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PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

**PLAN COMMISSION PC #21-007**  
**1821 N Verde Resubdivision & Final Plat**  
**1821 N Verde Ave**  
**Round 2**  
**Petitioner's Responses**

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 streetlight 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.
- The revised engineering plans show, the public streetlight, the corrected storm sewer system, and the easterly portion of the lot.
36. The petitioner's response to Comment No. 15 is not acceptable. The streetlight is not shown on the engineering plans and the storm sewer improvements as shown are not acceptable.
- The revised engineering plans show, the public streetlight and the corrected storm sewer system.

**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.
- The revised engineering plans shows the redesigned separate storm sewer systems for each proposed lot.
    - a) The system(s) will be the maintenance responsibility of the homeowner.
      - Shown on the revised engineering plans.
    - b) The storm sewer shall discharge to Palatine Frontage Road right-of-way.
      - Both lots will drain to storm sewer installed in Verde Ave right-of-way which discharges to Palatine Frontage Rd 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.
- The revised engineering plans now include ditch information and culvert inverts of 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.
- Note related to existing well is on sheet 2 of the revised engineering plans.

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.

- Note related to existing septic system is on sheet 2 of the revised engineering plans.

41. If the water services are to be open cut, the roadway must have a 2 ft surface patch beyond the trench.

- Note added to the plans that the water service is to be augured under the street.

**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.

- Final Plat has been revised 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

- Final Plat has been revised accordingly

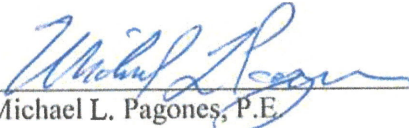
44. The petitioner's response to Comment No. 32 is noted. The following Final Plat of Subdivision Checklist must be addressed:

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.

- Final Plat has been revised accordingly

If there are any comments regarding the above, please do not hesitate to contact me directly via email, [eric@ecivil.com](mailto:eric@ecivil.com) or by phone, (630) 271-0770 ext. 350.

Sincerely,

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



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PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

## Planning & Community Development Dept. Review



### 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.

- Petitioners are submitting final engineering plans and wish to proceed with Final Plat approval.

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.

- Noted and acknowledged

29. The response to comment #16 is noted. Was a neighborhood meeting held on May 17<sup>th</sup>? 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.

- Yes, a neighborhood meeting was held on May 17<sup>th</sup>, 2021. There were 3 attendees, and they were all in support of the proposed resubdivision. They just wanted to make sure it was going to be for residential use.

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.

- The Final Plat has been revised accordingly

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.

- The 30' set back has been reduced to very light print on the Final Plat

32. The response to comment #24 is not acceptable. Please see comment #36 from the Engineering Division.

- The revised engineering plans shows the redesigned separate storm sewer systems for each proposed lot.



33. The word HEREON within the Surveyor's certificate is misspelled. Please correct.

- Surveyor has corrected the misspelling on the Final Plat

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.

- Noted and acknowledged

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.

- Noted and acknowledged