



# Village of Arlington Heights Building & Life Safety Department

## Interoffice Memorandum

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**To:** Sam Hubbard, Development Planner, Planning and Community Development  
**From:** Deb Pierce, Plan Reviewer, Building & Life Safety Department  
**Subject:** 2000 N Chestnut Ave - The Estates of LaSalle Subdivision – Preliminary & Final Plat of Subdivision  
**PC#:** 19-009 – Round 1  
**Date:** July 17, 2019

**General Comments:**

The information provided is conceptual only and subject to a formal plan review.

Sam –

No comments at this time.

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DEVELOPMENT DEPARTMENT



**Village of Arlington Heights, IL  
Building & Life Safety Department**

**Fire Safety Review**

Date: 7/15/2019

P.C. Number: 19-009

Project Name: The Estates of LaSalle Subdivision

Project Location:

Planning Department Contact: Sam Hubbard, Planning and Community Development

**General Comments:**

The information provided is conceptual only and subject to a formal plan review.

1. All currently adopted codes shall apply to any proposed construction project.

Date 07-15-19

Reviewed By: 

Fire Safety Supervisor/Fire Marshal


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AUG 01 2019

PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

Village of Arlington Heights  
Public Works Department

## Memorandum

To: Sam Hubbard, Planning & Community Development  
From: Cris Papierniak, Assistant Director of Public Works   
Date: July 24, 2019  
Subject: 2000 N Chestnut Ave (Estates of LaSalle) P.C. #19-009 Final Plat

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With regard to the proposed Final Plat of Subdivision, I have the following comments:

- 1) New water services must be 1.5" to the meter and the meters be  $\frac{3}{4}$ ".
- 2) The Village will not maintain the proposed 6" rear yard drains and drywells. The drywells must have lids with the work "PRIVATE" forged on top.
- 3) Provide a detail of the proposed blink connections for the private drywells to the public storm sewer. The connection must be cored and a "Kor-N-Seal" must be utilized.
- 4) The clean out for Drywell #3 must be located on private property.
- 5) Verify the condition of the sidewalk fronting LaSalle after the construction. If damage has occurred as a result of the construction, or drainage is not adequate (ponding), permittee must replace the affected squares.
- 6) All asphalt patches shall have surface course extend beyond trench by a minimum of 2' and all patches shall be wider than any roller used for compaction.
- 7) Pop- ups or outlets without positive flow are not acceptable.

If you have any questions, please feel free to contact me.

C. file

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 19-009  
 Petitioner: Sean Kelly-Chicago Real Estate Resources  
 \_\_\_\_\_  
 Owner: John Federici - Owner -The Standard Group  
 \_\_\_\_\_  
 Contact Person: Sean Kelly  
 Address: 205 N. Michigan Ave. Suite 2950  
Chicago IL 60601  
 Phone #: 773-383-0000 Cell  
 Fax #: \_\_\_\_\_  
 E-Mail: seank@crer.com

P.I.N.# ~~To be assigned~~ 03-18-401-085  
 Location: 2000 N. Chestnut  
 Rezoning: \_\_\_\_\_ Current: R-3 Proposed: R-3  
 Subdivision:   
 # of Lots: 3 Current: 1 Proposed: 3  
 PUD: \_\_\_\_\_ For: N/A  
 Special Use: \_\_\_\_\_ For: N/A  
 Land Use Variation: \_\_\_\_\_ For: N/A  
 \_\_\_\_\_  
 Land Use: \_\_\_\_\_ Current: Residential  
 Proposed: Residential  
 Site Gross Area: Proposed 36,009 s.f. more or less  
 # of Units Total: 3 single family home sites  
 1BR: \_\_\_\_\_ 2BR: \_\_\_\_\_ 3BR: \_\_\_\_\_

(Petitioner: Please do not write below this line.)

