


## Memorandum

To: Sam Hubbard, Planning and Community Development  
From: Cris Papierniak, Assistant Director of Public Works   
Date: September 18, 2019  
Subject: 2000 N Chestnut - Estates of LaSalle, P.C. #19-009 - Round 2

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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 will be 1". The plan sheet details a 1.25" water service, however the detail sheet calls for 1.5", reconcile this disparity.
- 2) The Village will not maintain the proposed 6" rear yard drains as designed. The drains must have lids with the word "PRIVATE" forged on top. As designed the proposed storm drain is 6" and utilizes a blind connection. The Village will not maintain either of those scenarios.
- 3) Provide a detail of the proposed blind connections for the private rear yard storm drains to the public storm sewer, the connection must be cored and a "Kor-N-Seal" must be utilized
- 4) Verify the condition of the sidewalk along N Walnut Ave. If there are poor conditions or drainage problems, squares must be replaced with new construction.
- 5) Plans do not show roadway patchwork. It is required for new curb installation (west side of Chestnut, east side of N Walnut).
- 6) What is the purpose to jog in sidewalk at N Walnut Ave?
- 7) Roadway surface patch shall extend 2' beyond the edge of any utility trench.
- 8) See attached Landscaping recommendations

C. file

**LANDSCAPE PLAN NOTES  
FOR THE PROPOSED DEVELOPMENT OF  
LASALLE ESTATES SUBDIVISION  
September 18, 2019**

**ALL NOTES CAN BE REFERENCED TO PAGE 4 – LANDSCAPE PLAN**

- A. Existing tree # 466 is an 8" White Mulberry (*Morus alba*) that is currently listed as being saved and would reside in the proposed new parkway. This tree is growing at a 45 degree angle to the south and is exhibiting dieback. In addition to this, *Morus alba* is an invasive weed species that is not recommended for planting by the Village. We recommend that the tree be removed when other existing vegetation surrounding it is removed. We also recommend that in its place an additional State Street Miyabe Maple be planted.
- B. Existing tree # 483 is a 19" Black Walnut (*Juglans nigra*) that is currently listed as being saved and would reside in the proposed new parkway. Although this tree is healthy and well structure, we perceive its post construction viability to be low. There will be a large impact to the tree's root zone from street widening on the north side of the tree, as well as driveway installation to the west and sidewalk installation to the south. With such a significant disruption of the root zone, we predict that the tree would shortly begin to decline and then would have to be removed and replaced by the Village. Also due to its location, the replacement tree would have to be installed in exactly the same area, which would also add additional expense to stump removal operations. We recommend that this tree be removed when other existing vegetation surrounding it is removed. We also recommend that in its place an additional State Street Miyabe Maple be planted.
- C. We concur with the placement and species selection for the remainder of the trees to be planted on the LaSalle side of the development.
- D. We recommend that the 3 State Street Miyabe Maples that are to be planted on the Chestnut side of the development be changed. Three phase overhead electrical lines, as well as other numerous overhead utilities, exist in this area and will lead to conflicts between the trees and the utilities. Our suggestion for a more appropriate species for this area would be Ivory Silk Japanese Tree Lilac (*Syringa reticulata* 'Ivory Silk') in a single stem tree form.
- E. There is currently a vacant planting location on the north side of LaSalle across from proposed Lot #2. This location has not previously been planted due to existing trees on the proposed development site hanging out and over the road, which would hinder growth in a newly installed tree. We recommend that a Swamp White Oak (*Quercus bicolor*) be installed in this location since competing vegetation will be removed with development.
- F. There are currently no trees listed on the plan to be installed on the Walnut side of the project. We recommend 3 Baldcypress (*Taxodium distichum*) be installed in this area.

**PLAN COMMISSION PC #19-009**  
**The Estates of LaSalle Subdivision**  
**2000 N Chestnut Ave**  
**Preliminary & Final Plat of Subdivision**  
**Round 2**

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DEVELOPMENT DEPARTMENT

24. The petitioner's response to Comment No. 11 is acceptable.
25. The petitioner's response to Comment No. 12 is noted. The Village is in receipt of the Engineer's Estimate and has the following preliminary comments on the public improvements:
- a. The proposed cross section is missing the second layer of 2 ¼" HMA N50 surface course
  - b. Item A2 should be revised to reflect 5" HMA N50 Binder Course
  - c. Manholes will be required at the proposed storm sewer connections on LaSalle St and shall be added to the estimate
  - d. The side yard storm sewer shall be 10" and inlets installed instead of yard drains
  - e. The demolition plan calls for two utility poles to be relocated
  - f. Detectable warning panels shall be added to the estimate

Upon receipt of the revised estimate, the Village will proceed with generating the fee letter.

