



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: 318 W Mueller St – Subdivision to Consolidate, Variation to Waive Fee-in-lieu of On-site Detention
PC#: 22-003– Round 1
Date: April 7, 2022

General Comments:

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

Sam...

I have no comments or objections to the request to consolidate the lots.

RECEIVED
APR 08 2022
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Director of Public Works
Date: April 20, 2022
Subject: 318 W Mueller #22-003 Round 1

Public Works has no comments at this time


C. file

PLAN COMMISSION PC #22-003
318 W Mueller Street Lot Consolidation
318 W Mueller Street
Round 1 - revised

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. Since a subdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans for all public improvements must be approved prior to the final plat of subdivision approval. Per Section 29-501 of the Subdivision Control Regulations, the public improvements required is a storm sewer system for detention meeting specifications of Chapter 22 and 23 of the Municipal Code and the design regulations of the Manual of Practice. Taking into consideration the nature of the lot consolidation, this would qualify under section 3.05E Small Developments of the Manual of Practice which allows the Village Engineer to exempt the petitioner from requiring the detention for a fee-in-lieu of detention at \$1 per cubic foot of required storage. The fee-in-lieu for the lot consideration is \$2,862. This fee will be reflected in the fee letter.
13. The petitioner has requested a variation from the fee-in-lieu of detention. Detention and fee-in-lieu of detention is a code requirement, Village staff does not have the authority to grant a variance to code. Administrative exception to a code requirement can only be granted by the Village Board.
14. The Final Plat of Subdivision must be reviewed and approved by Engineering 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.

Preliminary Plat of Subdivision:

15. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. Items #1, 2, 4-6, and 8-10 are complete. Use the checklist to complete the rest of the items.
 - a) Item 7, dimension Mueller St on the plat.
 - b) Item 11, provide a 5 ft public utility and drainage easement along the east, west, and rear property line.
 - c) Item 12, provide the side yard and rear yard building setback lines.
 - d) Item 13, provide the names and last known addresses of the owners of the land immediately adjoining the land proposed to be subdivided (consolidated).
16. For the Final Plat of Subdivision, use the attached Final Plat of Subdivision Checklist. The elementary school district is Consolidated Community School District #25, Township High School District #214, Harper Community College District #512. Add the utility signature blocks


Michael L. Pagonés, P.E. 4/21/22
Village Engineer Date

Attachments:

- Preliminary Plat of Subdivision Checklist (1 page)
- Final Plat of Subdivision Checklist (3 pages)
- Contacts for Plat Signatures (1 page)
- Sample Utility Signature Blocks (1 page)
- Fee in Lieu calculation

Preliminary Plat of Subdivision Checklist

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

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

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

Final Plat of Subdivision Checklist
Municipal Code Section 29-209(a – t)

- a. The date of preparation of the final plat and by whom prepared.
- b. The boundary of the plat, based on accurate traverse, with angles and lineal dimensions.
- c. All permanent survey monuments, markers and bench marks.
- d. Exact location, width and name of all streets within and adjoining the plat, and the exact location and widths of all cross walkways.
- e. True angles and distances to the nearest established street lines or official monuments, not less than three.
- f. Municipal, township, county and section lines accurately tied to the lines of the subdivision by distances and angles.
- g. Radii, internal angles, points and curvatures, tangent bearings and lengths of all arcs.
- h. All easements for rights of way established for public use and utilities.
- i. All lot numbers and lines, with accurate dimensions given in hundredths of feet.
- j. Accurate outlines and legal descriptions of all areas dedicated or reserved for public use, with the proposed uses indicated thereon; and all areas to be reserved by deed covenant for the common use of all property owners; together with the proposed uses indicated thereon.
- k. The text of protective covenants, approved by the Plan Commission, relating to the proposed subdivision.
- l. An endorsement by the County Clerk in the form acceptable to Cook County, that there are no delinquent, forfeited, foreclosed or purchased general taxes, or unpaid current general taxes, against the land proposed to be subdivided.
- m. A summary of all restrictions applicable to any part of such subdivision concerning building restrictions, use restrictions, building setback lines and similar matters.
- n. A deed of dedication in the form set forth in Section 29-217(a):
The Final plat shall contain a deed of dedication substantially as follows:

"We, the undersigned, (Names), owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within plat. This subdivision shall be known and designated as (Name), an addition to the Village of Arlington Heights, Cook County. All streets and alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public. Front and side yard building setback lines are established as shown on this plat, between which lines and the property lines of the streets, there shall be erected or maintained no building or structure. There are strips of ground, (Number) feet in width, as shown on this plat and marked 'Easement' reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon

these strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

(Additional dedications and protective covenants, or private restrictions, would be inserted here upon the subdivider's initiative or the recommendation of the Plan Commission or Village Board; important provisions are those specifying the use to be made of the property and, in the case of residential use, the minimum habitable floor area.)