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1. PUBLIC IMPROVEMENTS

REQUIRED: .....	YES	NO	COMMENTS
a. Underground Utilities			
Water .....	<u>NO</u>		
Sanitary Sewer .....	<u>NO</u>		
Storm Sewer .....	<u>YES</u>		
b. Surface Improvement			
Pavement .....	<u>YES</u>		
Curb & Gutter .....	<u>YES</u>		
Sidewalks .....	<u>YES</u>		
Street Lighting .....	<u>NO</u>		<u>(MAY CHANGE W/ RELOCATION OF LIGHT AT SW &amp; LA SALLE)</u>
c. Easements			
Utility & Drainage .....	<u>YES</u>		
Access .....	<u>NO</u>		

2. PERMITS REQUIRED OTHER THAN VILLAGE:

- a. MWRDGC VERIFY
- b. IDOT \_\_\_\_\_
- c. ARMY CORP \_\_\_\_\_
- d. IEPA \_\_\_\_\_
- e. CCHD \_\_\_\_\_

	YES	NO	COMMENTS
3. R.O.W. DEDICATIONS? .....	<u>X</u>		
4. SITE PLAN ACCEPTABLE? .....		<u>X</u>	
5. PRELIMINARY PLAT ACCEPTABLE? .....		<u>X</u>	
6. TRAFFIC STUDY ACCEPTABLE? .....	<u>X</u>		<u>NO COMMENTS PERTAIN</u>
7. STORM WATER DETENTION REQUIRED? .....	<u>X</u>		
8. CONTRIBUTION ORDINANCE EXISTING? .....		<u>X</u>	
9. FLOOD PLAIN OR FLOODWAY EXISTING? ...		<u>X</u>	
10. WETLAND EXISTING? .....		<u>X</u>	

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: IG CONSULTING  
 DATE OF PLANS: \_\_\_\_\_

*Michael J. ...*  
 Director 7/26/19  
 Date

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PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

**PLAN COMMISSION PC #19-009  
The Estates of LaSalle Subdivision  
2000 N Chestnut Ave  
Preliminary & Final Plat of Subdivision  
Round 1**

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. Since a subdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans for all public improvements must be approved prior to the final plat of subdivision approval. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. An Engineers estimate of construction cost for public improvements is also required to complete the calculation for the required public improvement guarantee deposit. The public improvements for this development would be curb and gutter, public sidewalk, storm sewer improvements, and pavement widening. These estimates should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.
13. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

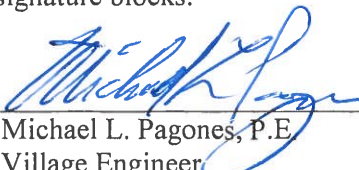
Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection:	Transverse_Mercator
False_Easting:	984250.00000000
False_Northing:	0.00000000
Central_Meridian:	-88.33333333
Scale_Factor:	0.99997500
Latitude_Of_Origin:	36.66666667
Linear Unit:	Foot_US
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

14. The Final Plat of Subdivision must be reviewed and approved by the Engineering Division prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.

15. Volume control with a dry well is currently proposed for each residential lot. It is recommended that the petitioner request a determination letter from the MWRD to determine if volume control is be required. If volume control is not required, the proposed subdivision is tributary to the regional detention basin at Chestnut Ave and Ladd St, so fee-in-lieu of detention is acceptable to the Village. The volume required for the proposed subdivision is 9,002 cubic feet. This deficiency can be paid as money in lieu of detention at the rate of \$1.00 per cubic foot.
16. Provided volume control is not required for each individual lot, the lots should drain to the common side yard lot line and if needed, storm sewer can be constructed within the utility easement. Any proposed storm sewer improvements for the three lots should connect to the existing storm sewer on LaSalle St, which is tributary to the regional detention basin at Chestnut Ave and Ladd St. The proposed storm sewer extension on Chestnut Ave should also be redirected to connect to the storm sewer on LaSalle St.
17. The proposed cross section for a local street shall consist of 2" N50 surface, 2 ¼" N50 surface, 5" N50 binder, and 4" CA-6. Verify the existing curb on the east side of Chestnut Ave and the north side of LaSalle St. If the existing curb is B-4.12, match existing curb. Revise the cross section accordingly.
18. The proposed ADA ramps shall be constructed to meet the Public Rights-of-Way Accessibility guidelines and IDOT standard detail 222-424001-11 Perpendicular Curb Ramps. New ramps should also be constructed at the SW and SE corners, providing an east/west pedestrian access route across Chestnut Ave.
19. Provide the top of foundation for the existing home to the south of the proposed subdivision.

