


PLAN COMMISSION PC #21-007
1821 N Verde Resubdivision & Final Plat
1821 N Verde Ave
Round 6 Revised

62. The petitioner's response to comment nos. 57, 60 and 61 are acceptable.
63. The petitioner's response to comment no. 58 is noted. Regarding the Engineer's Estimate of Probable Cost:
- a) The unit price for the 12" RCP storm sewer of \$85 per LF is not acceptable. A recent Village drainage project received a unit price of \$148 per foot for 12" RCP. The Engineer's Estimate of Probable Cost will be updated by the Village to reflect this unit price. The letter outlining the required deposit amounts will be based on the new total.
 - b) The structure in the public right-of-way is shown to be an inlet, this structure must be a catch basin. The catch basin is referenced in the Engineer's Estimate of Probable Cost but is not shown on the plan. This can be addressed at permit.
64. The petitioner's response to comment no. 59 is noted. The invert for the structure located along the south side of Palatine Frontage Road is shown to be 618.56. It is assumed this elevation should be 718.56. Verify the invert and update the plans accordingly. This can be addressed at permit.
65. Comment no. 52 from Round 4 indicated that separate culverts shall be provided at the driveways. The culvert is still shown to be continuous through both driveways. Municipal Code **Section 20-115 Parkway Maintenance** states that:

All parkways located in the front or side yard of any property shall be maintained by the property owner. This includes private driveway approaches, the flare from the pavement edge extended for a private driveway approach, and service walks from curb or pavement edge to the public sidewalk and/or the public sidewalk to the building. Maintenance includes, but is not limited to, the following:

- a. Mowing of grass or ground cover,*
- b. Keeping mailboxes and support structures in good condition,*
- c. Keeping the culvert opening free of debris, and*
- d. Replacement or repair of culvert upon failure of the culvert.*

As the culverts are the maintenance responsibility of the property owners, the culvert cannot be continuous through both driveways and separate culverts must be provided. Prior to receiving permit approval, the petitioner shall revise the final engineering plans to show separate culverts at each driveway, along with the invert elevations verifying positive flow through the culverts and ditch from the existing culvert on the property to the south to the existing culvert at the southeast corner of Verde Ave and Palatine Frontage Road.


Michael L. Pagonis, P.E. 12-29-23
Village Engineer Date

Improvements to include street light & storm sewer
Estoppel agreements for street widening, curb & sidewalks
Fee in lieu \$8,246 due

Planning & Community Development Dept. Review

January 11, 2024



REVIEW ROUND 6

Project: 1821 N Verde Ave.
Proposed Two Lot Subdivision

Case Number: PC 21-007

General:

49. The response to comment #46 is acceptable.
50. The responses to comment #47 is noted. With regards to comment #63 from the Engineering Division, they will update the EOPC to reflect the accurate costs for the storm sewer and inclusion of the catch basin.
51. The response to comment #48 is noted. Via email it has been confirmed that the addresses were pulled in November of 2023. However, a draft of the public hearing notification signage is still required, as outlined in comment #44 from December of 2022 and comment #48 from November of 2023. For a template of the signage, please see the Plan Commission application which is available online, and please reach out should you have any questions or need assistance.

Prepared by: