

August 21, 2019

Mr. Sam Hubbard  
Development Planner  
Planning and Community Development  
**Village of Arlington Heights**  
33 South Arlington Heights Road  
Arlington Heights, IL 60005

**RE: 2000 North Chestnut Avenue (Estates of LaSalle Subdivision) PC No. 19009 (IG 19642)**

Dear Mr. Hubbard.

In response to your review letter of July 17, 2019, we are enclosing 5 sets of revised plans dated 8-20-19 and 5 copies of a revised Preliminary and final Plat of Subdivision dated 8-20-19.

As requested, we have included the following revisions:

**Arlington Heights Police Department**

1. Existing Street light is mounted to an existing power pole. The power pole will need to be relocated behind the proposed curb line, in the intersection.

**Planning and Community Development Comments Dated 7-18-19**

8. Noted and Understood. Existing buildings will be demolished within six months of Board approval of the Final Plat of Subdivision.
9. Preliminary Plat submitted for approval.
10. Final Engineering submitted for review and approval.
11. Noted and understood. Contributions will be completed, prior to building permit issuance.
12. Design Commission will be completed by the developer.
13. The developer will provide answers to Covenants, Restrictions and Conditions.
14. Revision date added to revised plans and plat.

**P&CD Comments Dated 7-26-19**

11. Noted and Understood.
12. Noted and Understood. Engineer's Opinion of Probable Construction Costs are enclosed for the on-site and right of way work.
13. Final plans referenced to State Plane Coordinate System.
14. Noted and Understood. Final plat of Subdivision must be approved by the Engineering Division, prior to final Plan Commission approval. The final plat, with all signatures must be submitted one week prior to the scheduled final Plan Commission meeting.

15. Volume control will not be necessary, according to MWRD requirements. Fee-in-lieu of detention will be paid by the developer.
16. Volume Control was removed and storm sewer added to drain rear yards. Storm sewer for Lots 1 and 2 will be connected to the existing LaSalle Street sewer. The sewer on the east side of Lot 3 was redirected to the LaSalle Street sewer system. A 10-inch pipe was sized for the redirected sewer. A composite "C" of 0.83, a 5-minute Tc for the 10-year storm, (6.48"/hr), a tributary area of 0.27 acres. "Q" = 1.45 cfs. A 10" pipe at 0.50% has the capacity of 1.55 cfs.
17. 2" of N50 surface, 5" of N50 Binder and 4" of CA-6 is indicated for the street widening. The existing curb was verified in the topographic survey and again verified in the field to be 2.5 to 3 inches high. Therefore, the design will remain as an M-3.12 curb and gutter.
18. ADA ramps follow IDOT guidelines. IDOT detail 222-424001-11 added to plans. New ramps for the southeast and southwest corners at Chestnut added to plan.
19. Top of foundation of south residence added to plan.

### **Preliminary Plat of Subdivision**

20. Preliminary plat Checklist used to complete plat.
21. Heavy line added to encompass the dedicated area of the property, to the centerline of LaSalle and Chestnut.
22. Hatching provided to highlight dedicated area for public use.
23. Final plat checklist will be used to complete final plat, along with the additions of School District 25, Township Highschool 214 and Harper College District 512 and utility signature blocks.

### **Final Plat of Subdivision**

15. Front yard setback distance labeled.
16. Specific side yard setbacks labeled on the plat.
17. The required side yard setback for Lot 3 was revised.
18. Note added to plat regarding side yard setback determination for Lot 3.
19. Drainage and utility easements added to the plat.
20. Note added regarding property corners to be installed at all corners, for each lot.
21. Legal description provided for area dedicate to public use.
22. Information from Section 29-209, L through Q were added to the plat, as required.

### **Tree Preservation**

1. Tree survey was prepared including size, species (scientific and common) and condition. Trees with a trunk size of 3-inches or greater were documented. See Tree Preservation Plan for details.

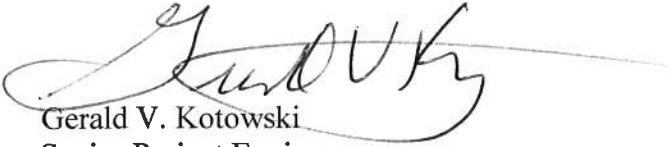
### **Landscape Plan**

2. Size and species of trees indicated on plan.

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Please include our file number 19642 on any further correspondence. If there are any questions, please do not hesitate to contact us.

Very truly yours,  
**IG Consulting, Inc.**

A handwritten signature in black ink, appearing to read "Gerald V. Kotowski", with a long horizontal flourish extending to the right.

Gerald V. Kotowski  
Senior Project Engineer

Encl:

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