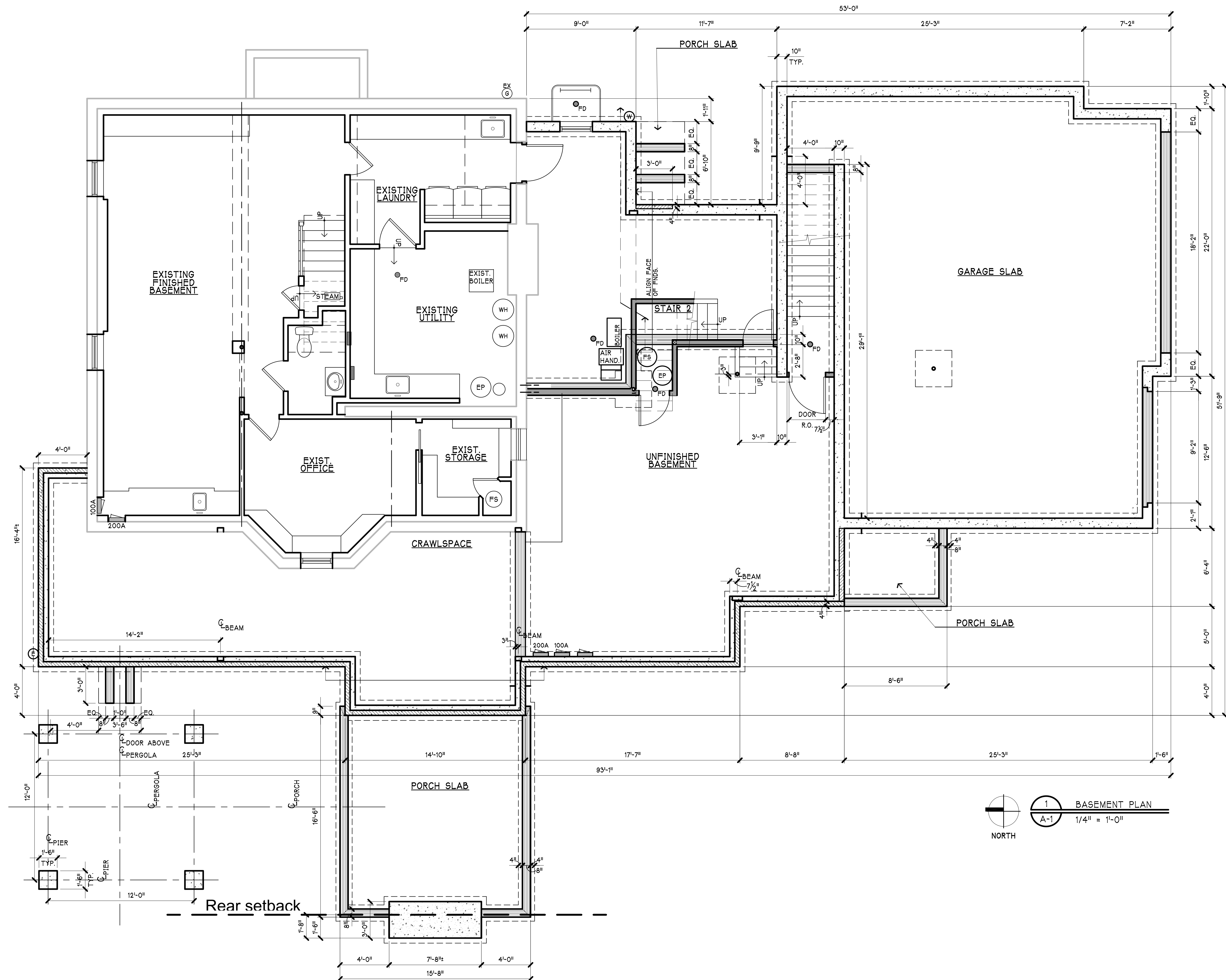
ADDITIONS AND ALTERATIONS FOR
THE KURZYNSKI RESIDENCE
614 N. HADDOW AVE.
ARLINGTON HEIGHTS, ILLINOIS

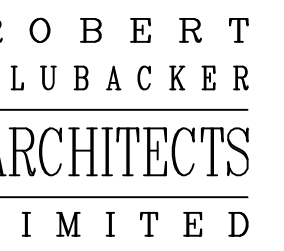
Date	Description
1/18/18	PLAN CO
1/31/18	PC-ROUN
1/19/18	PC-ROUN

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Project Number
15014

AS-1

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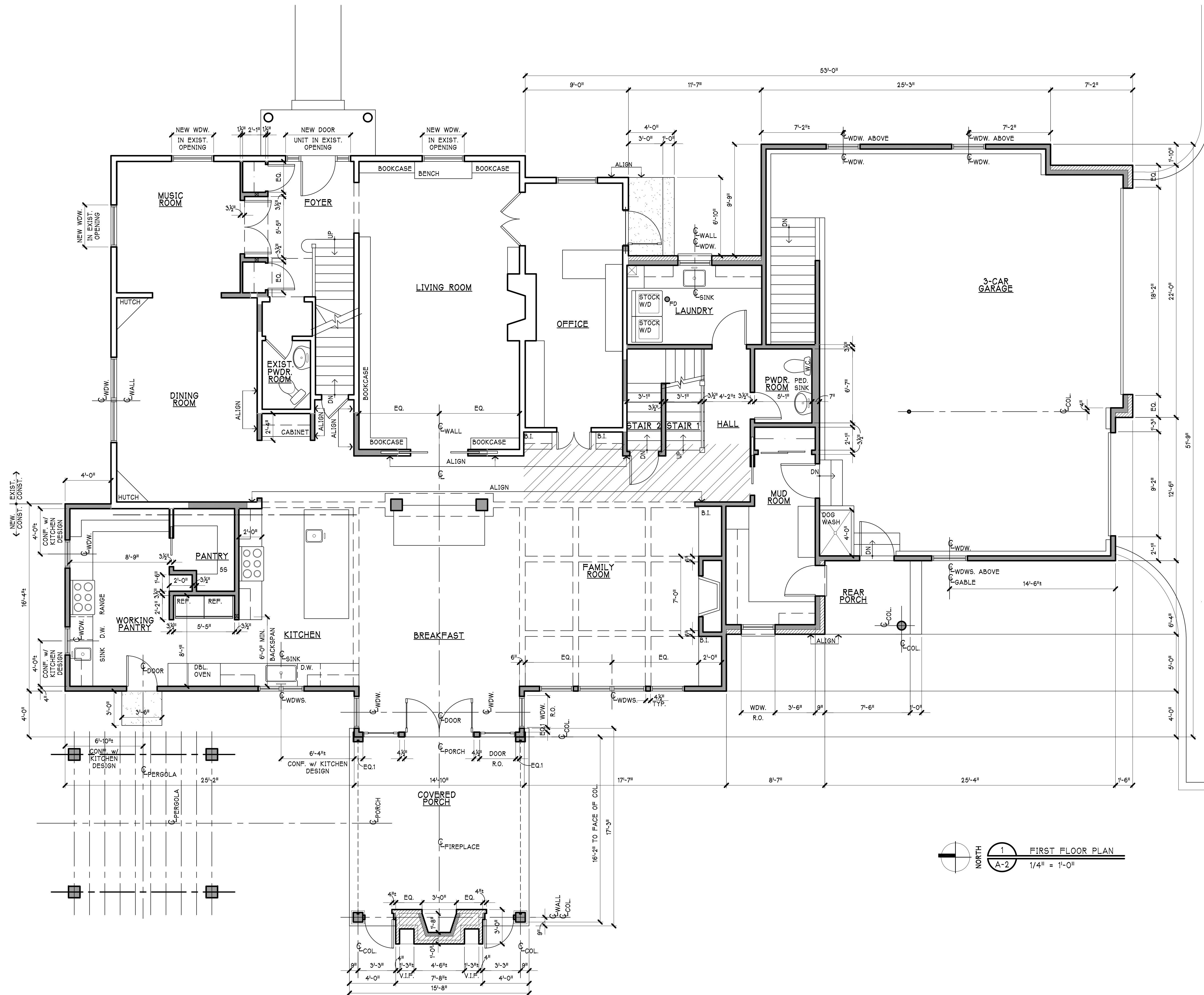


