



Village of Northbrook

PUBLIC WORKS COMMITTEE

NORTHBROOK VILLAGE HALL, 1225 CEDAR LANE
January 22, 2019, 6:30 P.M., TERRACE ROOM

The Public Works Committee of the Village of Northbrook Board of Trustees will hold a meeting on Tuesday, January 22, 2019 at 6:30 p.m. in the Terrace Room of the Village Hall, 1225 Cedar Lane, Northbrook, Illinois. The following will be discussed.

MEETING AGENDA

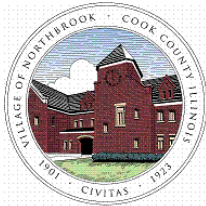
1. Call To Order
2. Hear From The Audience
3. Tree Removal Permit Request – 1227 Eastwood Lane
4. Adjourn

Bob Israel, Chair
Public Works Committee

Members: Trustee Buehler
Trustee Han

Village of Northbrook
Cook County, Illinois
January 22, 2019

The Village of Northbrook is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of this meeting or the facilities, are requested to contact Greg Van Dahm or Debbie Ford (664-4014 or 4013 respectively) promptly to allow the Village of Northbrook to make reasonable accommodations for those persons. Hearing impaired individuals may call the TDD number, 564-8645, for more information.



MEMORANDUM

VILLAGE OF NORTHBROOK

PUBLIC WORKS DEPARTMENT

TO: Public Works Committee
FROM: Matt Morrison, Assistant Public Works Director
DATE: January 16, 2019
SUBJECT: Tree Permit Review - 1227 Eastwood Lane

Request for Tree Permit

A building permit for the demolition of the existing home and construction of a new home on the 1227 Eastwood Lane property was submitted in late August 2018. On December 13, 2018 the property owner of 1227 Eastwood Lane, Victor Bickus on behalf of 1227 Eastwood LLC, submitted a tree removal permit in conjunction with planned construction on the property. The permit included the removal of two landmark trees in the required yard (a 31 inch diameter Black Walnut and a 25 inch diameter Sugar Maple tree). The reason listed on the permit for the removal of the landmark trees was that they are dead. The 16.5 inch Cottonwood tree included in the permit is classified as a nuisance tree and is removed administratively.

The applicant submitted the required tree assessments by their arborist on December 20, 2018. On the "1 to 5" scale where a "1" is "No Apparent Damage" and a "5" is "Dead" the property owner's arborist, Ralph Sieber of G&C Tree Service, rated the Black Walnut tree a 2.8 and the Maple as a 4.2. The property owner's arborist also noted that the trees had holes drilled/bored in their bases, however he did not attribute a cause to the holes stating that they may be manmade or the result of a boring insect.

Tree Preservation

The property owner is requesting the removal of two landmark trees, a 31 inch diameter Black Walnut tree and a 25 inch diameter Sugar Maple tree. The Black Walnut remains in average health while the Maple is declining but not dead. Staff does not disagree with the ratings of the property owner's arborist. The Black Walnut is in conflict with the construction of the garage of the new home and the Maple is in conflict with the construction of the new circular driveway.

As the Public Works Committee is aware, replacement is required on an inch for inch basis on the property or payment of the fee in-lieu of replacement. At present, the property owner has indicated to staff that they intend to replant 12 inches of trees on the property. A summary of the required replanting or fee in-lieu of replacement is included in Table 1. If no replanting is done, the fee in-lieu of replanting will be \$8,400.

Tree	Tree Classification	Inches to be Replanted	If Not Replanted In Full, Fee In-Lieu of Cost*
31" Black Walnut	Landmark	31"	\$4,650
25" Sugar Maple	Landmark	25"	\$3,750

*Fee can be reduced by \$150 per inch of trees replanted on the property.

Staff also observed the holes drilled/bored in the bases of the trees that the property owner's arborist noted. These holes were similar to those on the Burr Oak that was removed from the property in the summer of 2018. Staff has observed the holes on the Black Walnut and Maple trees on a number of occasions and is troubled by them. Staff's observations noted a residue weeping from the holes with a

pungent smell. The holes are the width of a standard #2 pencil, and a depth of approximately 1.5". In reviewing the holes that have appeared on the Black Walnut, Sugar Maple and the Burr Oak that was removed from the property last summer, staff is not aware of a boring insect that creates holes of that diameter and depth in trees, leaves a residue on the tree, or that attacks all three species of trees.

