



Village of Arlington Heights

Interoffice Memorandum

To: Hailey Nicholas, Assistant Planner
From: Nanci Julius, P.E., Senior Civil Engineer
Department: Public Works Department, Engineering Division
File Number: PCA00003-2024
Project: 419 S Pine Ave Subdivision
Review Round: Round 1
Date: April 9, 2024

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

1. PUBLIC IMPROVEMENTS REQUIRED:

	YES	NO	COMMENTS
a. Underground Utilities			
i. Water.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
ii. Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
iii. Storm Sewer.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
b. Surface Improvement			
i. Pavement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
ii. Curb & Gutter.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
iii. Sidewalks.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
iv. Street Lighting.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
c. Easements			
i. Utility & Drainage....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
ii. Access.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____

2. PERMITS REQUIRED OTHER THAN VILLAGE

a. MWRDGC.....	<input checked="" type="checkbox"/>	d. IEPA.....	<input checked="" type="checkbox"/>
b. IDOT.....	<input type="checkbox"/>	e. CCHD.....	<input type="checkbox"/>
c. ARMY CORP...	<input type="checkbox"/>	f. OTHER.....	<input type="checkbox"/>

- 3. R.O.W. DEDICATIONS..... YES NO _____
- 4. SITE PLAN ACCEPTABLE..... YES NO _____
- 5. PRELIMINARY PLATE ACCEPTABLE..... YES NO _____
- 6. TRAFFIC STUDY ACCEPTABLE..... YES NO N/A _____
- 7. STORMWATER DETENTION REQUIRED..... YES NO Fee-in-Lieu acceptable _____
- 8. CONTRIBUTION ORDINANCE EXISTING..... YES NO _____
- 9. FLOOD PLAIN OR FLOODWAY EXISTING..... YES NO _____
- 10. WETLAND EXISTING..... YES NO _____

ADDITIONAL COMMENTS ARE ATTACHED.

PLAN COMMISSION PCA00003-2024
419 S Pine Ave Subdivision
419 S Pine Ave
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. Since a subdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans for all public improvements must be approved prior to the final plat of subdivision approval. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. An Engineers estimate of construction cost for public improvements is also required to complete the calculation for the required public improvement guarantee deposit. The public improvements for this development would be public sidewalk, ADA ramps and a sanitary sewer extension. These estimates should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.
13. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection:	Transverse_Mercator
False_Easting:	984250.00000000
False_Northing:	0.00000000
Central_Meridian:	-88.33333333
Scale_Factor:	0.99997500
Latitude_Of_Origin:	36.66666667
Linear Unit:	Foot_US
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
	Prime Meridian: Greenwich
	Angular Unit: Degree
14. The Final Plat of 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.
15. Plan Commission approval will require preliminary engineering plans including detention calculations. Per the Manual of Practice for *the Design of Public & Private Improvements Section 3.05E Small Developments*, the Village Engineer may exempt a Developer from the detention requirements if it is determined that the immediate downstream flooding conditions will not be significantly worsened. A cash payment can be paid as money in lieu of detention at the rate of \$1.00 per cubic foot. Based on the maximum allowed lot coverage of 50%, the fee-in-lieu

for the proposed development would be \$6,674 (\$3,540 for Lot 1, \$3,134 for Lot 2). This fee is considered a permit fee and would be collected as part of the building permit process.