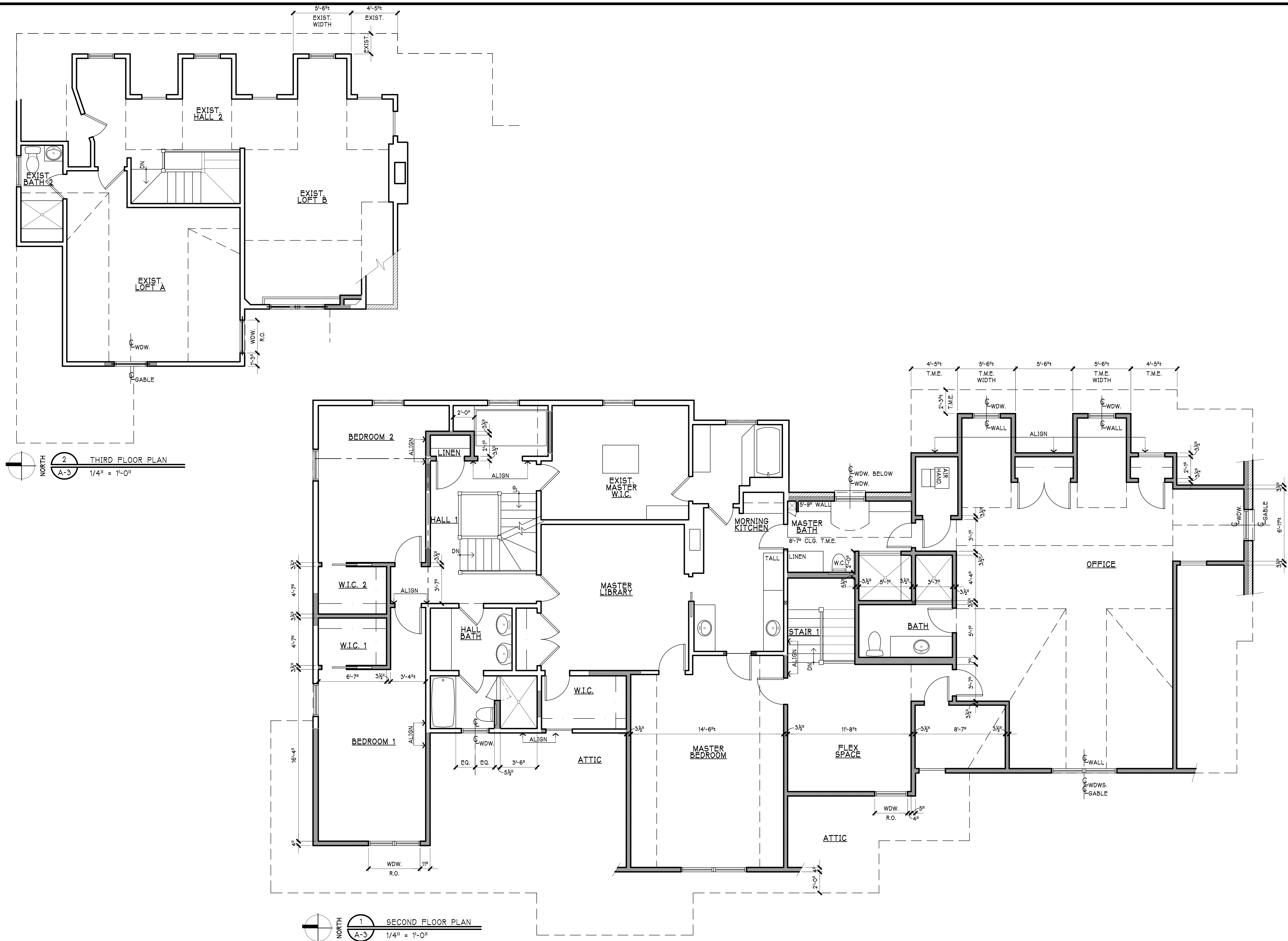
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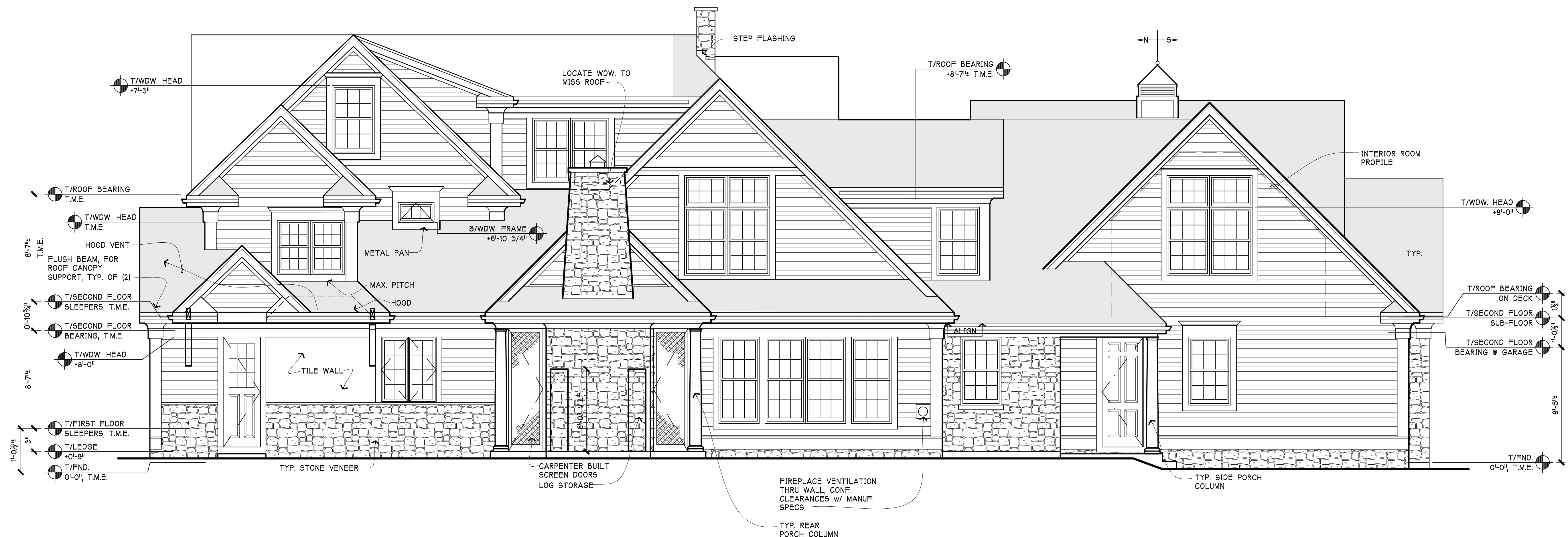
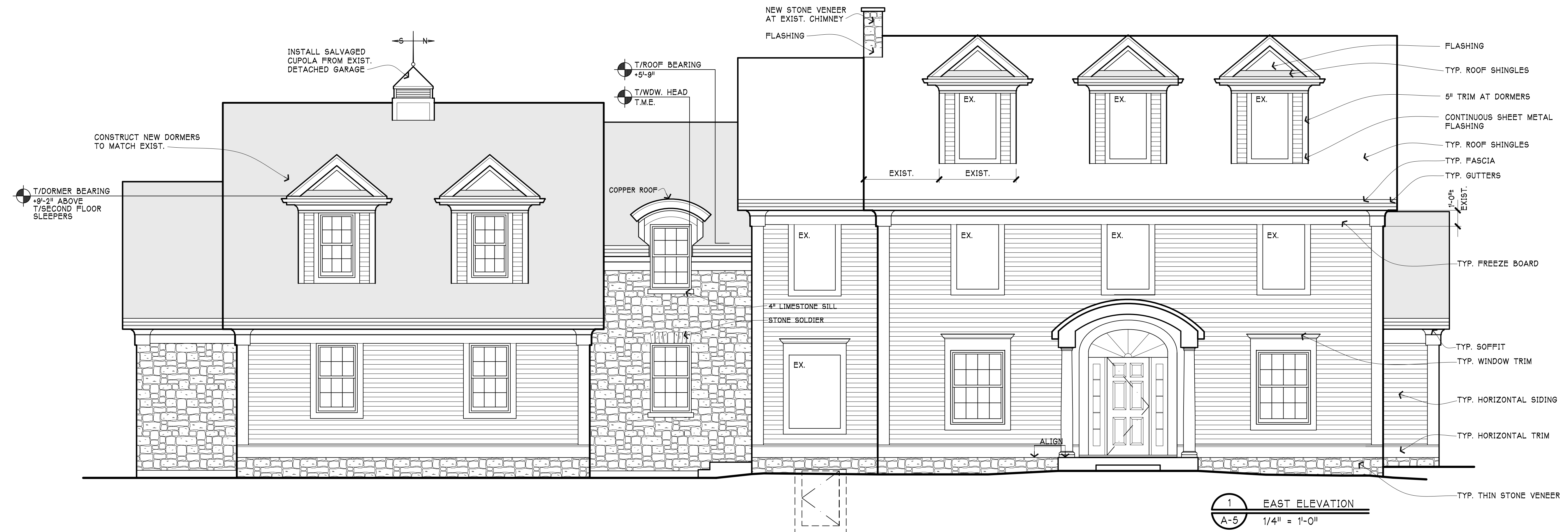
	Description
3/18	PLAN COM