Municipal Code and Process

The removal of a landmark tree in a required yard must be reviewed by the Public Works Committee and approved by the Board of Trustees. Further, replacement of the tree(s) is mandatory per the Municipal Code (Chapter 25-13 (c) (1)) which requires replacement of any protected, landmark, or heritage tree that is located in any required yard on an inch for inch basis. Property owners have the option of paying a fee in lieu of replanting, which is established in the Annual Fee Ordinance and is \$150 per inch of diameter at breast height for landmark trees. The Municipal Code allows for exemptions from the replacement of heritage trees and payment of the fee in-lieu of replanting for trees that are dead of natural causes, hazardous, diseased, infested, or otherwise unsafe.

The Municipal Code also prohibits damage being deliberately caused to landmark trees. Section 25-2 of the Municipal Code defines "Damage" to trees as an direct or indirect actions that cause or is reasonably likely to cause the death of a tree or a significant loss of a tree's structural integrity including but not limited to poisoning, girdling the tree, etc. Section 25-3 (1) states that any activity that anticipates or involves the actual or reasonably likely damage to a protected, heritage, or landmark tree is a regulated tree activity. Lastly, Section 25-10 (a) of the Municipal Code states a tree permit is required for any regulated tree activity. When property owners or contractors have been found to have damaged a protected/landmark/heritage tree or removed a tree without a permit the penalty is a stop work order of \$250 and payment for the value of tree, which is equal to what the fee in-lieu of replanting is.

Recommendation

Staff recommends that the Public Works Committee recommend removal of the landmark trees as they are in conflict with the proposed new home and will decline to a point of dying or becoming a hazard as a result of the holes drilled/bored into the base of the trees. Given the nature of the holes drilled/bored into the trees and the residue weeping from them, staff recommends that the full fees of \$8,400 be assessed and not reduced by replanting on the property. Consistent with other landmark and tree removals considered by the Public Works Committee, staff recommends that a condition of tree removals be that the wood from the trees be reused for a purpose other than firewood, mulch, or wood chips and preferably be used in the construction of the new home. Lastly, that the property owner and their contractor should be required to take aggressive measures to preserve all other trees on this and neighboring properties.

Staff will be present at the Public Works Committee meeting to address any questions that may arise.

Attachments

1. Tree Removal Application and Property Owner Submittal
2. Pictures of Trees Proposed for Removal



Permit #: PTB-0703
 Fee: _____

VILLAGE OF NORTHBROOK
Public Works Department
 655 Huehl Road
 Northbrook, Illinois 60062
 TEL: 847-272-4711 FAX: 847-272-3629
 www.northbrook.il.us

RECEIVED
 DEC 13 2018
 PUBLIC WORKS DEPT

Tree Removal Application

All applications should be submitted to Public Works

*Property Address 1227 Eastwood Ln Date 12/12/2018

***Property Owner Information**

Name 1227 EASTWOOD LLC
 Address 1331 Woodland Ave, Westwood, IL, 60015
 Telephone 847 833 6332 e-mail HOYDBUILDERS @ YAHOO.COM

***Tree Contractor Information**

Company Avalanche Lawncare
 Address P.O. BOX 908 City Glenview State IL Zip 60025
 Telephone 847 709 1076 Fax _____ e-mail avalanche.lawncare@gmail.com

***Applicant**

Property Owner Tree Contractor Property Manager Other _____
 Name VICTOR BICKUS
 e-mail HOYDBUILDERS@YAHOO.COM phone 847 336 3337 Fax 847 550 4642

All review correspondence and approved permit paperwork shall be sent to the applicant via e-mail.

***Permit Type** (Check one)

- Standard Tree Removal Application (dead, dying, diseased, dangerous, good forestry or other).
- Construction Tree Removal Application (trees need to be removed for a pending or active construction project)
- Emergency Tree Removal Application
 - I am submitting this application in order to receive a retroactive tree removal permit.
 - I have included photographic evidence of the emergency/hazard.
 - The property owner may be found in violation of Municipal Code Chapter 25 if no pictures are submitted and it is determined the protected tree(s) was removed without a permit and was not an emergency.
- I am required to submit this application as part of a Tree Preservation Ordinance Violation Notice.