The foregoing covenants (or restrictions), are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 20____ [25 year period is suggested], at which time said covenants (or restrictions) shall be automatically extended for successive periods of ten years unless indicated otherwise by negative vote of a majority of the then owners of the building sites covered by these covenants (or restrictions), in whole or in part, which said vote will be evidenced by a petition in writing signed by the owners and duly recorded. Invalidation of any one of the foregoing covenants (or restrictions) by judgment or court order shall in no way affect any of the other various covenants (or restrictions), which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

WITNESS our hands and seals this ____ day of _____, 20_____.

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

Before me the undersigned Notary Public, in and for the County and State aforesaid, personally appeared (Names), and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

WITNESS my hand and notarial seal this ____ day of 20 _____.

Notary Public"

- o. A blank certificate of approval in the form set forth in Section 29-217(b).
The Final plat shall contain a certificate of approval as follows:

"Under the authority provided by 65 ILCS 5/11-12 as amended by the State Legislature of the State of Illinois and Ordinance adopted by the Village Board of the Village of Arlington Heights, Illinois, this plat was given approval by the Village of Arlington Heights AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED by the Plan Commission at a meeting held _____

Chairman

Secretary

APPROVED by the Village Board of Trustees at a meeting held _____

President

Village Clerk

APPROVED by the Village Collector

APPROVED by the Village Engineer
_____”

- 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.

Signature

(SURVEYOR'S SEAL)

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 .

Contacts for Plat Signatures

Mr. Frank Gautier
Comcast Cable
688 Industrial Drive
Elmhurst, IL 60126

224-229-5850
[Ted Wyman@comcast.com](mailto:Ted.Wyman@comcast.com)
Alternates:
Bob Schuler (Department Supervisor), Martha Agieras (Assistant)
Bob_Schuler@comcast.com
Martha_Gieras@comcast.com

Per Frank: Request that completed plat data be shared with Comcast in advance of signature, and that the plat be physically provided at their 688 Industrial Drive office at a mutually agreed date and time.

Mr. Mark Cozzi
ComEd
Three Lincoln Center, 4th Floor
Oakbrook Terrace, IL 60181

630-576-6530
Mark.Cozzi@ComEd.com

Ms. Gwen Borjon
NICOR Gas
1844 W Ferry Rd
Naperville, IL 60563

630-388-2976
gborjon@southernco.com

Ms. Sue E. Manshum
ROW Engineer
Ameritech
1391 Abbot Ct
Buffalo Grove, IL 60089

847-465-6086
sm9231@att.com

Mr. Dominick Silvio
WOW Internet Cable
4350 Weaver Parkway
Warrenville, IL 60555

630-536-3121
dominick.silvio@wowinc.com

Ms. Abigail Robinson
IDOT Permits
201 W Center Court
Schaumburg, IL 60196

847-705-4541
Abigail.L.Robinson@illinois.gov

Mr. Michael Sterr, P.E.
Permit Division Head, Construction Bureau
Cook County Department of Transportation and Highways
69 W Washington St
24th Floor
Chicago, IL 60602

312-603-1670
michael.sterr@cookcountyil.gov
hwy.permits@cookcountyil.gov

Sample Signature Blocks

COMMONWEALTH EDISON COMPANY
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

AMERITECH/SBC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

NICOR GAS
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

COMCAST CABLE
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

WIDE OPEN WEST, LLC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

Cook County Signature Block:

This plat has been approved by the Cook County Highway Department with respect to roadway access pursuant to 765 ILCS 205/2. However, a Highway Permit, conforming to the standards of the Cook County Highway Department is required by the owner of the property for this access.

Superintendent of Highways
Cook County, Illinois

318 W Mueller Street Lot Consolidation
Detention Calculation Verification: PC # 22-003
Site Requirements

4/20/2022

Site Area = 0.24 Acres Pervious= 0.15 Acres
 Allowed Release Rate (Area x 0.18cfs/Ac) = 0.044 cfs Impervious= 0.092 Acres
 Weighted "C" Factor = 0.671 Water= 0.000 Acres
 Synth Turf= 0.000 Acres