Project Number
15014

A-2









- ### EXTERIOR GENERAL NOTES
1. FINISH GRADE TO BE 6" BELOW (-0'-6") TOP OF FOUNDATION (0'-0")
 2. REFER TO 'ROOF PLAN' (1/A-4) FOR THE FOLLOWING;
 - ROOF PITCHES
 - TYP. OVERHANG AND RAKE DIMENSIONS
 - LOCATIONS OF GUTTERS & DOWNSPOUTS
 3. ALL ROOF DOWNSPOUTS TO DISCHARGE TO GRADE TOWARDS EITHER FRONT OR REAR YARDS
 4. HOUSE ADDRESS NUMBERS TO BE MIN. 6" TALL AND VISIBLE FROM THE PUBLIC WAY
 5. REPLACE AND SEAL EXISTING GABLE VENTS
- DENOTES NEW ROOF CONSTRUCTION

ELEVATIONS MATERIAL LEGEND		
MATERIAL	MANUFACTURER / DESCRIPTION	COLOR
ROOF SHINGLES	'GAR' 'TIMBERLINE' HD SLATE STYLE ASPHALT SHINGLES (NEW AND EXISTING ROOF) w/ 'W' FLASHING (UL LISTED CLASS-C OR BETTER)	-
METAL ROOF	COPPER	-
STONE VENEER	ALLOW \$250.00 / TON	-
HORIZONTAL SIDING	'JAMES HARDI', 4" HARDI-PLANK	-
FASCIA	'JAMES HARDI', 10% T.M.E. HARDI-FASCIA TRIM	-
CORNER TRIM	'JAMES HARDI', 10" HARDI-TRIM w/ CAP	-
WINDOW TRIM	'JAMES HARDI', 5" HARDI-TRIM (3-SIDES) w/ 10" HARDI-TRIM w/ CROWN (AS NOTED ON ELEV.)	-
SOFFIT	'CETRAINTEED' INVISIVENT	-
FRIEZE BOARD	12" HARDI-TRIM (MATCH EXIST. HEIGHT) w/ DENTILS AND CROWN	-
HORIZONTAL TRIM	5/4" x 9 1/4" HARDI-TRIM w/ 1 1/2" CAP	-
CROWN MOULDING	'AZEK' (OR EQUAL) EXTERIOR CROWN MOULDNG	-
PANEL	'AZEK' (OR EQUAL), PANEL w/COVE MOULD	-
PORCH CEILING	BEAD BOARD, FIR	-
COLUMNS @ REAR PORCH	10" SQ. COLUMN w/ BASE AND CAPITAL TO MATCH EXISTING FRONT PORCH COLUMNS	-
COLUMNS @ SIDE PORCH	10" COLUMN w/ BASE AND CAPITAL TO MATCH EXISTING FRONT PORCH COLUMNS	-
RETRACTABLE SCREENS	'PHANTOM SCREENS' EXECUTIVE SERIES RETRACTABLE SCREEN SYSTEM w/ CONCEALED ROLLER INSTALLATION	-
GUTTERS AND DOWNSPOUTS	PRE-FINISHED ALUMINUM OVERSIZED GUTTERS AND OVERSIZED DOWNSPOUTS w/ CONC. SPLASHBLOCKS	-
FLASHING	PRE-FINISHED ALUMINUM FLASHING, 0.024"	-

NOTE: HATCHING DENOTES NEW EXTERIOR FINISH MATERIALS. AREAS NOT HATCHED ARE EXISTING MATERIALS TO REMAIN

1 SOUTH ELEVATION
A-6 1/4" = 1'-0"



2 NORTH ELEVATION
A-6 1/4" = 1'-0"

LAND OWNERS CERTIFICATE

State of Illinois } ss.
County of Cook }

This is to certify that Terry A. and Tanis J. Kurzynski are the sole owners of the property described hereon, who reside in Elementary & Junior High School District--#25, High School District--#214, and Harper Community College District--#512, and that they have caused said property to be surveyed and subdivided as shown hereon, for the uses and purposes therein set forth and do hereby acknowledge and adopt the same under the title herein indicated.

Dated this ____ day of _____, A.D., 2018

Terry A. Kurzynski, Owner

Tanis J. Kurzynski, Owner

NOTARY CERTIFICATE

State of Illinois } ss.
County of Cook }

I, _____ a notary public in and for said County in the State aforesaid, does hereby certify that Terry A. and Tanis J. Kurzynski are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as the sole owners, who appeared before me this day in person & acknowledged that they signed and delivered said instrument of their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this ____ day of _____, A.D., 2018

Notary Public

My commission expires on _____

MORTGAGE CERTIFICATE

STATE OF ILLINOIS } S.S.
COUNTY OF COOK }

_____ AS MORTGAGEE OF THE PROPERTY (Mortgage Loan: #_____)

COMMONLY KNOWN AS 614 NORTH HADDOW AVENUE, ARLINGTON HEIGHTS, IL. DOES HEREBY

CONSENT TO THE KURZYNSKI FINAL PLAT OF RESUBDIVISION OF THE PROPERTY DESCRIBED HERON.

Dated this ____ day of _____, A.D., 2018

(Bank Officer)

Deed of Dedication

We, the undersigned, Terry A. and Tanis J. Kurzynski, owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the plat. This subdivision shall be known and designated as Kurzynski Resubdivision,an addition to the Village of Arlington Heights, Cook County, Illinois.

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.

The right to enforce these provisions by injunction, together with the right to the removal, by due process of law, of any structure or part thereof erected or maintained in violation, is hereby dedicated to the public.

WITNESS our hands and seals this ____ day of _____, 2018.

Terry A. Kurzynski

Tanis J. Kurzynski

State of Illinois)
County of Cook) S.S.

Before me the undersigned Notary Public, in and for the County and State aforesaid, personally appears Terry A. and Tanis J. Kurzynski each separately and severally acknowledged the execution of the foregoing instrument as their voluntary act and deed, for the purposes therein expressed.

WITNESS my hand and notarial seal this ____ day of _____, 2018.

