

PLAN COMMISSION PC #21-007
1821 N Verde Resubdivision & Final Plat
1821 N Verde Ave
Round 3

45. The petitioner's response to Comment Nos. 34, 38, 39-44 are acceptable.
46. The petitioner's response to Comment No. 35 and 36 is noted. The street light shall be located at the property line.
47. The petitioner's response to Comment No. 36 is not acceptable. The existing culvert under Verde Ave is back pitched and the existing ditch drainage on both Verde Ave and Palatine Road does not function efficiently. Storm sewer shall be installed, connecting to the Village storm sewer system on Patton Ave at Palatine Frontage Road, or possibly the existing storm sewer system on Palatine Frontage Road to the east of the property.

Public Works

48. The petitioner's response to Comment No. 37 is not acceptable.
- a) The system(s) on the individual lots will be private and will be the maintenance responsibility of the homeowner.
 - b) The storm sewer shall connect to the Village storm sewer system on Patton Ave at Palatine Frontage Road, or possibly the existing storm sewer system on Palatine Frontage Road to the west of the property.
 - c) Storm sewer installed in the rear yard easement shall be constructed to Village standards. The section of storm sewer in the easement and the storm sewer constructed on Palatine Frontage Road shall be dedicated to the Village.
49. Provide additional topography for the property to the south, including the existing top of foundation. The proposed top of foundation for the two new homes may need to be adjusted upon review of the additional information.

Final Plat of Subdivision:

50. Final Plat of Subdivision item u, provide a location to identify the address of each new lot.


Michael L. Pagonés, P.E. 8/1/22
Village Engineer Date

Planning & Community Development Dept. Review

August 2, 2022



REVIEW ROUND 3

Project: 1821 N Verde Ave.
Proposed Two Lot Subdivision

Case Number: PC 21-007

General:

36. The responses to comments #26, #29, and #33-35 are acceptable.
37. The response to comments #27 is noted and the Village will proceed with the request for resubdivision as a combined Preliminary & Final Plat of Subdivision approval process. Please be aware that the Final Plat must be printed on mylar and submitted to the Village, with signatures obtained from all parties except those to be coordinated by the Village, **no less than one week** prior to the Plan Commission hearing date. Additionally, 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. Once all items have been addressed relative to the Final Plat and engineering plans, we will work with you on a date for the Plan Commission hearing.
38. The response to comment #28 is noted. As it has been over one year since the addresses for each PIN were obtained, you must obtain new and current ownership information for each PIN. Please note that the following PIN's were missing from the mailing label sheet and must be included in the mailing:
- a. 03-18-301-011-0000, 03-18-306-007-0000, 03-18-306-008-0000, 03-18-306-012-0000, 03-18-306-013-0000, 03-18-306-014-0000, and 03-18-306-015-0000.
- The mailing label document must be revised/updated and provide to me for final review. Additionally, I will provide you with a revised notification letter as the necessary language required within the letter has changed since the last draft you provided in 2021. Finally, please provide a draft of the public hearing notification signage as outlined within the Plan Commission application. Signage and letters must be installed and mailed no less than 15 days prior to any public hearing on this application. **Please do not post the signage or mail the notification letters until you've check with me first.**
39. The response to comment #30 is noted. Please revise the language in each asterisk to reference Chapter 28 (not Chapter 27). Additionally, please remove the word "Exterior" from the first line of the double asterisk.
40. The response to comment #31 is unacceptable. Remove the existing 30' Front Yard Setback and associated note (located on the right side of the Plat). A new front yard setback will be established as part of this resubdivision, which will make the previous setback obsolete. It must be removed for clarity.
41. The response to comment #32 is noted. Based on comment #47 from the Engineering Division and comment #48 from the Public Works Department, additional modifications are needed to the engineering plans. Please be aware that once the design of the public improvements has been finalized, an Engineer's Estimate of Probable Costs (EOPC) will be required.

Prepared by: SAM J. [Signature]