Preliminary Plat of Subdivision:

20. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. IUse the checklist to complete the following items:
  11. 5 ft utility easements should be provided along the rear property line, and along the side lot lines;
  12. Dimension all building setback lines.
21. A heavy line outlining the subdivision must encompass the entire existing lot, which currently spans from the centerline of Chestnut Ave and LaSalle St.
22. The areas to be dedicated as public right-of-way shall be indicated by hatching. Show the areas of each dedication.
23. For the Final Plat of Subdivision, use the attached Final Plat of Subdivision Checklist. The elementary school district is Consolidated Community School District #25, Township High School District #214, Harper Community College District #512. Add the utility signature blocks.

 7/26/19  
 Michael L. Pagones, P.E. Date  
 Village Engineer

Attachments:

- Preliminary Plat of Subdivision Checklist (1 page)
- Final Plat of Subdivision Checklist (3 pages)
- Contacts for Plat Signatures (1 page)
- Sample Utility Signature Blocks (1 page)
- Comed Easement Provisions (1 page)
- Nicor Gas Company Plat Stamp (1 page)
- Village detention calculations (1 page)

## Preliminary Plat of Subdivision Checklist

Municipal Code Section 29-201(b)(1 – 13)

- 1. The name of the proposed subdivision.
- 2. A north-point indication, scale, date of preparation of the Preliminary plat, and by whom prepared.
- 3. A legal description of land proposed to be subdivided, by section, township and range, and other terms as used in describing land on the records of the Recorder of Deeds or Registrar of Titles, Cook County, Illinois.
- 4. Sufficient information to locate accurately the proposed subdivision in relation to its general neighborhood, by means of references to streets, railroad lines, recorded plats, etc. If the foregoing references cannot be made, then a vicinity plat showing the location of the proposed subdivision, drawn to a smaller scale, shall accompany the Preliminary plat.
- 5. The description and location of all survey monuments, existing and to be erected, in the area of the proposed subdivision.
- 6. The boundary lines of the proposed subdivision, drawn to accurate scale and bearing, and a statement of the total area encompassed by the boundary lines.
- 7. The location and dimensions of streets, easements, improvements and utilities within and immediately contiguous to the proposed subdivision, as well as the location and dimensions of major features such as railroad lines, airports, water courses, lakes and exceptional topography.
- 8. The location, dimensions and layout of proposed streets, alleys, and sidewalks of the proposed subdivision.
- 9. The layout, number, dimensions and area of each lot of the proposed subdivision.
- 10. The location, dimensions and layout of all parcels of land intended to be dedicated for public use, such as parks and other open spaces, or reserved for the use of all subdivision property owners, together with an indication of the nature of each such use within the proposed subdivision.
- 11. The location, dimensions and layout of all public utility easements in the proposed subdivision.
- 12. The location and dimensions of all building setback lines in the proposed subdivision.
- 13. The names and last known addresses of the owners of the land proposed to be subdivided, the subdivider and all owners of land immediately adjoining the land proposed to be subdivided.

The Village of Arlington Heights Municipal Code can be accessed over the internet at [www.vah.com](http://www.vah.com) .

**Final Plat of Subdivision Checklist**  
**Municipal Code Section 29-209(a – t)**

- a. The date of preparation of the final plat and by whom prepared.
- b. The boundary of the plat, based on accurate traverse, with angles and lineal dimensions.
- c. All permanent survey monuments, markers and bench marks.
- d. Exact location, width and name of all streets within and adjoining the plat, and the exact location and widths of all cross walkways.
- e. True angles and distances to the nearest established street lines or official monuments, not less than three.
- f. Municipal, township, county and section lines accurately tied to the lines of the subdivision by distances and angles.
- g. Radii, internal angles, points and curvatures, tangent bearings and lengths of all arcs.
- h. All easements for rights of way established for public use and utilities.
- i. All lot numbers and lines, with accurate dimensions given in hundredths of feet.
- j. Accurate outlines and legal descriptions of all areas dedicated or reserved for public use, with the proposed uses indicated thereon; and all areas to be reserved by deed covenant for the common use of all property owners; together with the proposed uses indicated thereon.
- k. The text of protective covenants, approved by the Plan Commission, relating to the proposed subdivision.
- l. 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.
- m. A summary of all restrictions applicable to any part of such subdivision concerning building restrictions, use restrictions, building setback lines and similar matters.
- n. A deed of dedication in the form set forth in Section 29-217(a):  
The Final plat shall contain a deed of dedication substantially as follows:

"We, the undersigned, (Names), owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within plat. This subdivision shall be known and designated as (Name), an addition to the Village of Arlington Heights, Cook County. All streets and alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public. Front and side yard building setback lines are established as shown on this plat, between which lines and the property lines of the streets, there shall be erected or maintained no building or structure. There are strips of ground, (Number) feet in width, as shown on this plat and marked 'Easement' reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon



these strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

(Additional dedications and protective covenants, or private restrictions, would be inserted here upon the subdivider's initiative or the recommendation of the Plan Commission or Village Board; important provisions are those specifying the use to be made of the property and, in the case of residential use, the minimum habitable floor area.)

The foregoing covenants (or restrictions), are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 20\_\_\_\_ [25 year period is suggested], at which time said covenants (or restrictions) shall be automatically extended for successive periods of ten years unless indicated otherwise by negative vote of a majority of the then owners of the building sites covered by these covenants (or restrictions), in whole or in part, which said vote will be evidenced by a petition in writing signed by the owners and duly recorded. Invalidation of any one of the foregoing covenants (or restrictions) by judgment or court order shall in no way affect any of the other various covenants (or restrictions), which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

WITNESS our hands and seals this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

Before me the undersigned Notary Public, in and for the County and State aforesaid, personally appeared (Names), and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

WITNESS my hand and notarial seal this \_\_\_\_ day of 20 \_\_\_\_.

\_\_\_\_\_  
Notary Public"

- o. A blank certificate of approval in the form set forth in Section 29-217(b).  
The Final plat shall contain a certificate of approval as follows:

"Under the authority provided by 65 ILCS 5/11-12 as amended by the State Legislature of the State of Illinois and Ordinance adopted by the Village Board of the Village of Arlington Heights, Illinois, this plat was given approval by the Village of Arlington Heights AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED by the Plan Commission at a meeting held \_\_\_\_\_

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

APPROVED by the Village Board of Trustees at a meeting held \_\_\_\_\_

\_\_\_\_\_  
President

\_\_\_\_\_  
Village Clerk

APPROVED by the Village Collector  
\_\_\_\_\_

APPROVED by the Village Engineer  
\_\_\_\_\_”

- p. A certification by a registered surveyor in the form set forth in Section 29-217(c). The Final plat shall contain a certificate signed by an Illinois Registered Land Surveyor in substantially the following form:

“I, (Name), hereby certify that I am an Illinois Registered Land Surveyor in compliance with the laws of the State of Illinois, and that this plat correctly represents a survey completed by me on (Date); that all monuments and markers shown thereon actually exist, and that I have accurately shown the materials that they are made of.

\_\_\_\_\_  
Signature

(SURVEYOR'S SEAL)

Illinois Land Surveyor  
No. \_\_\_\_\_”

- q. A notarized statement from the owner indicating the school district in which each tract, parcel, lot or block lies.
- r. A certificate in the form as required by the Illinois Department of Transportation or Cook County Highway Department, respectively, when any new street or new driveway will access one of these Department's streets.
- s. The parcel index numbers of all lots contained within the plat shall be included on the plat of subdivision.
- t. A block stating "Send Tax Bill To: (Name/Address)." The actual name and address shall be provided by the developer.
- u. Provide a location to identify the address of each new lot.

The Village of Arlington Heights Municipal Code can be accessed over the internet at [www.vah.com](http://www.vah.com) .

## Contacts for Plat Signatures

Mr. Frank Gautier  
**Comcast Cable**  
688 Industrial Drive  
Elmhurst, IL 60126

224-229-5850

[Ted\\_Wyman@comcast.com](mailto:Ted_Wyman@comcast.com)

Alternates:

Bob Schulter (Department Supervisor), Martha Agieras (Assistant)

[Bob\\_Schulter@comcast.com](mailto:Bob_Schulter@comcast.com)

[Martha\\_Gieras@comcast.com](mailto:Martha_Gieras@comcast.com)

*Per Frank: Request that completed plat data be shared with Comcast in advance of signature, and that the plat be physically provided at their 688 Industrial Drive office at a mutually agreed date and time.*

Mr. Mark Cozzi  
**ComEd**  
Three Lincoln Center, 4th Floor  
Oakbrook Terrace, IL 60181

630-576-6530

[Mark.Cozzi@ComEd.com](mailto:Mark.Cozzi@ComEd.com)

Ms. Kim Augustine  
**NICOR Gas**  
300 W Terra Cotta Ave  
Crystal Lake, IL 60014