Notary Public

KURZYNSKI RESUBDIVISION

WIDE OPEN WEST,LLC CABLE CERTIFICATE

Easement Approved & Accepted

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

SIGNED: _____ DATED: ____ - ____ - ____

TITLE: _____

ATT/SBC COMMUNICATIONS CERTIFICATE

Easement Approved & Accepted

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

SIGNED: _____ DATED: ____ - ____ - ____

TITLE: _____

COMMONWEALTH EDISON/EXCELON CERTIFICATE

Easement Approved & Accepted

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

SIGNED: _____ DATED: ____ - ____ - ____

TITLE: _____

COMCAST CABLE CERTIFICATE

Easement Approved & Accepted

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

SIGNED: _____ DATED: ____ - ____ - ____

TITLE: _____

NORTHERN ILLINOIS GAS COMPANY CERTIFICATE

Easement Approved & Accepted

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

SIGNED: _____ DATED: ____ - ____ - ____

TITLE: _____

PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE RESERVED FOR & GRANTED TO THE VILLAGE OF ARLINGTON HEIGHTS AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF ARLINGTON HEIGHTS, INCLUDING, BUT NOT LIMITED TO: WIDE OPEN WEST CABLE, COMCAST CABLE, ATT/SBC COMMUNICATIONS, COMMONWEALTH EDISON/EXCELON AND NORTHERN ILLINOIS GAS CO. AND THEIR SUCCESSORS AND ASSIGNS OVER ALL THE AREAS DEFINED AS PUBLIC UTILITY EASEMENTS ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVELAGE AND AUTHORITY TO CONSTRUCT, RE-CONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPUTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OVER, UPON, ALONG UNDER AND THROUGH SAID VINDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR THE NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK AND THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM AND REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN, OR LATER, INTERFERE WITH THE AFORESAID USES OR RIGHTS AND SAID GRANTEE SHALL REPLACE AND RESTORE THE SURFACE TO ITS EXISTING CONDITION AT ANY TIME IN THE FUTURE THAT SAID SURFACE IS DISTURBED BY GRANTEE IN THE COURSE OF REPAIRING, MAINTAINING AND OPERATING SAID UTILITIES. WHERE A PUBLIC UTILITY EASEMENT IS USED BOTH FOR SEWER AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE VILLAGE AS TO DESIGN AND LOCATION AND ALL INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF ARLINGTON HEIGHTS.

COUNTY CLERK CERTIFICATE

State of Illinois } ss.
County of Cook }

I, _____ County Clerk of Cook County, do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, and no redeemable tax sales against any of the land included in the annexed plat.
I further certify that I have received all statutory fees in connection with the annexed plat.

Given under my hand and seal at _____, Illinois this ____ day of _____, 2018

By: _____

County Clerk

This plat submitted for recording by: (name) _____

(address) _____

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE ABOVE PLAT.

THIS _____ DAY OF _____, 20____

VILLAGE COLLECTOR

DIRECTOR OF ENGINEERING CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

APPROVED BY THE DIRECTOR OF ENGINEERING OF ARLINGTON HEIGHTS.

THIS _____ DAY OF _____, 20____

Director of Engineering

VILLAGE OF ARLINGTON HEIGHTS CERTIFICATE

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 (6) MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

PLAN COMMISSION CERTIFICATE

APPROVED BY AT PLAN COMMISSION MEETING HELD ON: _____, ____ , 20__

PLAN COMMISSION CHAIRMAN

SECRETARY

VILLAGE BOARD CERTIFICATE

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD ON: _____, ____ . 20__

VILLAGE PRESIDENT

VILLAGE CLERK

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

TO THE BEST OF OUR KNOWLEDGE & BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH RESUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS WILL BE MADE BY THE SUBDIVISION LAND OWNERS FOR COLLECTION & DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH THE GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION IN THE RESUBDIVISION.

DATED THIS _____ DAY OF _____ A.D., 20____

ILLINOIS REGISTERED PROFESSIONAL ENGINEER

OWNER OR ATTORNEY

SEND TAX BILL TO:

Name: Terry A. Kurzynski
614 North Haddow Avenue
Arlington Heights, Illinois 60004



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.

RECEIVED
AUG 07 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

BUILDING DEPARTMENT

1A

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

RECEIVED

JUL 26 2018

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

Dr. Lay 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

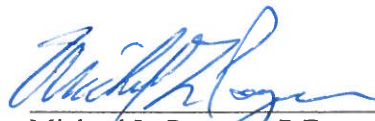
RECEIVED
AUG 15 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

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)

RECEIVED
AUG 07 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Name

8/6/2018

Detention Calculation Verification PC# 15-000

Site Requirements

Site Area = 0.396 Acres
Allowed Release Rate (Area x 0.18cfs/Ac) = 0.071 cfs
Weighted "C" Factor = 0.657
Pervious= 0.258 Acres
Impervious= 0.138 Acres
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	Free Flow	Submerged Flow
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

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.)

1. GENERAL COMMENTS:

No comments from this Department

RECEIVED
JUL 27 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Jeff Bohner  7/26/18

Environmental Health Officer

Date

James McCalister  7/26/18

tor

Dir
Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>18-016</u>	P.I.N.# <u>03-29-123-017 (608) & 03-29-123-006 (614)</u>
Petitioner: <u>Robert Flubacker Architects, Ltd.</u>	Location: <u>608-614 N. Haddow Ave.</u>
(see contact info below)	Rezoning: _____ Current: <u>R-3</u> Proposed: _____
	Subdivision: <u>✓</u>
	# of Lots: _____ Current: <u>2</u> Proposed: <u>1</u>
Owner: <u>Terry A. Kurzynski and Janis J. Kurzynski</u>	PUD: _____ For: _____
<u>614 N. Haddow Ave., Arlington Heights, IL</u>	Special Use: _____ For: _____
<u>312-391-6075 (cell); terryk@halock.com</u>	Land Use Variation: _____ For: _____
Contact Person: <u>Robert Flubacker</u>	
Address: <u>1835 Rohlwing Rd. Suite B</u>	Land Use: _____ Current: <u>Single Family</u>
<u>Rohlwing Meadows, IL 60008</u>	Proposed: <u>same</u>
Phone #: <u>847-704-3200</u>	Site Gross Area: <u>17,264 sq ft</u>
Fax #: _____	# of Units Total: _____
E-Mail: <u>rfaltd@aol.com</u>	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

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

Comments:

SEE ATTACHED COMMENTS

Sam Furber 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:

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.)

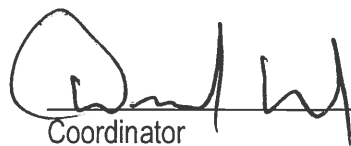
LANDSCAPE & TREE PRESERVATION:

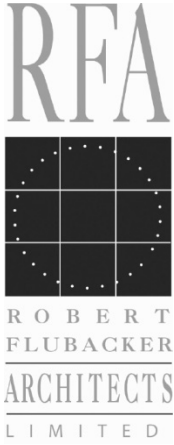
1. Complies with Tree Preservation Ordinance
2. Complies with Landscape Plan Ordinance
3. Parkway Tree Fee Required
(See below.)

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

Comments:

NO COMMENTS

 8/2/18
 Coordinator Date



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

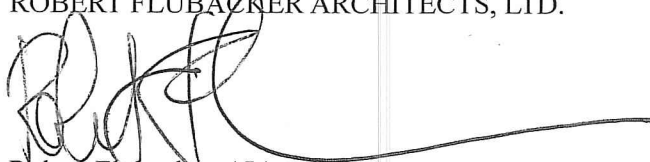
8. So noted.
9. No part of the existing basement is more than half-above established finished grade.
10. Proposed lot coverage has been updated to include the mentioned items. See A-0.
11. Stray rectangle was a "typo" and has been removed. See AS-1.
12. The AC units have been removed from the site plan 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

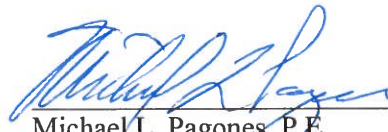
enc.

PLAN COMMISSION PC #18-016
608-614 N Haddow Ave
Subdivision for Lot Consolidation
Round 2

8. The responses by the petitioner to comments #1, 2, 3 & 5 are acceptable.
9. The response by the petitioner to comment #4 is unacceptable. The material and construction for the new combination concrete curb and gutter shall conform to the requirements of Section 606 of the Standard Specifications for Road and Bridge Construction, latest edition. The pavement patch should be revised to meet current Village standards of 1 ½" bituminous surface course, 1 ½" bituminous binder course, 6" bituminous aggregate mixture base course, and 4" granular sub-base. This item can be addressed at permit submittal.
10. The response by the petitioner to comment #6 is unacceptable. Regarding the proposed new sidewalk, if unsuitable material is present at the proposed subgrade, the unsuitable material shall be removed to a minimum of 5" below the proposed subgrade and replaced with approved and properly compacted CA-6 grade 8 or 9 crushed gravel. This item can be addressed at permit submittal.