16. Final subdivision approval will require final engineering plans.
17. Based on the provided grades, the proposed sanitary sewer will not have enough cover to serve the north lot. The 8" sanitary sewer along Grove Street can be extended to serve that lot. The following comments shall be addressed:
 - a. The existing combined sewer structure is called out as a storm manhole. Correct the structure type on the Engineering plans.
 - b. The structure is located in the concrete driveway for 425 S Pine Ave. The driveway shall be removed and replaced from the curb to approximately the property line, to the second joint from the street.
 - c. The condition of the existing structure shall be evaluated before connecting.
 - d. An existing 32" tree is located in the parkway. Identify if this tree is proposed to be removed.
 - e. There is an existing street light located less than 6 ft from the sanitary sewer. The light shall be protected during construction.
 - f. Sanitary sewer extensions shall be across the entire frontage of the lots.
18. The public sanitary sewer extension will require an IEPA permit and MWRD permit.
19. Overhead sewer setup is required for new construction.
20. Correct the misalignment of curb at the south limits of the proposed subdivision.
21. Provide the curb cuts for the proposed driveway. The pavement shall be repaired adjacent to the new curb.
22. Any open cut utility trenches in pavement shall have asphalt ground 2' beyond edge of utility trench for a smooth transition. Provide a detail on the final engineering plans.
23. Provide ADA compliant sidewalk with depressed curb at the northeast corner of S Pine Ave and E Grove St to complete the accessible route. The southbound ramp at the NE corner shall align with the northbound ramp at the SE corner.
24. Provide ADA compliant sidewalk with depressed curb at the southwest corner of S Pine Ave and E Grove St to complete the accessible route. The eastbound ramp at the SW corner shall align with the westbound ramp at the SE corner.
25. Provide additional information to evaluate the existing drainage patterns for the rear yards for 406 and 410 S Belmont Ave.
26. The T/F for 402 S Belmont is shown as 689.05; however, the finished grade along the west side of the home is 687.0. With 6" exposed foundation, equating to a theoretical T/F of 687.5.
 - a) Both lots currently show over 2 ft of fill in the rear yard. The foundations should be stepped down, or the siding shall be dropped further along the east side of the home to better account for the grade different.
 - b) Preliminary layout for patios should be evaluated for grading.

Preliminary Plat of Subdivision:

- 27. Provide the name of the subdivision.
- 28. The names and last know 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.

Final Plat of Subdivision:

- 29. Provide a notarized statement from the owner indicating the school district in which each parcel lies. The elementary school district is Consolidated Community School District #25, Township High School District #214, Harper Community College District #512.
- 30. Add the utility signature blocks.
- 31. Include all the items on the attached Final Plat of Subdivision Checklist.


Michael L. Pagones P.E. 04-10-24
Village Engineer Date

Attachments:
Final Plat of Subdivision Checklist (3 pages)
Sample Utility Signature Blocks (1 page)

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 .

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



Village of Arlington Heights
Interoffice Memorandum

To: Sam Hubbard
From: Officer Steven Dinov #358
Department: Police Department
File Number:
Project: 419 S Pine Ave Subdivision
Review Round: Round 1 Review
Date: April, 11, 2024

1. CHARACTER OF USE: (WOULD IT BE A PROBLEM TYPE?)

The character of use is consistent with the area and is not a concern. This is recommended to limit access and loitering. The addition of trespass signs is recommended.

2. ARE LIGHTING REQUIREMENTS ADEQUATE?

Lighting should be up to Village of Arlington Heights code.

Lighting is an important aspect of CPTED. Lighting increases the amount and quality of natural surveillance. If people cannot see the activity, they cannot report the activity. Lighting can also deter those intending to conduct criminal/nuisance 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:

The Police Department has no additional comments at this time.

[Handwritten Signature] 583

Supervisor

Nicholas, Hailey

From: Roberts, David
Sent: Friday, April 19, 2024 12:09 PM
To: Hubbard, Sam
Cc: Nicholas, Hailey; Harris, Lance
Subject: RE: New Plan Commission Application: PCA00003-2024 (419 S. Pine Subdivision)

Sam,

No comments from FD. Updated in Tyler. Sorry for the delay.

Regards,

David Roberts CFO

Division Chief

Fire Department

Village of Arlington Heights, IL

O: 847-368-5450

www.vah.com

Village of Arlington Heights Interoffice Memorandum



To: Hailey Nicholas, Assistant Planner
From: Sean Freres, Environmental Health Officer
Department: Health Services Department
File Number: PCA00003-2024
Project: 419 S. Pine Ave.
Review Round: v1
Date: 3,26,24

GENERAL COMMENTS:

The Health Department has no comments at this time.