A Runoff Factor "C"	B C Storm Duration		D Updated 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)
0.671	5	0.083	12.34	0.24	2.00	0.044	1.96	586	0.013
0.671	10	0.167	10.80	0.24	1.75	0.044	1.71	1028	0.024
0.671	15	0.25	9.26	0.24	1.50	0.044	1.46	1314	0.030
0.671	20	0.33	7.97	0.24	1.29	0.044	1.25	1485	0.034
0.671	30	0.50	6.34	0.24	1.03	0.044	0.99	1774	0.041
0.671	40	0.67	5.27	0.24	0.86	0.044	0.81	1958	0.045
0.671	50	0.83	4.52	0.24	0.73	0.044	0.69	2062	0.047
0.671	60	1.00	4.03	0.24	0.65	0.044	0.61	2197	0.050
0.671	90	1.50	3.03	0.24	0.49	0.044	0.45	2419	0.056
0.671	120	2.00	2.49	0.24	0.40	0.044	0.36	2594	0.060
0.671	180	3.00	1.83	0.24	0.30	0.044	0.25	2734	0.063
0.671	240	4.00	1.48	0.24	0.24	0.044	0.20	2827	0.065
0.671	300	5.00	1.25	0.24	0.20	0.044	0.16	2862	0.066
0.671	360	6.00	1.07	0.24	0.17	0.044	0.13	2803	0.064
0.671	420	7.00	0.97	0.24	0.16	0.044	0.11	2860	0.066
0.671	480	8.00	0.87	0.24	0.14	0.044	0.10	2801	0.064
0.671	540	9.00	0.79	0.24	0.13	0.044	0.08	2731	0.063
0.671	600	10.00	0.72	0.24	0.12	0.044	0.07	2625	0.060
0.671	660	11.00	0.67	0.24	0.11	0.044	0.06	2566	0.059
0.671	720	12.00	0.62	0.24	0.10	0.044	0.06	2448	0.056
0.671	1080	18.00	0.45	0.24	0.07	0.044	0.03	1884	0.043
0.671	1440	24.00	0.36	0.24	0.06	0.044	0.01	1249	0.029
					A*D*E	F-G		C*H*3600	J/43560

Max Volume = 0.066 Acre-Ft
 = 2,862 cu-ft

Orifice Computation

1) Allowed Release Rate, Q(cfs)	0.044	<u>Free Flow</u>	<u>Submerged Flow</u>
2) High Water Elevation			0.00
3) Outfall Water Elevation	-	-	0.00
4) Invert Elevation			0.00
5) Diameter of Restrictor (inch)			0
6) Cross Section Area (sq ft)	-	0.000	0.000
7) Head (ft) h =	0.00	0.00	0.00
8) Discharge Coefficient			0.00
Square Edge	0.79 - 0.82		
Round Edge	0.93 - 0.98		
Sharp Edge	0.58 - 0.64	<-- Most common=0.61	
Projecting	0.50		

Q = C*a*(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 _____

Project Name _____

Project Location _____

Planning Department Contact _____

General Comments

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

Date _____ Reviewed By: _____

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Mueller Street Lot Consolidation 318 W Mueller St

Round 1 Review Comments

04/12/2022

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 exterior of the building 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.

- Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.

A. J. #330
Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

[Signature] 583
Supervisor's Signature

Arlington Heights Police Department

Emergency Information Card

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

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

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

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)

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. _____
 Petitioner: Christopher A Filpi

 Owner: Christopher A Filpi

 Contact Person: Christopher A Filpi
 Address: 318 W. Mueller St.
Arlington Heights, IL 60004
 Phone #: 847/577-0913
 Fax #: n/a
 E-Mail: cfilpi@yahoo.com

P.I.N.# 03-30-230-015-0000 & 03-30-230-021-0000
 Location: 318 W. Mueller St., A. Heights, IL 60004
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: ✓
 # of Lots: 2 Current: 2 Proposed: 1
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____

 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: 10,481
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. GENERAL COMMENTS:

No comments from this Department

Jeff Bohner 4/8/22
 Environmental Health Officer Date

James McCalister 4/8/22 Direc
 tor Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>22-003</u>	P.I.N.# <u>03-30-230-015-0000 & 03-30-230-021-0000</u>
Petitioner: <u>Christopher A Filpi</u>	Location: <u>318 W. Mueller St., A. Heights, IL 60004</u>
	Rezoning: <u> </u> Current: <u> </u> Proposed: <u> </u>
	Subdivision: <u> ✓ </u>
	# of Lots: <u> 2 </u> Current: <u> 2 </u> Proposed: <u> 1 </u>
Owner: <u>Christopher A Filpi</u>	PUD: <u> </u> For: <u> </u>
	Special Use: <u> </u> For: <u> </u>
	Land Use Variation: <u> </u> For: <u> </u>
Contact Person: <u>Christopher A Filpi</u>	
Address: <u>318 W. Mueller St.</u>	Land Use: <u> </u> Current: <u> </u>
<u>Arlington Heights, IL 60004</u>	Proposed: <u> </u>
Phone #: <u>847/577-0913</u>	Site Gross Area: <u> 10,481 </u>
Fax #: <u>n/a</u>	# of Units Total: <u> </u>
E-Mail: <u>cfilpi@yahoo.com</u>	1BR: <u> </u> 2BR: <u> </u> 3BR: <u> </u> 4BR: <u> </u>