26. The petitioner's response to Comment Nos. 13 and 14 are acceptable.
27. The petitioner's response to Comment No. 15 is noted. A fee in lieu of detention in the amount of \$9,000 shall be paid at time of permit.
28. The petitioner's response to Comment No. 16 is noted. New manholes shall be constructed at the connection to the existing storm sewer on LaSalle St. Regarding the side yard drainage, the storm sewer shall be 10" and inlets installed instead of yard drains. This can be addressed at permit.
29. The petitioner's response to Comment No. 17 is noted. The proposed cross section shall consist of 2" N50 surface, 2 ¼" N50 surface, 5" N50 binder, and 4" CA-6. The cross section included in the plans does not show the 2 ¼" N50 surface (second lift). Revise the cross section accordingly. This can be addressed at permit.
30. The petitioner's response to Comment No. 18 is acceptable.
31. The petitioner's response to Comment No. 19 is noted. The proposed top of foundation for all three lots are higher than the adjacent property to the south. It appears that the top of foundation for each of the homes could be lowered a minimum of 6" to 1' and still provide adequate side yard and rear yard drainage. This can be addressed at permit.

TRAFFIC

- 32. The utility pole/street light at the southwest corner of Chestnut Ave and La Salle that is to be relocated, the existing street light can be eliminated as there is an existing street light on the northwest corner. The Village may also require that a new street light be installed on Chestnut Ave, south of LaSalle St, near the south limits of the property, or include a fee in lieu of a new street light and the necessary electrical improvements. This can be addressed at permit. For reference, below are the existing street lights on LaSalle St:



PRELIMINARY AND FINAL PLAT

- 33. The petitioner’s response to comment No. 20 is noted. The Engineering Division will defer to the Planning Department regarding final approval of the building setback lines shown on the final plat.
- 34. The petitioner’s response to comment No. 21 is noted. The heavy line shall encompass the entire existing lot. Revise the plat accordingly.
- 35. The petitioner’s response to Comment Nos. 22 and 23 are acceptable.
- 36. The bearings of all property lines shall be shown on the plat.
- 37. “Director of Engineering” shall be revised to “Village Engineer”.

*Michael L. Pagonos* 9/13/19  
Michael L. Pagonos, P.E. Date  
Village Engineer

# 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 2 Review Comments

09/11/2019

1. **Character of use:**  
Nothing further.
2. **Are lighting requirements adequate?**  
Nothing further.
3. **Present traffic problems?**  
Nothing further.
4. **Traffic accidents at particular location?**  
Nothing further.
5. **Traffic problems that may be created by the development.**  
Nothing further.
6. **General comments:**  
Nothing further.

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DEVELOPMENT DEPARTMENT

*A.O.* #330

Alexandra Ovington, Crime Prevention Officer  
Community Services Bureau

*D.H.* #634

Doug Hajek, Sergeant  
Community Services Bureau



# Planning & Community Development Dept. Review

September 13, 2019

## REVIEW ROUND 2

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

Case Number: PC 18-009

### **General:**

23. The responses to comments #8-#12, #14, #15, and #19-#21 are acceptable.
24. The response to comment #13 is incomplete. Please clarify if the developer is proposing any CCR's.
25. The response to comment #16 is noted. The Village is requesting that you modify the western side yard setback for Lot 1 from 9.19' to 20' as this yard will function more like an exterior side yard given the proximity to Walnut Avenue. Of note, staff is supportive of a variation to Lot 3 to reduce the western exterior side yard setback from 40' to 30'. Please adjust the plans if this reduction is desired for Lot 3. Of note, the setback for Lot 1 (and potentially Lot 3) will also need to be adjusted on the Engineering Plan sheets 3, 4, and 5, as well as on the Preliminary Plat.
26. The response to comment #17 is noted. Please see comment #25 above.
27. The response to comment #18 is noted. If the developer elects to proceed with the requested variation to the exterior sideyard setback on Lot 3, then the asterisk and associated language must be removed from the Preliminary and Final Plat as it will no longer be applicable.
28. The response to comment #22 is noted. Please change the word "(Number)" in the Deed of Dedication to "5" since the easements are 5' wide.

Prepared by:

The Estates of LaSalle Subdivision  
2000 N. Chestnut  
PC #19-009  
September 10, 2019

- 1) It is recommended that tree #648, Silver Maple be preserved.
- 2) At time of permit, coordinate with the Village Forester regarding the species for the trees within the parkway. A tree fee of \$4 per lineal foot of frontage is required at time of permit.