Plat of Resubdivision:

11. The response by the petitioner to comment #7 is acceptable.

 9/10/18
Michael L. Pagones, P.E. Date
Interim Director of Engineering

Fee-in-lieu of Detention = \$3,805.00

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SEP 11 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Planning & Community Development Dept. Review

August 6, 2018



REVIEW ROUND 1

Project: 614 N. Haddow Ave.
Proposed Subdivision

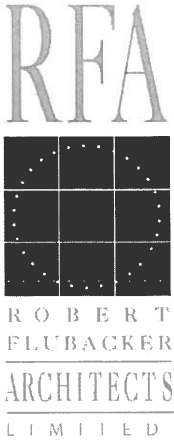
Case Number: PC 18-016

General:

21. The responses to comments #7 - #11, #16 - #18, and #20 are acceptable:
22. The response to comment #12 is noted. A condition of approval will be added to require that the AC units shall not be located in the front yard and shall be screened from view from the street.
23. The response to comment #13 is noted. Please note that all parts of both the fireplace and chimney (as measured from their exterior) must be entirely located outside of the rear yard setback. If any part of these elements fall within the setback area, a variation would be required. The drawing makes it appear that the rear of the chimney area encroaches into the rear yard setback.
24. The response to comment #14 is noted. All generators shall be designed to conform to the setback requirements.
25. The response to comment #15 is unacceptable. The setback calculations are incorrect in that they include a front yard measurement that is actually a side yard measurement (604 N. Haddow). Please revise the calculations to show the average being 34.62'. Please confirm the proposed front yard setback to be no less than 34.62'. Additionally, please change all references to the required front yard setback on the Plat of Survey to 34.62'.
26. The response to comment #19 is noted. Please note that the code section originally quoted to you for the language associated with the asterisk has changed to 5.1-3.2(a). Please revise the language on the Plat from 5.1-3.6(a) to read 5.1-3.2(a).
27. What are the proposed homes setback distances to the east, west, north, and southern property lines?

Prepared by:

Sam J. [Signature]



September 19, 2018

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

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

Sam Hubbard,

This letter will serve as our response to the, Plan Commission – Review Round 2, comments for the above referenced address. Please see attached drawings.

Public Works (2)

1. Added note to abandon water service at the city main. See AS-1.
2. Added note about sanitary to be connected to overhead service. AS-1.

Engineering Department (3)

8. Acceptance of previous comments so noted.
9. Pavement patching to meet all Village standards. Will be corrected at permit application.
10. Sidewalk preparation requirements is noted. Will be revised at permit application.
11. So noted.

Planning & Community Development Department (7)

21. Acceptance of previous comments so noted.
22. (Previous #12) Comment concerning AC units not allowed in the front yard and screened from street view is noted.
23. (Previous #13) The masonry construction of the chimney, fireplace and foundation is intended to encroach a maximum of 1'-8" into the rear yard.
24. (Previous #14) Generator comment is noted.
25. (Previous #15) Updated setback calculations to 34.62'. Proposed attached garage setback is 33'-11", thus encroaching 8.5" into the required front yard. Therefore, we will seeking a variation for Required Minimum Yards (Chapter 28, Section 5.1-3.2(a)). See attached Land Use Variation Criteria.
26. (Previous #19) Revised code section to 5.1-3.2(a) on Plat of Resubdivision.
27. Included remaining setbacks to the proposed building, The proposed North setback is 13'-11"; East setback is 34'-0"; South setback is 25'-0"; West setback is 30'-3" (to face of column at covered porch.)

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

Sincerely,
ROBERT FLUBACKER ARCHITECTS, LTD.


Joseph Sprenger
Project Manager

enc.

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DEVELOPMENT DEPARTMENT



Item: 703-709 & 715-723 W. Algonquin Rd. - PC#17-013

Department: Planning & Community Development

BACKGROUND

On May 21, 2018, the Village Board approved Ordinance #18-014 authorizing Preliminary Plat of Subdivision approval to consolidate the subject property into one lot. This approval was subject to ten conditions, one of which had to be resolved prior to Final Plat of Subdivision approval.

Recommendation

Staff recommends that the Plan Commission recommend approval of the Final Plat of Subdivision, subject to the following condition:

1. Prior to appearing before the Village Board for Final Plat of Subdivision approval, the petitioner shall enter into an Estoppel Agreement with the Village, which agreement shall state that the Petitioner will not object to the establishment of a Special Assessment for public improvements within the Meijer Drive Right-of-Way.

ATTACHMENTS:

Description

Memo
Final Plat of Subdivision
Final Plat - Round 1 Comments
Final Plat - Round 1 Comments -
Petitioner Response
Final Plat - Round 2 Comments
Final Plat - Round 2 Comments -
Petitioner Response
Final Plat - Round 3 Comments
Final Plat - Round 3 Comments -
Petitioner Response

Type

Memorandum
Exhibits
Correspondence
Correspondence
Correspondence
Correspondence
Correspondence
Correspondence



Memorandum

To: Chairman Ennes and Members of the Plan Commission
CC: Randy Recklaus, Village Manager
All Department Heads
From: Sam Hubbard, Development Planner
Date: 9/21/2018
Re: PC #17-013: 703-709 & 715-723 W. Algonquin Rd.

On May 21, 2018, the Village Board approved Ordinance #18-014 authorizing Preliminary Plat of Subdivision approval to consolidate the subject property into one lot. This approval was subject to ten conditions, one of which had to be resolved prior to Final Plat of Subdivision approval. This condition is outlined below:

1. Final Plat of Subdivision approval shall be required. Prior to Final Plat of Subdivision approval, the following items shall be required:
 - a. IDOT review and approval of the proposed development.
 - b. Petitioner shall be responsible for design, construction, and installation of all off-site roadway improvements required by the proposed development. This may include, but shall not be limited to, proportional contributions towards any improvements required to Meijer Drive as determined necessary by the Village of Arlington Heights.
 - c. Petitioner shall work with the Village of Arlington Heights to resolve issues raised by the City of Rolling Meadows, to the satisfaction of the Village of Arlington Heights.

Relative to condition 1a, IDOT has signed the Final Plat of Subdivision document and therefore this condition has been met.