630-338-2976

[kaugust@aglresources.com](mailto:kaugust@aglresources.com)

Ms. Sue E. Manshum  
ROW Engineer  
**Ameritech**  
1391 Abbot Ct  
Buffalo Grove, IL 60089

847-465-6086

[sm9231@att.com](mailto:sm9231@att.com)

Mr. Dominick Silvio  
**WOW Internet Cable**  
4350 Weaver Parkway  
Warrenville, IL 60555

630-536-3121

[dominick.silvio@wowinc.com](mailto:dominick.silvio@wowinc.com)

Ms. Abigail Robinson  
**IDOT Permits**  
201 W Center Court  
Schaumburg, IL 60196

847-705-4541

[Abigail.L.Robinson@illinois.gov](mailto:Abigail.L.Robinson@illinois.gov)

Mr. Michael Sterr, P.E.  
Permit Division Head, Construction Bureau  
**Cook County Department of Transportation and Highways**  
69 W Washington St  
24th Floor  
Chicago, IL 60602

312-603-1670

[michael.sterr@cookcountyil.gov](mailto:michael.sterr@cookcountyil.gov)

[hwy.permits@cookcountyil.gov](mailto:hwy.permits@cookcountyil.gov)

## Sample Signature Blocks

COMMONWEALTH EDISON COMPANY  
EASEMENT APPROVED AND ACCEPTED

BY: \_\_\_\_\_ DATE: \_\_\_\_\_, 20\_\_

TITLE: \_\_\_\_\_

AMERITECH/SBC  
EASEMENT APPROVED AND ACCEPTED

BY: \_\_\_\_\_ DATE: \_\_\_\_\_, 20\_\_

TITLE: \_\_\_\_\_

NICOR GAS  
EASEMENT APPROVED AND ACCEPTED

BY: \_\_\_\_\_ DATE: \_\_\_\_\_, 20\_\_

TITLE: \_\_\_\_\_

COMCAST CABLE  
EASEMENT APPROVED AND ACCEPTED

BY: \_\_\_\_\_ DATE: \_\_\_\_\_, 20\_\_

TITLE: \_\_\_\_\_

WIDE OPEN WEST, LLC  
EASEMENT APPROVED AND ACCEPTED

BY: \_\_\_\_\_ DATE: \_\_\_\_\_, 20\_\_

TITLE: \_\_\_\_\_

Cook County Signature Block:

This plat has been approved by the Cook County Highway Department with respect to roadway access pursuant to 765 ILCS 205/2. However, a Highway Permit, conforming to the standards of the Cook County Highway Department is required by the owner of the property for this access.

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Superintendent of Highways  
Cook County, Illinois

## **EASEMENT PROVISIONS**

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to

**Commonwealth Edison Company**  
and  
**SBC Telephone Company, Grantees,**

their respective licensees, successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E" (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E" (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "*Condominium Property Act*", Chapter 765 ILCS 605/2(c), as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an apportionment to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open area", "common ground", "parking" and "common area". The term "common area or areas", and "Common Elements" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

## NICOR GAS COMPANY PLAT STAMP

An easement is hereby reserved for and granted to NORTHERN ILLINOIS GAS COMPANY, an Illinois Corporation, doing business as NICOR GAS COMPANY, its successors and assigns ("Nicor") to install, operate, maintain, repair, replace and remove, facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown on this plat marked "Nicor Easement", together with reasonable right of access thereto and the right to install required service connections to serve improvements thereon, or on adjacent lots and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over Nicor facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of Nicor. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

### INFORMATION PROVIDED BY:

Erin K. Andersen  
Land Management Agent  
Land Services Department  
630-388-2094

[X2ekande@southernco.com](mailto:X2ekande@southernco.com)







# Arlington Heights Fire Department Plan Review Sheet

P. C. Number 19-009

Project Name

The Estates of LaSalle Subdivision

Project Location

2000 N. Chestnut

Planning Department Contact

Sam Hubbard

## General Comments

Round 1

The Fire Department has no comments at this time.