Tree Information* (Reason for removal and location required)

	Diameter (inches) Measured 4.5 feet above grade	Tree Type: Botanical or Common Name	*Reason For Removal	*Location
1.	31"	black walnut	dead	#998 on the plan
2.	25"	maple	dead	#2781 on the plan
3.	16.5	Cottonwood	Construction.	in the front

+ If listing more than 3 trees please use the tree removal application supplemental page.

All trees proposed for removal are to be marked with ribbon, string, tape or paint for identification

*REQUIRED TO BE FILLED OUT

Site Plan

Draw your site plan in the space provided below.

You may also attach a plat of survey or engineering plan drawing.

Notices

Statement of Fact: I certify that the facts and information set forth in this application are true and complete to the best of my knowledge. I understand that any falsification, misrepresentation or omission of fact (whether intentional or not) in this application or any other required document, as well as any misleading statement or omission, may be cause for revocation of permit, regardless of how or when discovered. I certify that I have done my due diligence to determine that I do need to submit a tree removal application. I understand that submitting an application does not entitle me to a permit, and I must have the permit in hand before beginning any work. Removal of tree(s) PRIOR to permit approval and issuance will result in the property owner receiving a minimum fine of \$250.

I understand I must inform the tree contractor listed on the application, who will be performing the tree removals of all applicable Village of Northbrook codes pertaining to tree removals as stated below.

I have marked the trees for identification.

Statement of Authorization: I certify I am authorized to submit this application as the property owner or on behalf of the property owner. Note: If the trunk of the tree straddles property lines, a letter from the adjacent owner or a note of consent must be included with this application. If HOA approval is required by the property owner, a letter from the HOA permitting the removal of the tree(s) is included in the application.

I have included in the application a signed contract with the tree company that will be performing the tree removals.

Statement of Compliance with Village Code: I agree to comply with Village of Northbrook Municipal Code Chapter 25 Tree Protection and Preservation, Vegetation regarding tree removals. Including compliance with all standards found in ANSI Z133-2012, Safety Standards for Arboriculture Operations. This includes but is not limited to creating a safe work zone on both private property and in the public right of way with cones and signage indicating tree work ahead and/or sidewalk/road closed signs, proper safety equipment for laborers and the use of the proper equipment for safely removing trees.

Closure of public roadway is prohibited without a separate permit from The Public Works Department. 48 hour notice is required prior the closure of any Public Roadway. Under no circumstances will trees be allowed to be felled in whole across a public walkway or roadway.

Damage to any public property will result in fines and full cost of repairs being assessed to the contractor listed on the permit.

Permission to enter private property: The above named property owner hereby gives permission to the Village of Northbrook and its agents, officers and employees to enter the property for the purpose of tree inspection prior to permit issuance and for replanting compliance inspection (if required) after the permit is issued.

***Signatures (Both required if property owner is not applicant)**

By signing below I acknowledge that I have read, understand and complied with all items listed under "notices".

Property Owner Signature _____ Date 12/12/20 15

Applicant Signature (if other than owner) _____ Date _____

For Office Use Only

Reviewer _____

Approval Date _____

Will trees be required to be replaced on private property? Yes No

Caliper inches of Trees _____

Permit Fee \$ _____

Approx # of Trees _____

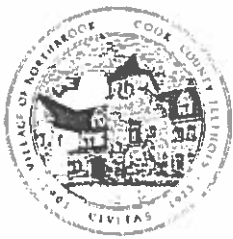
Deposit Collected \$ _____

Tree Replacement Agreement Signed Yes No

Total \$ _____

Comments:

***REQUIRED TO BE FILLED OUT**



RECEIVED
DEC 20 2018
PUBLIC WORKS DEPT.

VILLAGE OF NORTHBROOK
Public Works Department
655 Huchl Road
Northbrook, Illinois 60062
847/272-4711 FAX: 847/272-3629
www.northbrook.il.us

Arborist Form

This form is to be used along with the Forestry Condition Assessment Form for any tree requiring additional evaluation by an independent arborist. This form must be completed and signed by a qualified arborist. Qualified arborists are individuals with relevant education and training in arboriculture or urban forestry and must currently have one of the following credentials:

- International Society of Arboriculture (ISA) Certified Arborist
- American Society of Consulting Arborists (ASCA) Registered Consulting Arborist

Arborist Information

Name: RALPH Sieber IL-1179^A
 Company: G+C TREE SERVICE
 Address: 25217 Riverside AVE WARRENVILLE IL
 Email: RALPHSieber@gmail.com
 Phone: 224 828 5626

