

May 16, 2024

Mr. Michael Pagones, P.E.  
Village Engineer  
Village of Arlington Heights  
33 S. Arlington Heights Road  
Arlington Heights, IL 60005

**RE: 419 S. Pine Ave**  
**Response to Village Comments – Round 2**  
**Haeger File No.: 24-042**

Haeger Engineering (“Haeger”) is in receipt of your review comments dated May 13, 2024. We have revised the submittal materials accordingly per the comments. The original review comments are included below, shown in *italics*, with our responses to each comment followed in **bold**.

*31. The petitioner’s response to comment nos. 11-14, 16, 18-22 and 25 are acceptable. A written response was not provided for the preliminary plat comments 27-30.*

**Acknowledged.**

*32. The petitioner’s response to comment no. 15 and the detention calculations are acceptable. The fee-in-lieu for the proposed development would be \$6,621 (\$3,593 for Lot 1, \$3,028 for Lot 2). These fees will be collected at permit.*

**Acknowledged.**

*33. The petitioner’s response to comment no. 17 is noted. The homeowner at 425 S Pine Ave shall be notified before the connection to the combined sewer and the replacement of the apron. This can be addressed at permit.*

**Acknowledged.**

*34. The petitioner’s response to comment nos. 23 & 24 is noted. The existing transition areas at the SW and NE corners of Pine Ave and George St are non-compliant. Remove and replace additional sidewalk to provide an ADA compliant accessible route.*

**A note regarding the additional sidewalk removal and replacement has been added to the plan as discussed with Nanci Julius.**

*35. The petitioner’s response to comment no. 26 is noted. Stepping down the foundations, dropping the siding and adjusting the grading to accommodate patios can be addressed at permit.*

**Acknowledged.**

This concludes our submittal. We have emailed these files directly to you as well. Please do not hesitate to contact me with any questions or concerns.

Sincerely,

**HAEGER ENGINEERING, LLC**



Mike Anderson, P.E., LEED AP  
Vice-President


Responses: Item#27 - 30: All items have been updated and included on Plat of Subdivision.

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)

PLAN COMMISSION REVIEW  
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

**General:**

- 32) The responses to #1-16, #18-20, #22, & #24-31 are acceptable.
- 33) The response to #17 is noted. If a neighborhood meeting is to be held, please provide a summary of the meeting, including the approximate number of attendees, questions asked/concerns raised, and responses given.
- 34) The response to #21 is noted, but should be included in a separate exhibit. Please remove the table with the average front yard setbacks of adjacent properties from the Plat of Subdivision and include it in a separate document.
- 35) The response to #23 is noted. However, you should remove the "Proposed Address" column from the table titled "Proposed Property Information". The addresses for the proposed lots will be determined by the Building & Life Safety Department at a later date.
- 36) Prior to resubmitting the Final Plat of Subdivision, please verify with all utility companies that will be signing the Plat whether they will require additional language/easement provisions to be added to the Plat. It is common to see Nicor, ComEd, and Ameritech/SDC Global require additional language added to the Plat and prior to printing the Plat on mylar, you will want to ensure that each utility company has the necessary language they need.
- 37) Please provide a formal response to all Round 2 Department Review Comments through the Citizen Self-Service Portal.

Prepared by: Hailey Nicholas

**Responses:**

#32 - Noted

#33 - Attempts have been made with each neighbor to introduce the project. The neighbors reached did not object to proposed subdivision. Most mentioned they were happy that the property was not being subdivided into 3 lots; one neighbor requested sidewalks not be added.

#34 - The table has been removed from the Plat and is included on a separate document

#35 - Proposed Address has been removed from the Plat and blank boxes have been added to each lot for future addresses.

#36 - All utility companies have reviewed and approved revised Plat submitted.

#37 - Noted