**NOTE: PLAN IS CONCEPTUAL ONLY  
SUBJECT TO DETAILED PLAN REVIEW**

Date July 22, 2019

Reviewed By: LT. Mark Aleckson

# ARLINGTON HEIGHTS POLICE DEPARTMENT

## Community Services Bureau

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### DEPARTMENT PLAN REVIEW SUMMARY

#### The Estates of LaSalle Preliminary 2000 N. Chestnut Ave.

#### Round 1 Review Comments

07/18/2019

- 1. Character of use:**  
The character of use should not be problematic.
- 2. Are lighting requirements adequate?**  
Lighting should be up to Village of Arlington Heights Code. Special attention should be given to those outside common areas- ie street lights. Landscaping must not create hiding locations and should provide for natural surveillance.
- 3. Present traffic problems?**  
There are no traffic problems at this location.
- 4. Traffic accidents at particular location?**  
This is not a problem area in relation to traffic accidents.
- 5. Traffic problems that may be created by the development.**  
This development should not create any traffic problems.
- 6. General comments:**  
-Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

RECEIVED  
JUL 18 2019  
PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

*A Ovington #330*  
\_\_\_\_\_  
Alexandra Ovington, Crime Prevention Officer  
Community Services Bureau

*D Hajek #557*  
\_\_\_\_\_  
Doug Hajek, Sergeant  
Community Services Bureau

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 19 - 009  
Petitioner: Sean Kelly-Chicago Real Estate Resources

Owner: John Federici - Owner -The Standard Group

Contact Person: Sean Kelly  
Address: 205 N. Michigan Ave. Suite 2950  
Chicago IL 60601  
Phone #: 773-383-0000 Cell  
Fax #: \_\_\_\_\_  
E-Mail: seank@crer.com

P.I.N.# ~~To be assigned~~ 03-18-401-085  
Location: 2000 N. Chestnut  
Rezoning: \_\_\_\_\_ Current: R-3 Proposed: R-3  
Subdivision: ✓  
# of Lots: 3 Current: 1 Proposed: 3  
PUD: \_\_\_\_\_ For: N/A  
Special Use: \_\_\_\_\_ For: N/A  
Land Use Variation: \_\_\_\_\_ For: N/A  
Land Use: \_\_\_\_\_ Current: Residential  
Proposed: Residential  
Site Gross Area: Proposed 36,009 s.f. more or less  
# of Units Total: 3 single family home sites  
1BR: \_\_\_\_\_ 2BR: \_\_\_\_\_ 3BR: \_\_\_\_\_ 4BR: \_\_\_\_\_

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

No comments at this time.

**RECEIVED**

JUL 16 2019

PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

Sean Freres, LEHP

7/15/19

Environmental Health Officer

Date

James McCalister

7/15/19

tor

Dirac  
Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 19-009  
 Petitioner: Sean Kelly-Chicago Real Estate Resources

Owner: John Federici - Owner -The Standard Group

Contact Person: Sean Kelly  
 Address: 205 N. Michigan Ave. Suite 2950  
Chicago IL 60601  
 Phone #: 773-383-0000 Cell  
 Fax #: \_\_\_\_\_  
 E-Mail: seank@crer.com

P.I.N.# ~~To be assigned~~ 03-18-401-085  
 Location: 2000 N. Chestnut  
 Rezoning: \_\_\_\_\_ Current: R-3 Proposed: R-3  
 Subdivision:   
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 Land Use Variation: \_\_\_\_\_ For: N/A  
 Land Use: \_\_\_\_\_ Current: Residential  
 Proposed: Residential  
 Site Gross Area: Proposed 36,009 s f more or less  
 # of Units Total: 3 single family home sites  
 1BR: \_\_\_\_\_ 2BR: \_\_\_\_\_ 3BR: \_\_\_\_\_ 4BR: \_\_\_\_\_

(Petitioner: Please do not write below this line.)

- |    | <u>YES</u>                          | <u>NO</u>                           |   |
|----|-------------------------------------|-------------------------------------|---|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | COMPLIES WITH COMPREHENSIVE PLAN?                               |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | COMPLIES WITH THOROUGHFARE PLAN?                                |
| 3. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | VARIATIONS NEEDED FROM ZONING REGULATIONS?<br>(See below.)      |
| 4. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?<br>(See below.) |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | SUBDIVISION REQUIRED?   |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?<br>(See below.)    |

Comments:

PLEASE SEE ATTACHED COMMENTS.



