

**PLAN COMMISSION PC #21-007**  
**1821 N Verde Resubdivision & Final Plat**  
**1821 N Verde Ave**  
**Round 4**

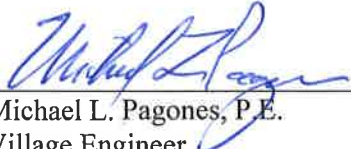
51. The petitioner's response to Comment Nos. 45, 46 and 48 are acceptable.
52. The petitioner's response to Comment No. 47 is noted.
- a) Separate culverts shall be provided at the driveways. The individual culverts shall be maintained by the homeowners. This can be addressed at permit.
  - b) The location of the rear yard storm sewer may need to be adjusted to avoid the overhead utilities. This can be addressed at permit.
  - c) A permit from the Illinois Department of Transportation (IDOT) is required for the storm sewer connection and work within IDOT right-of-way.
53. Provide an Engineer's Estimate of Probable Cost for the fee letter, public improvement bond and maintenance bond.
54. Provide an estoppel agreement for the street widening, curb & sidewalks.

**Public Works**

55. The petitioner's response to comment no. 49 is noted. Grades have been provided for the area immediately adjacent to the south property line; however, additional grades further south should be provided to better evaluate the existing drainage patterns. This can be addressed at time of permit for the new single-family home.

**Final Plat of Subdivision:**

56. Final Plat of Subdivision item i, provide an endorsement by the County Clerk in the form acceptable to Cook County, that there are no delinquent, forfeited, foreclosed, or purchased general taxes, or unpaid current general taxes, against the land proposed to be subdivided.

  
Michael L. Pagones, P.E.      12/9/22  
Village Engineer      Date

# Planning & Community Development Dept. Review

December 20, 2022



## REVIEW ROUND 4

Project: 1821 N Verde Ave.  
Proposed Two Lot Subdivision

Case Number: PC 21-007

### **General:**

42. The responses to comments #39 and #40 are acceptable.
43. The response to comments #37 is noted. In order to prepare the project for Preliminary and Final Plat of Subdivision approval as one process, please provide the Engineer's Estimate of Probable Costs (EOPC) and Estoppel Agreement, per the Engineering Division comments #53 and #54.
44. The response to comment #38 is noted. Please confirm that all of the addresses contained on the mailing label list were reviewed to ensure no change of ownership occurred since the original mailing labels were prepared in 2021. A copy of the mailing labels is attached, which includes mailing addresses for 3 of the PIN's listed as tax exempt. A copy of the revised letter has also been attached. Please provide a draft of the signage as requested in comment #38. **Please do not post the signage or mail the notification letters until you've check with me first.**
45. The response to comment #43 noted. Please provide the Engineer's Estimate of Probable Costs (EOPC) and Estoppel Agreement as per the Engineering Division comments #53 and #54.

Prepared by:

*[Handwritten Signature]*