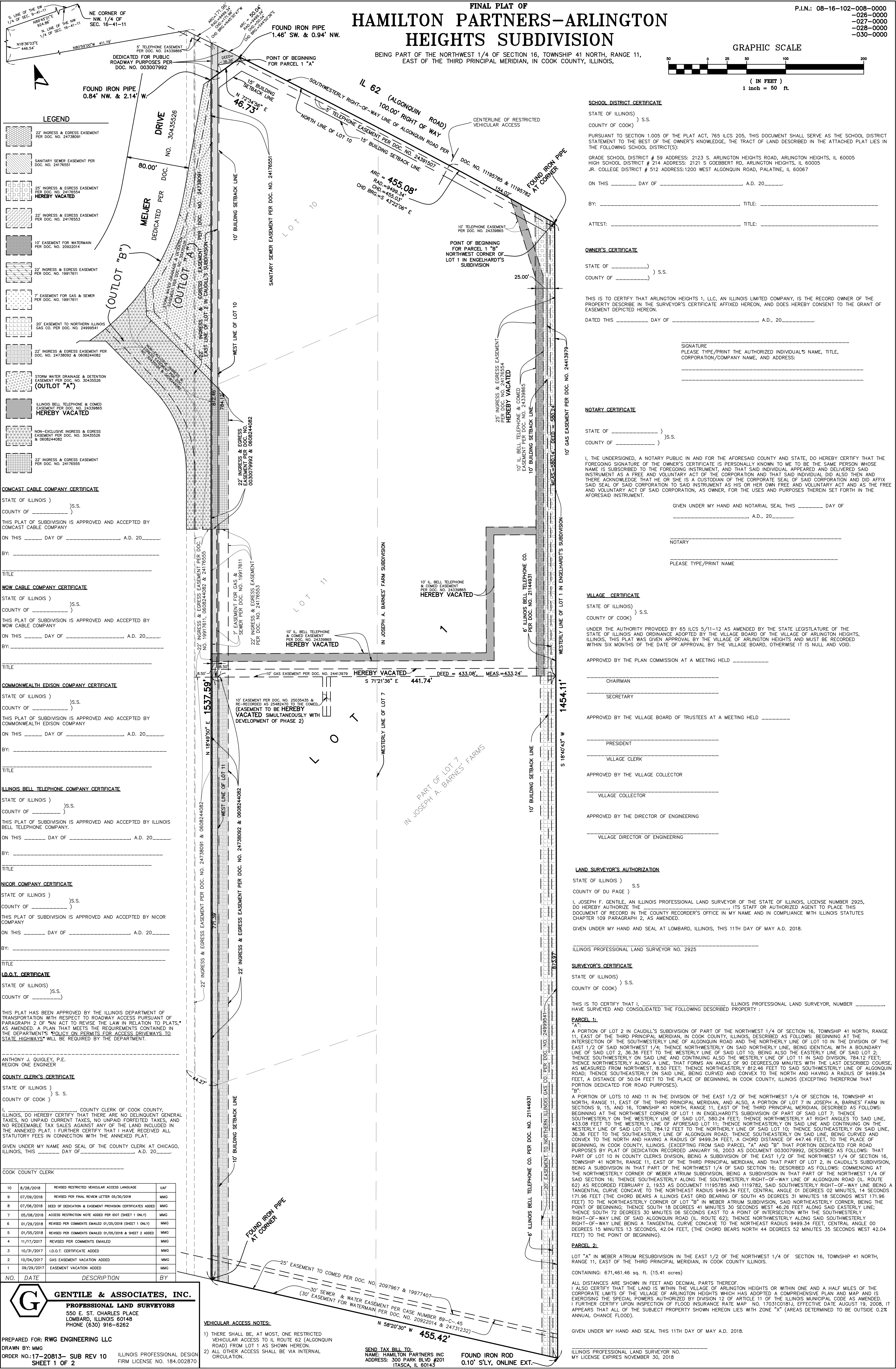
Relative to condition 1b, the petitioner has verbally agreed to an Estoppel Agreement that would restrict their right to object to a future special assessment on the property for roadway improvements to Meijer Drive. The execution of this document will satisfy the Village's concerns regarding off-site improvements, however, since the document has not yet been executed, a condition of Final Plat of Subdivision approval will require the execution of this document prior to appearing before the Village Board.

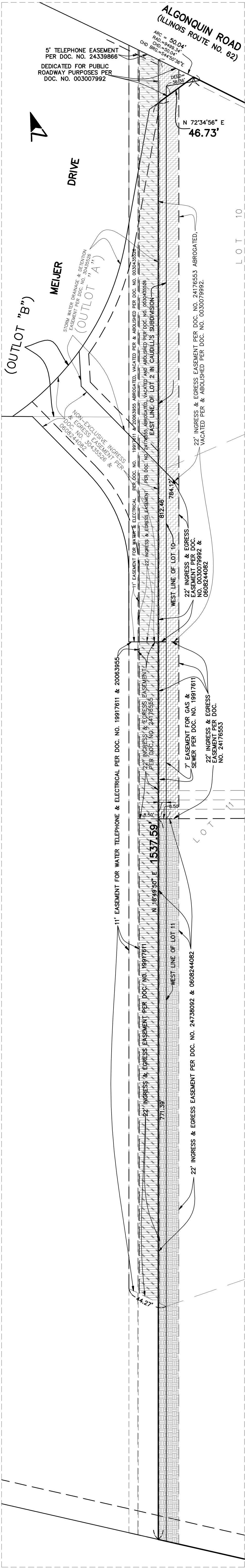
Relative to condition 1c, the petitioner has been working with both the City of Rolling Meadows and the Village of Arlington Heights to address concerns raised by Rolling Meadows relative to certain improvements within the Meijer Drive Right-of-Way, construction traffic, and permitting for the project. The petitioner has responded to comments from the City of Rolling Meadows and revised their plans in accordance with these comments and in accordance with communications with Village staff. The Village is satisfied that all concerns have been addressed at this point and this condition has been met.

The petitioner has completed the Final Plat document and obtained all of the necessary signatures to proceed with final approval. All conditions of approval as outlined in Ordinance #18-014 shall continue to apply.

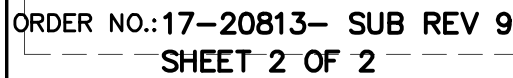
Recommendation: Staff recommends that the Plan Commission recommend approval of the Final Plat of Subdivision, subject to the following condition:

1. Prior to appearing before the Village Board for Final Plat of Subdivision approval, the petitioner shall enter into an Estoppel Agreement with the Village, which agreement shall state that the Petitioner will not object to the establishment of a Special Assessment for public improvements within the Meijer Drive Right-of-Way.





9	07/09/2018	REVISED PER FINAL REVIEW SESSION 05/30/2018	MMG
8	07/06/2018	DEED OF DEDICATION & EASEMENT VOUCHER CERTIFICATES ADDED (SHEET 2 ONLY)	MMG
7	05/06/2018	ACCESS RESTRICTION NOTE ADDED PER IDOT (SHEET 1 ONLY)	MMG
6	01/29/2018	REVISED PER COMMENTS EMAILED 01/26/2018 (SHEET 1 ONLY)	MMG
5	01/05/2018	REVISED PER COMMENTS EMAILED 01/05/2018 & SHEET 2 ADDED	MMG
4	11/17/2017	REVISED PER COMMENTS EMAILED	MMG
3	10/31/2017	I.D.O.T. CERTIFICATE ADDED	MMG
2	10/04/2017	GAS EASEMENT VACATION ADDED	MMG
1	09/29/2017	EASEMENT VACATION ADDED	MMG
NO.	DATE	DESCRIPTION	BY



Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: May 30, 2018
Subject: 703-723 W Algonquin Rd, PC #17-013 Round 1 Final Plat

Regarding the proposed utility installation, PW has the following comments:

1. VAHPW will specify water meter and RPZ's once architectural and plumbing plans have been submitted.
2. As noted in RWG Engineering responses to the Village of Arlington Heights dated May 16, 2018, the future maintenance within the existing 30' easement on the south side of the property adjacent to the tollway will result in the owners' responsibility to restore concrete, asphalt or landscaping. This assumption of maintenance must be included in a maintenance agreement that will be recorded with the Village.

CC: Scott T. Shirley, Director of Public Works

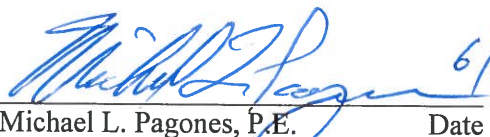
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DEVELOPMENT DEPARTMENT

PLAN COMMISSION PC #17-013
Hamilton Partners – Arlington Heights Subdivision
703-723 W. Algonquin Road
PUD, Prelim/Final Plat of Subdivision
Round 5

64. The response by the petitioner to comments #59-63 are acceptable.
65. The response provided by the petitioner to Comment #58 is noted. Provide copies of the agreement documents that substantiate the comment that the offsite improvements have been addressed with the adjacent property owner.

Final Plat of Subdivision

66. ComEd usually needs room on the plat for their easement provisions, either written as part of the plat or by application of a sticker. See the attachment for the ComEd easement provisions.
67. Item “n” on the attached Final Plat of Subdivision Checklist originally provided in Round 1 comments in November 2017, has not been addressed. Provide the deed of dedication substantially as described.

 6/7/18

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

Attachments:

Final Plat of Subdivision Checklist
ComEd Easement Provisions

Items needed for Village permit:

OUMA
Provide hours of operation when tenant is selected
Revise restrictor and trap
Public sidewalk configuration

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DEVELOPMENT DEPARTMENT

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.
- ☐ 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 .