Village of Arlington Heights
Interoffice Memorandum

To: Brian Kelly
From: Hailey Nicholas, Assistant Planner
Department: Planning & Community Development Department
File Number: PC 24-003
Project: 419 S. Pine Ave Subdivision
Review Round: 1
Date: April 9th, 2024

- | | <u>YES</u> | <u>NO</u> |
|----------------------------------------------------|-------------------------------------|--------------------------|
| 1. COMPLIES WITH COMPREHENSIVE PLAN: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. COMPLIES WITH THOROUGHFARE PLAN: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. VARIATIONS NEEDED FROM ZONING REGULATIONS: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. SUBDIVISION REQUIRED: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. SCHOOL/PARK DISTRICT CONTRIBUTION REQUIRED: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

See additional review comments on next page.

General:

- 7) The following approvals are required:
 - a. Preliminary & Final Plat of Subdivision to subdivide two lots into two lots.
 - b. Variation from Chapter 28, Section 5.1-3.2 to allow a lot width of 88.30' where a minimum lot width of 90' is required for corner lots.
 - c. Variation from Chapter 29, Section 29-307(a)3 to allow a lot width of 88.30' where a minimum lot width of 90' is required for corner lots.
- 8) The following Variations has been identified:
 - a. Lot 1: Variation from Chapter 28, Section 5.1-3.2 to allow a lot width of 88.30' where a minimum lot width of 90' is required for corner lots.
 - b. Lot 1: Variation from Chapter 29, Section 29-307(a)3 to allow a lot width of 88.30' where a minimum lot width of 90' is required for corner lots.

Staff recommends that you reduce the lot width of Lot 2 to allow for a 90' wide code-compliant lot width for Lot 1. Lot 2, as a standard lot, is required to have a minimum lot width of 75' if its size is 10,000-14,999 square feet and a minimum lot width of 70' if its size is 8,750-9,999 square feet. The proposed lot width for Lot 2 is 78' and the lot size is 10,267 square feet.

If there are circumstances that prevent you from adjusting the lot width for both lots, Variations must be requested as outlined in 7b and 7c above. In order to justify any Variation request, you must provide a written response to each of the four criteria for Variation approval:

- The proposed variation will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
 - The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
 - The proposed variation is in harmony with the spirit and intent of this Chapter.
 - The variance requested is the minimum variance necessary to allow reasonable use of the property.
- 9) Please note that appearing before the Conceptual Plan Review Committee is required prior to appearing before the Plan Commission. You are currently scheduled to appear before the Conceptual Plan Review Committee on the evening of April 11th, 2024.
 - 10) Please provide more information in your project narrative. You should include the lot dimensions and sizes of the proposed lots. You should also provide an estimated construction timeline, the approximate size of the homes to be constructed, the estimated sale price of the homes, and any other information about how you plan to utilize the properties once subdivided. You should also include any green features that are planned for the homes.
 - 11) Please be aware the Preliminary Plat of Subdivision approval and Final Plat of Subdivision approval can be done separately as individual processes, or can be combined into one process if all details, plans, fees, and deposits are submitted to the Village. Please review the Engineering/Public Works Department comments 12 & 16 to verify what information is missing to complete the Final Plat of Subdivision application process.