- International Society of Arboriculture (ISA) Certified Arborist ISA # IL-1179^A
 American Society of Consulting Arborists (ASCA) Registered Consulting Arborist RCA # _____

Tree Information

Address of tree(s): 1227 EASTWOOD NORTHBROOK
 Total Number of trees evaluated: 2
 Date trees were evaluated: 12-20-18

I, _____ (name) am currently certified as an Arborist by the ISA or am a Registered Consulting Arborist with the ASCA. I have evaluated trees at the site listed above to determine if they are dead, dying, dangerous or healthy based upon the Village's Forestry Condition Assessment Form which, is based on the conditions rating assessments determined in the 9th Edition of the Council of Plant Appraisers Guide to Tree Evaluations.

Tree	Species	DBH	Assessment Rating (1-no apparent problems to 5-Dead)
1	<u>BLACK WALNUT</u>	<u>31"</u>	<u>2.8</u>
2	<u>SUGAR MAPLE</u>	<u>25"</u>	<u>4.2</u>
3	_____	_____	_____
4	_____	_____	_____

*Forestry Condition Assessment forms for each tree to be attached.

Notices

Statement of Fact: I certify that the facts and information set forth in this application are true and complete to the best of my knowledge. I understand that any falsification, misrepresentation or omission of fact (whether intentional or not) in this application or any other required document, as well as any misleading statement or omission, may be cause for revocation of permit, regardless of how or when discovered. I certify that I have done my due diligence to determine that I do need to submit a tree removal application. I have marked the trees for identification.

Statement of Compliance with Village Code: I agree to comply with Village of Northbrook Municipal Code Chapter 25 Tree Protection and Preservation, Vegetation regarding tree removals. I understand that submitting an application does not entitle me to a permit, and I must have the permit in hand before beginning any work. Removal of tree(s) PRIOR to permit approval and issuance will result in the property owner receiving a minimum fine of \$250.

Arborist Signature: Ralph Sieber IL-1179^A Date: 12-20-18

NORTHBROOK PUBLIC WORKS FORESTRY CONDITION ASSESSMENT FORM

The Condition of a tree is determined by evaluating its present structure and health and if necessary its structure before being removed. If the structure of a tree is questionable, its proximity to a target can be important in rating tree structure. Roots, trunk and scaffold branches are evaluated both for structure and for health, while small branches, twigs and foliage and/or buds are rated only for health:

The scoring system both for structure and for health is:

Dead	5
Extreme problems	4
Major problems	3
Minor problems	2
No apparent problems	1

Address: 1227 EASTWOOD

Tree Genus/Species: BLACK WALNUT

Size: 31"

Tree Inventory #: 998

Date: 12-20-18 By: Ralph Sieber

1. ROOTS

(A root collar inspection may be warranted)

- Root anchorage
- Collar/flare soundness
- Mechanical injury
- Girdling/kinked roots
- Compaction/waterlogged roots
- Toxic gases/chemical symptoms
- Presence of insects or disease
- Mushrooms

3

2. TRUNK

(Core sampling or climbing may be needed and/or warranted to inspect trunk)

- Sound bark and wood
- Cavities
- Mechanical or fire injury
- Cracks (frost or other)
- Swollen or sunken areas
- Presence of insects or disease
- Conks

2

3. SCAFFOLD BRANCHES

(Climbing the tree may be warranted to inspect the branches)

- Strong attachments
- Smaller diameter than trunk where attached
- Vertical branch distribution
- Free of included bark
- Free of decay and cavities
- Well pruned
- Well-proportioned/proper taper
- Wound closure
- Deadwood or fire injury
- Insects or disease

3

4. SMALL BRANCHES AND TWIGS

- Vigor of current shoots (compare previous growth)
- Well distributed through canopy
- Appearance of buds (color, shape, size for the species)
- Presence of insects or disease
- Presence of weak or dead twigs

3

TURN PAGE OVER



**NORTHBROOK PUBLIC WORKS
FORESTRY CONDITION ASSESSMENT FORM**

5. **FOLIAGE AND/OR BUDS**
Size of foliage/buds
Coloration of foliage
Nutrient status
Herbicide, chemical, pollution injury
Wilted or dead leaves
Dry buds
Presence of insects or disease

3

Total all 5 category subtotal points assessed.

14

Divide subtotal by 5 for total condition rating.