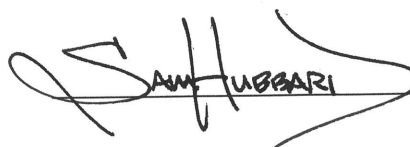
(Petitioner: Please do not write below this line.)

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:

PLEASE SEE ATTACHED COMMENTS, #7 - #22



Date

Planning & Community Development Dept. Review

April 19, 2022



REVIEW ROUND 1

Project: 318 W. Mueller St.
Proposed Subdivision to Consolidate

Case Number: PC 21-007

General:

7. The following approvals are required:
 - a. **Preliminary & Final Plat of Subdivision to subdivide two lots into one lot.**
 - b. **Variation from Chapter 29, Section 29-501f, to waive the requirement for a fee-in-lieu of onsite detention.**
8. 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 tentative June 8th Plan Commission hearing date.
9. Please note that payment of all applicable engineering fees and the provision of all applicable surety bonds, public improvement deposits, and maintenance guarantees must be provided **one week prior** to appearing before the Village Board for Final Plat approval.
10. The Wheeling Township Assessor's office is in the process of compiling 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 (see zoning application for a template to follow for said letter).
11. Please ensure that the revised Plat of Subdivision includes a revision date.
12. All revised and resubmitted documents must be provided in paper format and electronic format.

Final Plat of Subdivision:

13. Please revise the title of the Plat to read:

FILPI CONSOLIDATION

A Final Plat of Subdivision of

14. It is assumed that you are proceeding with both Preliminary and Final Plat of Subdivision as one process. Please confirm this to be accurate. Under this assumption, the language "Preliminary not for recording" shall be removed from the Plat. Please note that a \$100 filing fee is required if the project is proceeding with Preliminary and Final Plat of Subdivision as two separate processes.

15. Per Section 29-201b and 29-209d of Chapter 29, the width of the Mueller Street ROW shall be added to the Plat.
16. Section 29-201b.12 requires the side (7.5') and rear yard (30') setbacks be shown on the Plat.
17. Section 29-201b.13 requires the names and addresses of certain owners of land be added to the plat.
18. Section 29-309 requires a 5' public utility easement along the rear of the property and along the sides of the property. Please incorporate on the plat document and add the signature certificates for all utility companies.
19. Per Section 29-209l., the County Clerk Certificate must be added to the Plat.
20. The Land Owner Certificate shall be retitled "Deed of Dedication", and shall mirror the language found in Section 29-209n. The 2nd and 3rd paragraphs can be omitted since there are no covenants proposed. The Deed of Dedication can include the statement on school districts, as required by Section 29-209q.
21. The Village Collector and Village Engineer certificates shall appear below, and as a part of, the Village of Arlington Heights certificate.
22. Per Section 29-209t., a block directing where the tax bill is to be sent shall be added to the Plat of Subdivision.

Prepared by: 

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____	P.I.N.# 03-30-230-015-0000 & 03-30-230-021-0000
Petitioner: Christopher A Filpi _____	Location: 318 W. Mueller St., A. Heights, IL 60004
_____	Rezoning: _____ Current: _____ Proposed: _____
_____	Subdivision: <input checked="" type="checkbox"/> _____
Owner: Christopher A Filpi _____	# of Lots: 2 Current: 2 Proposed: 1
_____	PUD: _____ For: _____
Contact Person: Christopher A Filpi _____	Special Use: _____ For: _____
Address: 318 W. Mueller St. _____	Land Use Variation: _____ For: _____
Arlington Heights, IL 60004 _____	_____
Phone #: 847/577-0913 _____	Land Use: _____ Current: _____
Fax #: n/a _____	Proposed: _____
E-Mail: cfilpi@yahoo.com _____	Site Gross Area: 10,481 _____
	# of Units Total: _____
	1BR: 2BR: 3BR: 4BR: _____

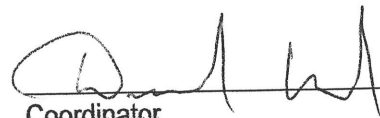
(Petitioner: Please do not write below this line.)

LANDSCAPE & TREE PRESERVATION:

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

Comments:

No comments



 Coordinator 4/21/22 Date