

**PLAN COMMISSION PCA00003-2024**  
**419 S Pine Ave Subdivision**  
**419 S Pine Ave**  
**Round 3**

38. The petitioner's response to comment nos. 31-35 are acceptable. A written response was not provided for the preliminary plat comments 36 and 37.

Final Plat of Subdivision:

39. Remove "Preliminary" from the Final Plat.
40. The adjacent property owner's information is not required for the Final Plat, remove the adjacent property owners.
41. The plat was reviewed against the Final Plat of Subdivision Checklist. The following comments shall be addressed:
- a) Item n.) Fill in the name of the subdivision and the name(s) in the notary block.
  - b) Item t.) A block stating "Send Tax Bill To: (Name/Address)." Fill in name and address.
  - c) Item u.) Provide a location to identify the address of each new lot.



05-28-24

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Michael L. Pagonos, P.E.  
Village Engineer

Date

Public Improvements:

ADA ramps and extension of the sanitary sewer.

IEPA permit

MWRD permit

Overhead sewer

\$6,621 (\$3,593 for Lot 1, \$3,028 for Lot 2)

Notify 425 S Pine for the driveway and sanitary sewer extension

Step down foundations in the rear to accommodate patios (at permit)



**Village of Arlington Heights**  
**Interoffice Memorandum**

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**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:** 3  
**Date:** May 28<sup>th</sup>, 2024

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- |  | <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 type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 4. VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS: | <input type="checkbox"/>            | <input checked="" 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.

PLAN COMMISSION REVIEW  
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

**General:**

- 38)The responses to #32-37 are acceptable.
- 39)The address blocks on the Final Plat of Subdivision should not actually be located on the lots. They should be located in a separate table underneath the name of the Subdivision, or in another alternate location on the Plat. See the Engineering Department comment #41c.
- 40)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. The Engineering Department is currently calculating such fees, and information will be provided to you as soon as it is ready.
- 41)Please make the necessary changes to the Final Plat of Subdivision and submit it to me electronically for review to be sure it is ready to be printed on mylar for you to begin gathering signatures.

Prepared by: Hailey Nicholas