

**PLAN COMMISSION PCA00003-2024
419 S Pine Ave Subdivision
419 S Pine Ave
Round 4**

42. The petitioner's response to comment nos. 38-41 are acceptable. The Public Works Department & Engineering Division have no further comments.



05-31-24

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**



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: 4
Date: May 29th, 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 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.

General:

- 42)The responses to #38-41 are sufficient.
- 43)We suggest that the name of the subdivision be changed to "419 **S** Pine Subdivision" or "419 **South** Pine Subdivision". There is a 419 N Pine in Arlington Heights, so adding the "S" would be helpful for record keeping. This change should be reflected throughout the plat, anywhere that references the subdivision name (Deed of Dedication).
- 44)In the "Proposed Property Information" table, "Proposed" is spelled wrong in the first two columns. Please edit the table to reflect the correct spelling.
- 45)The Planning and Community Development Department offer no further comments.

Prepared by: Hailey Nicholas