

**PLAN COMMISSION PCA00003-2024
419 S Pine Ave Subdivision
419 S Pine Ave
Round 3**

38. The petitioner's response to comment nos. 31-35 are acceptable. A written response was not provided for the preliminary plat comments 36 and 37.

Final Plat of Subdivision:

39. Remove "Preliminary" from the Final Plat. **Revised on Plat of Subdivision**
40. The adjacent property owner's information is not required for the Final Plat, remove the adjacent property owners. **Revised on Plat of Subdivision**
41. The plat was reviewed against the Final Plat of Subdivision Checklist. The following comments shall be addressed:
- a) Item n.) Fill in the name of the subdivision and the name(s) in the notary block.
 - b) Item t.) A block stating "Send Tax Bill To: (Name/Address)." Fill in name and address.
 - c) Item u.) Provide a location to identify the address of each new lot.
- a, b & c - All have been revised on Plat of Subdivision**



05-28-24

Michael L. Pagonos, P.E.
Village Engineer

Date

DocuSigned by:

Brian Kelly

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5/28/2024

Public Improvements:

ADA ramps and extension of the sanitary sewer.

IEPA permit

MWRD permit

Overhead sewer

\$6,621 (\$3,593 for Lot 1, \$3,028 for Lot 2)

Notify 425 S Pine for the driveway and sanitary sewer extension

Step down foundations in the rear to accommodate patios (at permit)

PLAN COMMISSION REVIEW
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

General:

- 38)The responses to #32-37 are acceptable.
- 39)The address blocks on the Final Plat of Subdivision should not actually be located on the lots. They should be located in a separate table underneath the name of the Subdivision, or in another alternate location on the Plat. See the Engineering Department comment #41c. **Revised on Plat of Subdivision**
- 40)Please note that 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. The Engineering Department is currently calculating such fees, and information will be provided to you as soon as it is ready. **Understood**
- 41)Please make the necessary changes to the Final Plat of Subdivision and submit it to me electronically for review to be sure it is ready to be printed on mylar for you to begin gathering signatures. **Revised on Plat of Subdivision**

Prepared by: Hailey Nicholas

DocuSigned by:
Brian Kelly
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5/28/2024