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to

Commonwealth Edison Company
and
SBC Telephone Company, Grantees,

their respective licensees, successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E" (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E" (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "*Condominium Property Act*", Chapter 765 ILCS 605/2(c), as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an apportionment to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open area", "common ground", "parking" and "common area". The term "common area or areas", and "Common Elements" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

Planning & Community Development Dept. Review

June 1, 2018



ROUND 1 – FINAL PLAT

Project: 703-723 W. Algonquin Rd
Hamilton Partners Distribution Facility

Case Number: PC 17-013

General:

1. 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. Please make the changes to the Final Plat, as outlined in these review comments, and resubmit for re-review prior to printing the plat on mylar and beginning to obtain the signatures.
2. 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 engineering fees and the provision of all surety bonds, public improvement deposits, and engineering fee's
3. When the PUD was approved in May of 2018, this approval was conditioned upon several conditions. A copy of the approval ordinance outlining these conditions is attached to this review. Please familiarize yourself with these conditions of approval. Relative to these conditions, I'd like to offer the following
 - a. Condition #1a: IDOT approval will be required, as indicated on the Plat. Once IDOT signs the plat, this condition will have been met.
 - b. Condition #1b: The Village is still in conversations with the City of Rolling Meadows regarding what, if any, additional off-site improvements will be necessary. If additional off-site improvements are required, the petitioner will be notified as soon as these are determined.
 - c. Condition #1c: To-date, the petitioner has satisfied the issues raised by the City of Rolling Meadows to the satisfaction of the Village. If additional issues are raised, the petitioner will be required to address these issues.
 - d. Condition #2: This item can be addressed at time of building permit.
 - e. Condition #3: This item should be added to the engineering plans. You are encouraged to reach out to Rick Willman at PACE and to your contacts at IDOT to begin addressing this item. Rick can be reached at (847) 228-3584.
 - f. Condition #4: This item has been addressed and is reflected on the plans.
 - g. Condition #5: This item has been addressed and is reflected on the plans.
 - h. Condition #6a: Please advise as to whether ownership of Outlot A has been transferred to Hamilton Partners.
 - i. Condition #6b: This can be addressed at time of building permit.
 - j. Condition #7: It is understood that an agreement has been reached between Hamilton Partners and Weber Packaging Solutions relative to the reconstruction of the shared driveway. Please provide us with a copy of that agreement so that we can ensure the engineering plans reflect what is required in the agreement relative to this condition. Please make sure that this work reflected on the permit paving plans and that the plans outline the construction standard to which the shared driveway is will be constructed, for review and approval by the Village.
 - k. Condition #8: This item can be addressed at time of building permit. It is advised that, at a minimum, striping of the shared access drive be reflected on the building permit plans. Additional improvements

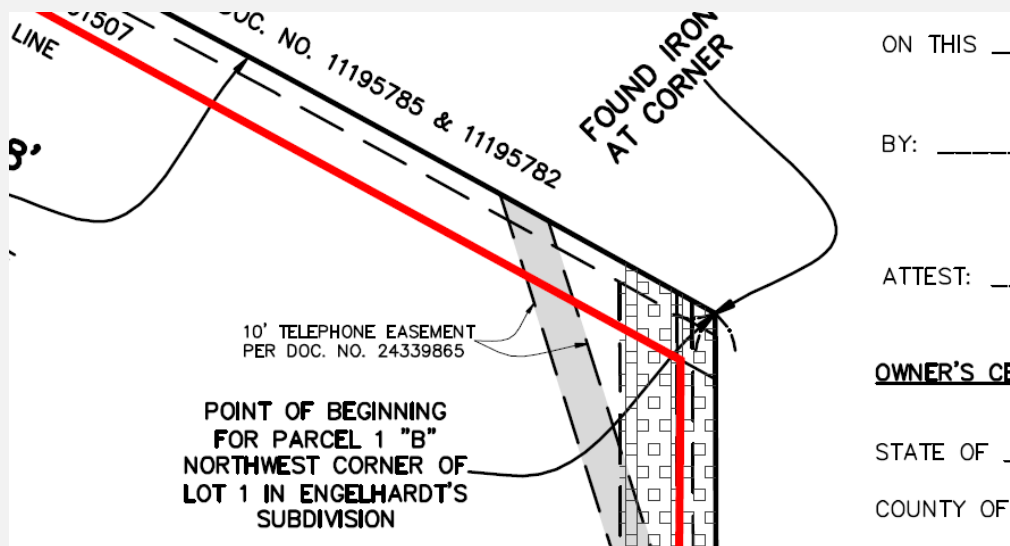
may be recommended and the developer is encouraged to reach out to Weber to understand if additional improvements are practical.

- l. Condition #9: Please begin coordinating with the City of Rolling Meadows on permitting for the extension of the barrier median as reflected on sheet 15 (and others) within the engineering plans. Since Meijer Drive is currently under the jurisdiction of the City of Rolling Meadows, this portion improvement will need to go through Rolling Meadows for permitting.
- m. Condition #10: Conformance with this condition will be required.

4. Please provide a phasing plan that will clearly indicate how Phase I will function if Phase II is not constructed. Additionally, it is unclear on the Phase I plans as to whether the area to the rear of Phase I building will be accessible by vehicle (the west side appears to have a curb preventing access, the east side does not). Also, please confirm that this area will remain as paving, or if new paving proposed, or if grass is proposed in this area).

Plat of Subdivision:

5. The dark line on the Plat of Subdivision separating Phase I and Phase II (the northern portion and southern portion of the property) is unnecessary. Please show this line as a dashed line since it represents the boundary of a 10' gas easement (that is being vacated).
6. The hatching of the sanitary sewer easement in the legend is inverted. Please adjust the hatching to match the direction of the hatching as shown on the Plat.
7. The front building setback line should extend parallel to the 46.73' segment in the northwest corner of the site.
8. Where the front and side yard building setback lines cross, the setback lines should not continue passed each other to the edge of the property line. Please adjust all crossing setback lines as per the example below in red:



9. The Deed of Dedication should be added per section 29-217(a) of Chapter 29 of the Municipal Code. The 2nd and 3rd paragraphs of this section can be omitted since there are no additional covenants, dedications, or restrictions being imposed by the subdivider, Plan Commission, or Village Board.
10. The School District certificate should identify that the owner is the one certifying that the subdivision is located in the districts as outlined on the Plat.



MEMORANDUM

DATE: July 9, 2018

TO: Mr. Sam Hubbard, Development Planner
Department of Planning and Community Development
Village of Arlington Heights

FROM: Paul Leder, Senior Project Manager

PROJECT: 703-723 W. Algonquin Rd., Arlington Heights, IL

RE: Response to Village Final Plat Round 1 Comments

RECEIVED
JUL 11 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

UPDATED DOCUMENTS PROVIDED WITH THIS RESPONSE:

- Final Plat of Subdivision, Dated July 9, 2018 (By Gentile & Assoc)
- Phase 1 Overall Improvement Exhibit, Dated July 9, 2018

RESPONSE TO RESPECTIVE COMMENTS:

PUBLIC WORKS DEPT – From Cris Papierniak

1. Noted. VAHPW will specify water meter and RPZ's upon submittal of architectural and plumbing plans
2. Noted. Maintenance within the referenced 30' easement will be included in the Maintenance Agreement

ENGINEERING DEPARTMENT – From Michael Pagones

64. Noted-the previous response is acceptable
65. Noted. Agreement with adjacent property owner addressing offsite improvements will be provided when available
Final plat of Subdivision
66. ComEd provisions were added to the Plat. Please see Sht 2
67. Deed of Dedication language was added to the Plat. Please see Sht 2

PLANNING & COMMUNITY DEVELOPMENT DEPT.

General:

1. Noted
2. Noted
3. Items a – d: Noted

Item e: PACE has been contacted and information received. This item will be reviewed and addressed; however, if including on the engineering plans holds up the project approvals it will addressed separately

Items f – g: Noted

Item h: Ownership of Outlot A has not been transferred as of this date

Item i: Noted

Item j: The agreement with WPS will be provided when finalized

Item k: When the Agreement with WPS is finalized, improvements included in the Agreement will be reflected on the plans as applicable.

Item l: The City of Rolling Meadows was contacted in February of this year, and proposed plans and the Traffic Impact Study were submitted to them at that time. As of this date, we have not received a response.

Item m: Noted

4. A Phase 1 Overall Improvement Exhibit is provided reflecting the conditions for Phase 1 on a single sheet. (Details of the proposed improvements are included on the Final Engineering Plans.) As indicated, Phase 1 will function independently, as will the existing building in Phase 2, until the proposed Phase 2 is constructed. As noted, the existing paved driveway at the rear/south of the Phase 1 building will remain with the Phase 1 improvements with access to this driveway from both the east and west sides. Until Phase 2 is constructed there will be an approximate 30' grass area between the Phase 1 building and the existing driveway.

Plat of subdivision:

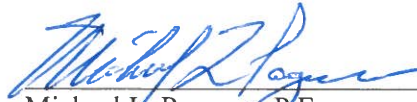
5. The dark line between Phase 1 and 2 has been modified to a dashed line.
6. The referenced hatching has been adjusted
7. The building setback line at the northwest corner of the site has been extended as requested
8. The setback lines have been adjusted
9. The Deed of Dedication has been added, omitting paragraphs 2 and 3 (See Sht 2)
10. The School District certificate has been amended (See Sht 1)

PLAN COMMISSION PC #17-013
Hamilton Partners – Arlington Heights Subdivision
703-723 W. Algonquin Road
PUD, Prelim/Final Plat of Subdivision
Round 6

68. The response provided by the petitioner to Comment #65 is noted. Provide copies of the agreement documents that substantiate the comment that the offsite improvements have been addressed with the adjacent property owner.

Final Plat of Subdivision

69. The response provided by the petitioner to Comments #66 & 67 are acceptable.


Michael L. Pagones, P.E. 7/16/18
Interim Director of Engineering Date

Items needed for Village permit:

OUMA
Provide hours of operation when tenant is selected
Revise restrictor and trap
Public sidewalk configuration

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**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

Planning & Community Development Dept. Review

July 17, 2018



ROUND 2 – FINAL PLAT

Project: 703-723 W. Algonquin Rd
Hamilton Partners Distribution Facility

Case Number: PC 17-013

General:

1. The response to comments #1, #2, and #5-#10 are acceptable.
2. The response to comment #3 is noted. Please note the following:
 - 3B: Per the July 5th email from Charles Perkins to Mike Wauterlek, the Village has asked the petitioner to make a proportional contribution towards the reconstruction of Meijer Drive in the amount of 1/3 of the entire reconstruction cost for this section of Meijer Drive (entire reconstruction cost is estimated at \$275,000).
 - 3E: The PACE bus shelter can be incorporated into the building permit plans and do not need to be present on the Final Engineering plans in conjunction with Final Plat of Subdivision approval.
 - 3J: Details on this agreement must be provided prior to Final Plat of Subdivision approval and the necessary improvements, as required in the agreement, shall be reflected on the Final Engineering plans. Please provide a record of this agreement.
 - 3L: Submission of a traffic study is not sufficient for obtaining a permit from the City of Rolling Meadows. You are encouraged to reach out to the City of Rolling Meadows to begin coordination on said permit.
3. The response to comment #4 is noted. Please provide an interim landscape plan for the 30' of greenspace between the southern portion of the Phase I building and the northern access drive of the existing Phase II building.
4. Construction traffic must utilize Algonquin Road for primary ingress/egress and shall be limited from usage of Meijer Drive for this purpose.



MEMORANDUM

DATE: July 25, 2018

TO: Mr. Sam Hubbard, Development Planner
Department of Planning and Community Development
Village of Arlington Heights

FROM: Paul Leder, Senior Project Manager

PROJECT: 703-723 W. Algonquin Rd., Arlington Heights, IL

RE: Response to Village Final Plat Round 2 Comments

UPDATED DOCUMENTS PROVIDED WITH THIS RESPONSE:

- Interim Landscape Plan, Dated July 24, 2018 (By Wingren Landscape)

RESPONSE TO RESPECTIVE COMMENTS:

ENGINEERING DEPARTMENT – From Michael Pagones, Dated 07-16-18

68. Noted. Agreement with adjacent property owner addressing offsite improvements is being finalized and will be provided when available

Final Plat of Subdivision

69. Noted-Response to previous comments #66 & 67 were acceptable

PLANNING & COMMUNITY DEVELOPMENT DEPT. Dated 07-17-18

General:

1. Noted-Response to previous comments #1, 2, and 5-10 were acceptable

2. In regards to previous comment #3:

3B: Petitioner is reviewing the referenced request for a contribution towards the reconstruction of Meijer Drive and this item is part of current discussions with the Village of Arlington Heights

3E: Noted-PACE bus shelter does not need to be on Final Engineering Plans for Final Plat of Subdivision approval

3J: As noted above the agreement with WPS is being finalized and details of this agreement will be provided when available. Improvements referenced in this agreement will be reflected on the Final Engineering Plans as appropriate.

3L: As previously mentioned, Final Engineering Plans and the Traffic Impact Study were submitted to Rolling Meadows in February. (A copy of the Transmittal is attached for reference. Attempts have been made to

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contact Rolling Meadows for coordination and a status update; however, as of this time we have not received a reply/response.

3. The interim Landscape Plan for the referenced 30' greenspace is provided with this response.
4. Noted-Construction traffic is to utilize Algonquin Rd as the primary access location. The Final Engineering Plans, as well as plans attached to the trailer permit request, both previously submitted to the Village, reflect the construction access from Algonquin Road.

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Engineering, LLC

Civil Engineering ♦ Real Estate Consulting ♦ Project Management

TRANSMITTAL

DATE: 02/20/2018

JOB CODE: 322-127-17

TO: City of Rolling Meadows Public Works
3900 Berdnick St
Rolling Meadows, IL 60008

FROM: Paul Leder, P.E.

ATTN: Fred Vogt

RE: Engineering and Traffic Impact

PROJECT: HP Arlington Heights Industrial

SENDING VIA: Messenger

ITEM/QUANTITY	LATEST DATE	DESCRIPTION
2	02/05/18	Final Engineering Plans
2	02/05/18	Traffic Impact Study

REMARKS:

As a follow-up to conversations with your office, the enclosed plans and traffic study are for your reference in regards to the Meijer Drive improvements requested by the Village of Arlington Heights and IDOT associated with the proposed 703 to 723 W. Algonquin Road project in Arlington Heights. If there should be questions or comments, please do not hesitate to contact us.

DISTRIBUTION:

975 E. 22nd Street, Suite 400, Wheaton IL 60189
630.480.7889
www.rwg-engineering.com

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DEVELOPMENT DEPARTMENT

PLAN COMMISSION PC #17-013
Hamilton Partners – Arlington Heights Subdivision
703-723 W. Algonquin Road
PUD, Prelim/Final Plat of Subdivision
Round 7

70. The response provided by the petitioner to Comment #68 is noted. Provide copies of the agreement documents that substantiate the comment that the offsite improvements have been addressed with the adjacent property owner.

 7/31/18
Michael L. Pagones, P.E. Date
Interim Director of Engineering

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Planning & Community Development Dept. Review

August 2, 2018



ROUND 3 – FINAL PLAT

Project: 703-723 W. Algonquin Rd
Hamilton Partners Distribution Facility

Case Number: PC 17-013

General:

1. Your previous responses are noted and acceptable, with exception to the response to comment #3J. In order to complete final engineering, any improvements as required in the forthcoming agreement with WPS will be required to be shown on the engineering plans and reviewed and approved by the Village of Arlington Heights. Until we have the details on said agreement (and revised engineering plans reflecting changes as required in the WPS agreement), we cannot proceed with Final Plat of Subdivision approval. Within your next submittal, please provide these details along with revised engineering plans.



MEMORANDUM

DATE: September 18, 2018

TO: Mr. Sam Hubbard, Development Planner
Department of Planning and Community Development
Village of Arlington Heights

CC: Mike Wauterlek, HP
Paul Rio, MHC

FROM: Paul Leder, Senior Project Manager

PROJECT: 703-723 W. Algonquin Rd., Arlington Heights, IL

RE: Response to Village Final Plat Round 3 Comments

RESPONSE TO RESPECTIVE COMMENTS:

ENGINEERING DEPARTMENT – From Michael Pagones, Dated 07-31-18

70. There is no new Agreement with the adjacent property owner, Weber Packaging Solutions, and the project is proceeding based on current agreements.

PLANNING & COMMUNITY DEVELOPMENT DEPT. Dated 08-02-2018

General:

1. Since there is no new Agreement with WPS, improvements referenced by said Agreement are not applicable and there are no associated modifications to the engineering plans to reflect said improvements.