2.8

Note any other issues you may observe about the tree including its location to a construction site, overhead utility wires, etc. below:

Note: This form is based on the condition rating assessments determined in the 9th Edition of the Council of Plant Appraisers Guide to Tree Evaluations

CROWN IS THINNER THAN WHEN I OBSERVED IT IN SUMMER (I DID NOT FULLY INSPECT IT IN SUMMER)

MORE DEAD WOOD IN CROWN

TRUNK APPEARS IN GOOD CONDITION
VERY GOOD CANDIDATE FOR BOARD LUMBER

LOWER TRUNK & BASE HOLES WERE FOUND (NOT MANY) FURTHER ANALYSIS WOULD BE REQUIRED TO DETERMINE ORIGINS OF HOLES (INJECTION OR INSECTS)

NORTHBROOK PUBLIC WORKS FORESTRY CONDITION ASSESSMENT FORM

The Condition of a tree is determined by evaluating its present structure and health and if necessary its structure before being removed. If the structure of a tree is questionable, its proximity to a target can be important in rating tree structure. Roots, trunk and scaffold branches are evaluated both for structure and for health, while small branches, twigs and foliage and/or buds are rated only for health:

The scoring system both for structure and for health is:

Dead	5
Extreme problems	4
Major problems	3
Minor problems	2
No apparent problems	1

Address: 1227 EASTWOOD

Tree Genus/Species: SUGAR Maple

Size: 25"

Tree Inventory #: 2781

Date: 12-20-18 By: Ralph Sieber

1. ROOTS

(A root collar inspection may be warranted)

- Root anchorage
- Collar/flare soundness
- Mechanical injury
- Girdling/kinked roots
- Compaction/waterlogged roots
- Toxic gases/chemical symptoms
- Presence of insects or disease
- Mushrooms

3

2. TRUNK

(Core sampling or climbing may be needed and/or warranted to inspect trunk)

- Sound bark and wood
- Cavities
- Mechanical or fire injury
- Cracks (frost or other)
- Swollen or sunken areas
- Presence of insects or disease
- Conks

3

3. SCAFFOLD BRANCHES

(Climbing the tree may be warranted to inspect the branches)

- Strong attachments
- Smaller diameter than trunk where attached
- Vertical branch distribution
- Free of included bark
- Free of decay and cavities
- Well pruned
- Well-proportioned/proper taper
- Wound closure
- Deadwood or fire injury
- Insects or disease

5

4. SMALL BRANCHES AND TWIGS

- Vigor of current shoots (compare previous growth)
- Well distributed through canopy
- Appearance of buds (color, shape, size for the species)
- Presence of insects or disease
- Presence of weak or dead twigs

5

TURN PAGE OVER

**NORTHBROOK PUBLIC WORKS
FORESTRY CONDITION ASSESSMENT FORM**

5. FOLIAGE AND/OR BUDS

- Size of foliage/buds
- Coloration of foliage
- Nutrient status
- Herbicide, chemical, pollution injury
- Wilted or dead leaves
- Dry buds
- Presence of insects or disease

5

Total all 5 category subtotal points assessed.

21

Divide subtotal by 5 for total condition rating.

4.2

Note any other issues you may observe about the tree including its location to a construction site, overhead utility wires, etc. below:

Note: This form is based on the condition rating assessments determined in the 9th Edition of the Council of Plant Appraisers Guide to Tree Evaluations

WEAK CROWN NUMEROUS BROKEN BRANCHES ON GROUND

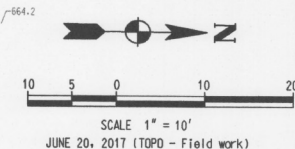
* HOLES AT BASE OF TRUNK I CANNOT DETERMINE WHETHER THEY ARE MAN MADE OR CAUSED BY INSECTS (NO FRASS) CANKER FOUND AT BASE (NOT ATTACHED)

* CHEMICAL ANALYSIS MAY BE REQUIRED

DEMOLITION, & PROPOSED FENCES PLAN

THE WEST 100 FEET OF THE EAST 383 FEET OF THE NORTH FIVE ACRES OF LOT 27 IN ASSESSOR'S DIVISION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1227 EASTWOOD LANE, NORTHBROOK, ILLINOIS 60062
P.I.N. # 04-10-205-025-0000



Joint Utility Locating Information for Excavators

CALL JULIE TOLL FREE 1-800-892-0123

Call 48 hours before you dig (Excluding Sat., Sun. & Holidays)

