

PLAN COMMISSION PC #21-007
1821 N Verde Resubdivision & Final Plat
1821 N Verde Ave
Round 2

34. The petitioner's response to Comment Nos. 11, 13, 14, 16, 17, 19, 20, 21, 23, 24, 27, 28, 30, and 33 are acceptable.
35. The petitioner's response to Comment No. 12 is noted. The street light is not shown on the engineering plans and the proposed storm sewer improvements as shown are not acceptable. The engineering plan also does not show the easterly portion of the lot. Please see the response to Comment No. 18 for further information on the storm sewer improvements.
36. The petitioner's response to Comment No. 15 is not acceptable. The street light is not shown on the engineering plans and the storm sewer improvements as shown are not acceptable.

Public Works

37. The petitioner's response to Comment No. 18 is not acceptable. The proposed storm sewer along the common lot line is providing drainage for both lots; however, as the resubdivision will be two separate lots and this system will be private, the drainage needed for each lot should be shown separately.
 - a) The system(s) will be the maintenance responsibility of the homeowner.
 - b) The storm sewer shall discharge to Palatine Frontage Road right-of-way.
38. The petitioner's response to Comment No. 22 is not acceptable. Village records indicate a CMP in front of the property to the south. Additional information must be provided for the existing ditch/culvert drainage system on the property to the south.
39. The petitioner's response to Comment No. 25 is noted. The note for the existing well is not shown on the set of plans submitted for review.
40. The petitioner's response to Comment No. 26 is noted. The note for the septic system is not shown on the set of plans submitted for review.
41. If the water services are to be open cut, the roadway must have a 2 ft surface patch beyond the trench.

Preliminary Plat of Subdivision:

42. The petitioner's response to Comment No. 29 is noted. The 5 ft utility easement is shown only on the south property line for Lot 2. The 5 ft utility easement must also be shown on both sides of the common lot line between Lots 1 and 2, creating a 10 ft easement. Revise the Final Plat accordingly.
43. The petitioner's response to Comment No. 31 is noted. The Final Plat must be revised to show the 5 ft utility easement on both sides of the common lot line between Lots 1 and 2.

44. The petitioner's response to Comment No. 32 is noted. The following Final Plat of Subdivision Checklist must be addressed:
- a) Item b., only the boundary of the plat shall be in a heavy line. The common lot line between Lots 1 and 2 shall be a lighter weighted line.


Michael L. Pagones, P.E. Date 12/6/21
Village Engineer

Planning & Community Development Dept. Review

December 8, 2021



REVIEW ROUND 2

Project: 1821 N Verde Ave.
Proposed Two Lot Subdivision

Case Number: PC 21-007

General:

26. The response to comments #7, #10, #12-15, #17, #19, and #21-23 are acceptable.
27. The response to comments #8 and #9 is noted. Please note that final engineering plans & documents are required prior to processing preliminary and final plat of subdivision concurrently. Please either provide all final engineering plans & documents in your forthcoming resubmittal and response to these comments, or clarify in your response to these comments that you are only proceeding with Preliminary Plat of Subdivision approval at this time.
28. The response to comment #11 is noted. Please be aware that we are now holding public hearings in person and changes will be needed to the previously submitted drafts of both the public hearing signage and public hearing notification letters. In addition, please note that the draft of mailing labels provided on 4/27/21 is missing several addresses. Please reach out to me independently to address these issues.
29. The response to comment #16 is noted. Was a neighborhood meeting held on May 17th? If so, please provide a summary of the meeting (approximate number of attendees, questions asked/concerns raised, and responses given). If a neighborhood meeting has not yet taken place, please work with me to schedule one.
30. The response to comment #19 is noted. Please revise the language in the asterisk to reference Section 5.1-3.3(c) for the single asterisk, and Section 5.1-3.3(a) for the double asterisk.
31. The response to comment #20 is noted. Please remove the 30' setback line as the proposed resubdivision will establish a new required front yard setback for these lots.
32. The response to comment #24 is not acceptable. Please see comment #36 from the Engineering Division.
33. The word HEREON within the Surveyor's certificate is misspelled. Please correct.
34. Please be aware that Sheet 3 of the engineering plans show the front yard setback of both building footprints as encroaching into the required front yard setback for each lot. Additionally, the building footprint for Lot 1 is encroaching into the required exterior side yard setback to the north. When building permits are submitted for each property, the structures must comply with the setbacks as shown on the Plat of Subdivision.
35. 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/SBC 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.

Prepared by: SAM JURESKI

1821 N. Verde Subdivision

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December 8, 2021

Landscape/Tree Preservation

No Comments