7-26-19  
Date



# Planning & Community Development Dept. Review

July 26, 2019

## REVIEW ROUND 1

Project: Estates of LaSalle Subdivision – 2000 N. Chestnut Avenue  
Proposed Subdivision

Case Number: PC 18-010

### **General:**

7. The following approvals have been requested:
  - **Preliminary and Final Plat of Subdivision to subdivide the property into three lots.**
8. All structures on the property must be demolished within six months of Village Board approval of the Final Plat of Subdivision.
9. Please note that the Final Plat, as approved by the Engineering Dept., 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. If this requirement cannot be met, you can proceed with Preliminary Plat approval with Final Plat approval obtained at a future date (i.e. a separate Plan Commission meeting would be needed). No public notice is required for Final Plat of Subdivision approval. If you end up proceeding with Preliminary Plat approval only, a copy of the Plat which reads "Preliminary" will be required one week prior to the Plan Commission hearing.
10. Please note that final engineering must be approved by the Engineering Dept. no less than one week prior to appearance before the Plan Commission. If this requirement cannot be met, you can proceed with Preliminary Plat approval with Final Plat approval obtained at a future date (i.e. a separate Plan Commission meeting would be needed). No public notice is required for Final Plat of Subdivision approval. Prior to bringing this project before the Village Board for final approval, all applicable engineering fees must be paid and the required surety bonds, public improvement deposits, and maintenance guarantees must be provided
11. School, Park, and Library contributions will be required prior to the issuance of a building permit for each lot within the subdivision.
12. A Design Commission application will be required for any new construction on each lot within the subdivision.
13. Are any Covenants, Conditions, or Restrictions proposed for this subdivision?
14. Please ensure that all plans resubmitted as a result of the Round 1 Department review comments include a revision date.

### **Final Plat of Subdivision:**

15. Label the front yard setback distance as "25' FRONT YARD SETBACK" for Lot 1 and Lot 3, similar for how you've done it for Lot 2.
16. The specific sideyard setbacks (on each side) must be added for each lot (i.e. "10% side yard setback (typ.)" is not acceptable). The required setbacks shall be as follows:

- Lot 1: 9.4' sideyard setback on east side, 9.4' sideyard setback on west side.
- Lot 2: 9.6' sideyard setback on east side, 9.6' sideyard setback on west side.
- Lot 3: 10' sideyard setback on west side.

17. The required exterior side yard setback for Lot 3 must be revised. This setback will be based on the average of the setbacks of the existing homes on the frontage (including the existing home on the subject property). Please provide an exhibit showing the existing setbacks of the homes at 1902, 1908, 1912, 1916, 1920, and 2000 N. Chestnut Avenue. The average of these six setbacks will be the required setback along the east side of Lot 3.
18. Please revise the 30' corner yard setback on Lot 3 so that is referred to as an exterior sideyard setback and so that it is the average of the setbacks of the existing homes on the frontage as outlined above. At end of the word "SETBACK" for the exterior sideyard setback on Lot 3, there should be an asterisk, which should reference a note elsewhere on the plat that reads "The actual required exterior sideyard building setback line may be less than or greater than XX' as prescribed in the Arlington Heights Municipal Code. Specifically, Section 5.1-2.2(c) of Chapter 28 allows the exterior side yard setback to be calculated based on the average of the existing setbacks of the frontage when 40% or more of the frontage is developed with yards of more than 10 feet in depth. If this code section is no longer applicable, the required setback shall be based on current code requirements." Please note that the value for XX should be the average of the existing setbacks (XX was used in these comments because you have not provided that average yet).
19. Section 29-309 of the Subdivision Code requires that easements be included on the Plat for each lot. Please add said easements, as well as the required easement provisions and signature blocks. An example of the standard language for these easement provisions and signature blocks can be provided at your request.
20. Per Section 29-209(C), PIN's must be added to the four corners of each new lot if no PIN is currently present. Please add a note on the Plat of Subdivision or Engineering plans outlining such.
21. Per Section 29-209(J), a legal description is required on the plat for all areas of land dedicated for public use. Please include a legal description on the plat for the land to be dedicated as ROW.
22. The information as required in Sections 29-209L through Q must be added to the plat.

Prepared by:



The Estates of LaSalle Subdivision  
2000 N. Chestnut  
PC #19-009  
July 24, 2019

**Tree Preservation**

- 1) A tree survey that indicates the size and species (both scientific and commons names) and condition of all trees located on the parcel with a trunk size of 3" caliper or greater must be provided.

**Landscape Plan**

- 2) Indicate the size and the species for the proposed replacement trees.