31 Inch Diameter Black Walnut

25 Inch Diameter Sugar Maple

Buildable Area

LEGEND	EXISTING	PROPOSED
EXIST. BUILDING/GARAGE TO BE DEMOLISHED	[Hatched Box]	[Hatched Box]
EXIST. DRIVEWAY, WALK & FLAGSTONE TO BE REMOVED	[Hatched Box]	[Hatched Box]
WATER	[Line with 'W']	[Line with 'W']
SANITARY SEWER	[Line with 'S']	[Line with 'S']
STORM SEWER	[Line with 'ST']	[Line with 'ST']
EXISTING UTILITIES TO BE REMOVED	[Line with 'X']	[Line with 'X']
EXISTING UTILITIES TO BE ABANDONED	[Line with 'X']	[Line with 'X']
EXISTING UTILITIES TO BE PLUGGED	[Line with 'X']	[Line with 'X']
CONTOUR	[Dashed Line]	[Dashed Line]
DIRECTION OF FLOW	[Arrow]	[Arrow]
TOP OF CURB ELEVATION	C XXX.XX	C XXX.XX
GUTTER FLOWLINE ELEVATION	G XXX.XX	G XXX.XX
PAVEMENT ELEVATION	P XXX.XX	P XXX.XX
TOP OF FOUNDATION ELEVATION	TF XXX.XX	TF XXX.XX
FINISHED 1ST FLOOR ELEVATION	F.F. XXX.XX	F.F. XXX.XX
SURFACE ELEVATION	XXX.XX	XXX.XX
TOP OF WALK ELEVATION	W XXX.XX	W XXX.XX
TOP OF WALL	TW XXX.XX	TW XXX.XX
TREE	[Tree Symbol]	[Tree Symbol]
EVERGREEN TREE	[Tree Symbol]	[Tree Symbol]
ELECTRIC OVERHEAD LINE	[Line with 'OH']	[Line with 'OH']
ELECTRIC	[Line with 'E']	[Line with 'E']
TELEPHONE	[Line with 'T']	[Line with 'T']
DITCH	[Line with 'D']	[Line with 'D']
WATER SERVICE B-BOX	[Symbol]	[Symbol]
FIRE HYDRANT	[Symbol]	[Symbol]
POWER POLE	[Symbol]	[Symbol]
MANHOLE	[Symbol]	[Symbol]
CATCH BASIN	[Symbol]	[Symbol]
INLET	[Symbol]	[Symbol]
DOWNSPOUT DIRECTION	[Symbol]	[Symbol]
FENCE (Chain Link)	[Line with 'X']	[Line with 'X']
FENCE (Wood)	[Line with 'X']	[Line with 'X']
6' HIGH CONSTRUCTION FENCE	[Line with 'X']	[Line with 'X']
TREE PROTECTION FENCE	[Line with 'X']	[Line with 'X']

NOTE:
PROPERTY LINES SHOWN HEREON ARE BASED ON "PLAT OF SURVEY" DONE BY: CHAMBERLIN / MASSE ENGINEERING 14048 W. PETRONELLA DR., SUITE #102 BERTYVILLE, IL 60048 TEL. (847) 362-8444 ; FAX (847) 573-9388 ; DATED: June 26, 2017

PROJECT BENCHMARK: #94
CHISELED X IN SQUARE, SOUTH CORNER OF HEADWALL LOCATED AT NORTH SIDE OF DUNDEE ROAD AND WEST SIDE OF LEE ROAD
ELEVATION 645.070 (NORTHBROOK DATUM)

REGISTERED PROFESSIONAL ENGINEER NO. 062-40870
PREPARED FOR:
NEW RESIDENCE
1227 EASTWOOD LANE
NORTHBROOK, ILLINOIS 60062
CONTACT PHONE (847) 833-6332 (Victor Bickus)
CONTACT PHONE (847) 912-8853 (Jean Yang)