PLAN COMMISSION REVIEW
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

- 12) Please note that payment of all applicable engineering fees and the provision of all surety bonds, public improvement deposits, and maintenance guarantees must be provided *one week prior* to appearing before the Village Board for Final Plat approval.
- 13) Please note that a Design Commission application will be required for any proposed home on the new lots.
- 14) Impact fees will be due in accordance with Chapter 29 at time of permit issuance for all homes within the proposed subdivision.
- 15) A Linkage fee for each lot, in accordance with Article XVII (Inclusionary Housing Ordinance) of Chapter 7 of the Municipal Code, shall be required at time of building permit issuance for any single-family home on the property.
- 16) Please make sure all revised plans are labeled with a revision date.
- 17) It is recommended that you hold a neighborhood meeting to introduce the proposed project to all surrounding property owners within 250 feet. If this is not feasible, you should reach out to all abutting property owners and all property owners located across the street to introduce the project to your neighbors.
- 18) The engineering plans indicate that there are substantial changes being proposed to the grading on the lot. Please note that the maximum allowable building height is measured from the average elevation of the finished lot grade at the front of the building. Per Code, average elevation of the finished lot grade at the front of the building is based on the Village of Arlington Heights Municipal Code, Chapter 23, Section 23-103 General Lot Grade Maximums, which states, "No lot shall be graded in such a manner as to raise the grade of such lot to any point higher than a continuous grade level between the grades of the lots on either side abutting such lot." The maximum height of a building in the R-3 District is 25'.
- 19) Please provide a formal response to all Round 1 Department Review Comments through the Citizen Self-Service Portal.

Preliminary & Final Plat of Subdivision:

- 20) Please include the name of the proposed subdivision.
- 21) The front yard setback for both lots is determined by the average front yard setback for the neighboring homes on the block. This should include all of the homes to the South of the subject properties, bounded by Grove Avenue to the North and Park Street to the South. Please provide an exhibit showing the existing setbacks of the other homes on the frontage to clarify how the 26.5' front yard setback was calculated.
- 22) Since the front yard setback is based on the average of the frontage, please provide an asterisk at the end of the front yard setback for each lot (i.e. the "26.5' B.S.L"). Additionally, the asterisk shall reference a note elsewhere on the plat that reads "The actual required front yard building setback line may be less than or greater than 26.5' 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 more than 15 feet in depth. If this code section is no longer applicable, the required setback shall be based on current code requirements."
- 23) Please include 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.

PLAN COMMISSION REVIEW
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

- 24) Will there be protective covenants for the proposed subdivision? If so, please provide them as a separate document and reference them within the Deed of Dedication as per Section 29-217a of Chapter 29.
- 25) The line that indicates the division of the existing lots is currently shown as an "adjacent lot line" according to the legend provided on both Plats of Subdivision. Please choose another method to indicate the existing/previous division of the lots and indicate the revised method in the legend.
- 26) The easement line on the southern portion Lot 2 switches from a dashed line to a solid line. Please revise accordingly on both Plats.
- 27) Please add the 4th paragraph to the Deed of Dedication, as outlined in Section 29-217a of Chapter 29.
- 28) The Deed of Dedication is missing a sentence: "All streets and alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public". Please add the sentence at the appropriate location.
- 29) Utility company signature lines will likely be required. Please see the Public Works/Engineering review comments.
- 30) The Deed of Dedication must also be notarized. Please revise the Notary Certificate to apply to both the Owners Certificate and the Deed of Dedication.
- 31) Please note that the building footprint and other proposed site improvements were not reviewed as part of this application. When a new home on each lot is proposed, compliance with all applicable Zoning regulations shall be required or a Variation must be requested.

Prepared by: Hailey Nicholas

Village of Arlington Heights
Interoffice Memorandum



To: Hailey Nicholas, Assistant Planner
From: Derek Mach, Landscape Planner
Department: Planning & Community Development Department
File Number: PCA00003-2024
Project: 419 S Pine Avenue
Review Round: Round 1 Review
Date: April 4, 2024

- | | <u>YES</u> | <u>NO</u> |
|-----------------------------------------------|-------------------------------------|--------------------------|
| 1. COMPLIES WITH TREE PRESERVATION ORDINANCE: | N/A | <input type="checkbox"/> |
| 2. COMPLIES WITH LANDSCAPE PLAN ORDINANCE: | N/A | <input type="checkbox"/> |
| 3. PARKWAY TREE FEE REQUIRED: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

COMMENTS:

It is recommended that any trees along the perimeter that are deemed in fair condition or better be preserved.