

September 20, 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. 19-009 (IG #19642)**

Dear Mr. Hubbard:

In response to review letters of September 13 and September 18, 2019, we are responding to comments from Planning and Community Development, Engineering, Public Works and Landscape.

As requested, we have included the following revisions:

Planning and Community Development Comments Dated 9/13/19 (Comments by Sam Hubbard)

23. Noted and understood.
24. The Developer is not proposing CCR's.
25. The western side yard setback for Lot 1 has been modified to 20' and the eastern side of Lot 3 was changed to 30'. It is our understanding that staff will support 30' for Lot 3 side yard setback.
26. Please see comment 25 above.
27. Asterisk and associated language removed.
28. We have revised the word ("Number") in the Deed of Dedication to "5".

**Plan Commission PC # 19-009 , Preliminary and Final Plat of Subdivision Round 2
Comments Dated 9/13/19 (comments by Michael Pagonos)**

24. Noted and understood.
25. Engineer's Estimate:
 - a. The proposed cross section has been revised to show 2" of HMA, N50, Surface Course, 2 ¼" of HMA, N50, Surface Course, 5" of HMA N50 Binder Course and 4" of Aggregate Base Course. Milling and resurfacing of the existing pavement will be 2".
 - b. Item A2 in the EOPC has been revised to reflect 5" HMA N50 Binder Course.
 - c. Manholes are now shown at the proposed storm sewer connections on LaSalle Street and added to the estimate.
 - d. The side yard storm sewer is now 10" and inlets installed instead of yard drains.

- e. One existing utility pole at the intersection of LaSalle and Chestnut will be relocated. The second pole is a service pole that will be removed and not relocated.
 - f. Detectable warning panels added to the estimate.
- 26. Noted and understood.
 - 27. Understood, will address at permit.
 - 28. New manholes will be constructed at the connection to the existing storm sewer on LaSalle Street. For the side yard drainage, the storm sewer will be 10" and inlets installed instead of yard drains. Will address at permit.
 - 29. See response to comment 25a. Will Address at permit.
 - 30. Noted and understood.
 - 31. Lowering top of foundation should be looked at carefully to insure side yard, as well as rear yard drainage, with lots 1 and 3. Will address at permit.

Traffic

- 32. Noted and understood. An additional street light may be placed south of LaSalle on chestnut at the discretion of the Village. Fee in lieu of may be required. This will be addressed at permit.

Preliminary and Final Plat

- 33. Setbacks have been agreed upon by the Village and Plat of Subdivision approved by Planning and Engineering, on 9-19-19.
- 34. We have revised the Plat showing a heavy line encompassing the entire existing lot.
- 35. Noted and understood.
- 36. The bearings of all property lines are shown on the plat.
- 37. "Director of Engineering" has been revised to "Village Engineer".

Public Works Department, dated 9/18/19

- 1. Water service was changed to 1.5 inches and 1 inch meter will be used.
- 2. Inlets will be private and tops of lids will be forged with "Private". Storm drains will have manholes installed in the main on LaSalle Street.
- 3. See response comment 2.
- 4. There is no sidewalk along the east side of Walnut Avenue. The west side will be reviewed.
- 5. Patchwork indicated on the Site Development Plan.
- 6. The sidewalk is aligning with the existing sidewalk across the street.
- 7. A note is added to the plan indicating "Roadway surface patch shall extend two feet beyond the edge of any utility trench".

Landscape

- A. Tree 466 will be removed and replaced with a State Street Miyabe Maple.
- B. Tree 483 will be removed and replaced with a State Street Miyabe Maple.
- C. Noted and understood.

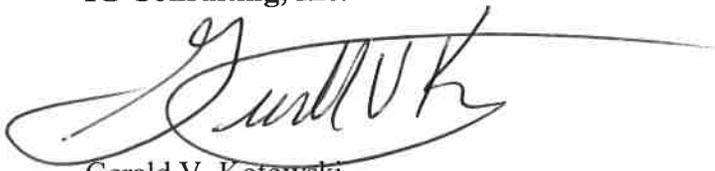
- D. The 3 State Street Maples will be changed to Ivory Silk Japanese Tree Lilac, single stem tree form.
- E. A Swamp White Oak will be planted on the north side of LaSalle Street, across from proposed Lot 2.
- F. 3 Bald Cypress will be planted on Walnut Street.

Additional Landscape Comments

- 1. Tree 648 will be slated to save. However, it should be noted that a 10" storm sewer will be installed along the property line, between lots 1 and 2, 5 feet from the tree and a high probability that the proposed foundation for Lot 1 will be 5 feet from the tree.
- 2. The developer will coordinate with the Village Forester, regarding tree species in parkway and fees.

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