DOUBLE M CIVIL ENGINEERING

PHONE 847-573-9758 FAX 847-573-9388
14048 W. PETRONELLA DRIVE Suite #102 ; LIBERTYVILLE, ILLINOIS 60048

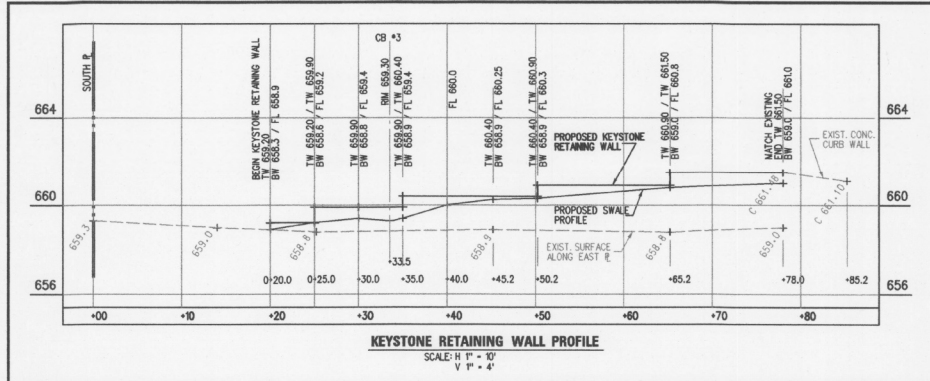
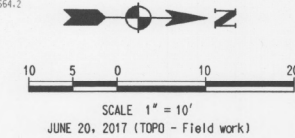
DATE	BY	REVISION	DATE	SCALE	PROJECT NO.	DRAWING NUMBER
12-04-18	MK	PER VILLAGE COMMENTS	06-23-2017	1" = 10'	57517	2 OF 7
11-07-18	MK	PER VILLAGE COMMENTS				
08-14-18	MK	FINAL DESIGNS				
05-18-18	MK	ADD'L. TREE SURVEY				

DATE	BY	REVISION	DATE	SCALE	PROJECT NO.	DRAWING NUMBER
12-04-18	MK	PER VILLAGE COMMENTS	06-23-2017	1" = 10'	57517	2 OF 7
11-07-18	MK	PER VILLAGE COMMENTS				
08-14-18	MK	FINAL DESIGNS				
05-18-18	MK	ADD'L. TREE SURVEY				

GRADING, UTILITY & EROSION CONTROL PLAN

THE WEST 100 FEET OF THE EAST 383 FEET OF THE NORTH FIVE ACRES OF LOT 27 IN ASSESSOR'S DIVISION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1227 EASTWOOD LANE, NORTHBROOK, ILLINOIS 60062
P.I.N. # 04-10-205-025-0000



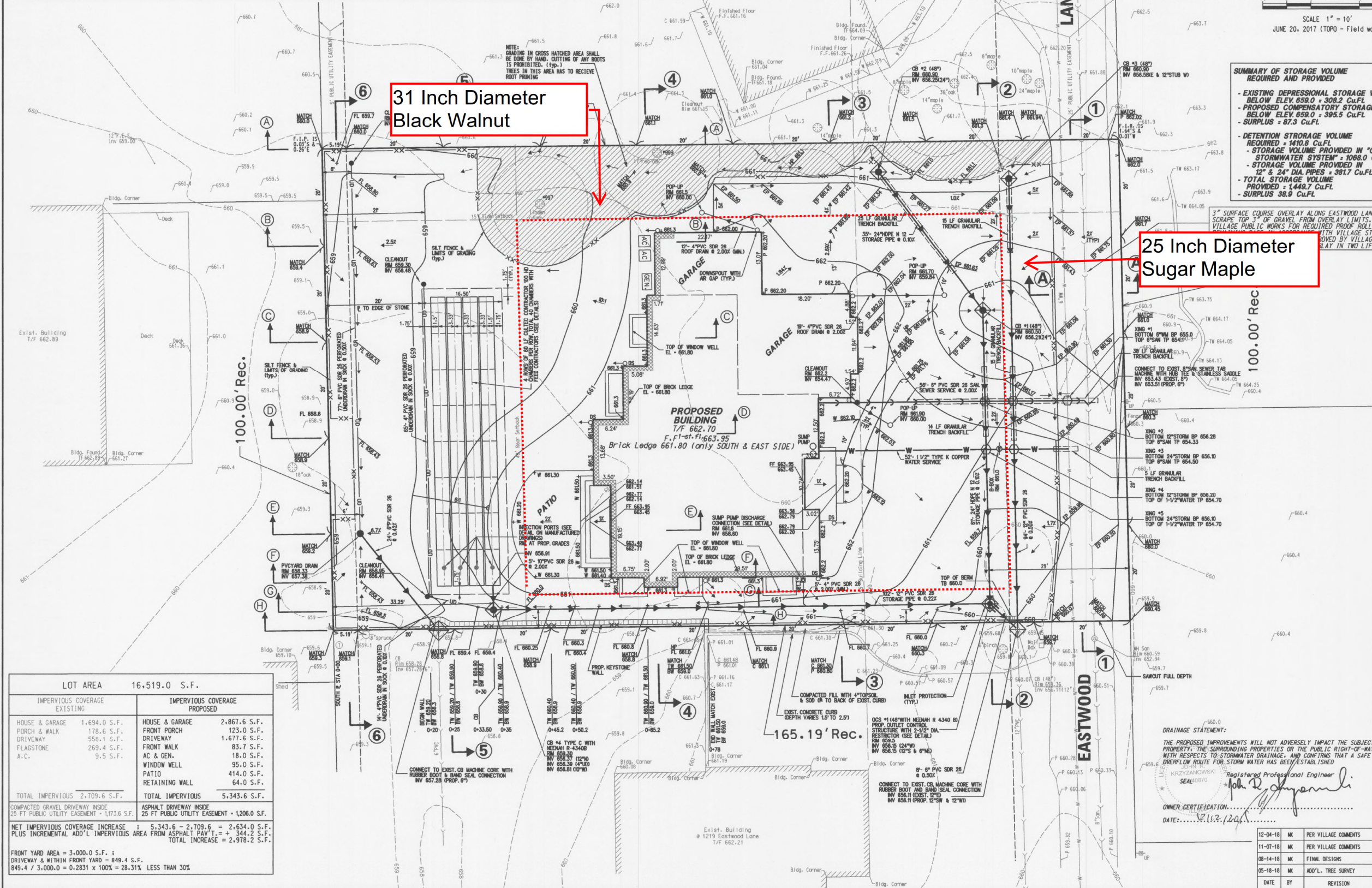
SUMMARY OF STORAGE VOLUME REQUIRED AND PROVIDED

- EXISTING DEPRESSIONAL STORAGE VOLUME BELOW ELEV. 658.0 = 308.2 Cu.Ft.
- PROPOSED COMPENSATORY STORAGE VOLUME BELOW ELEV. 658.0 = 393.5 Cu.Ft.
- SURPLUS = 87.3 Cu.Ft.
- DETENTION STORAGE VOLUME REQUIRED = 1410.8 Cu.Ft.
- STORAGE VOLUME PROVIDED IN "CULTEC STORMWATER SYSTEM" = 1068.0 Cu.Ft.
- STORAGE VOLUME PROVIDED IN 12" & 24" DIA. PIPES = 381.7 Cu.Ft.
- TOTAL STORAGE VOLUME PROVIDED = 1449.7 Cu.Ft.
- SURPLUS 38.9 Cu.Ft.

LEGEND	EXISTING	PROPOSED
DIVENY, WALK, (CONCRETE PAVEMENT)		
DIVENY (BITUMINOUS PAVEMENT)		
SIDEWALK		
DRIVEWAY, PATIO, WALK (BRICK PAVEMENT)		
WATER		
SANITARY SEWER		
STORM SEWER		
COURT		
DIRECTION OF FLOW		
SMI/MT		
TOP OF CURB ELEVATION	C XXX.XX	C XXX.XX
TOP OF DEPRESSED CURB ELEVATION	TDC XXX.XX	TDC XXX.XX
PAVEMENT ELEVATION	P XXX.XX	P XXX.XX
TOP OF FOUNDATION ELEVATION	TF XXX.XX	TF XXX.XX
FINISHED 1ST FLOOR ELEVATION	F.F. XXX.XX	FF XXX.XX
TOP OF WALK ELEVATION	W XXX.XX	W XXX.XX
SURFACE ELEVATION @ BACK OF CURB	BC XXX.XX	BC XXX.XX
DITCH/SWALE FLOW LINE ELEVATION	FL XXX.XX	FL XXX.XX
SHOULDER ELEVATION	SH XXX.XX	SH XXX.XX
SURFACE ELEVATION	XXX.X	XXX.X
TREE / EVERGREEN TREE		
ELECTRIC OVERHEAD LINE		
ELECTRIC		
TELEPHONE		
POWER POLE		
WATER SERVICE B-BOX		
FIRE HYDRANT		
MANHOLE		
CATCH BASIN		
INLET		
INLET PROTECTION		
DRAINAGE DIRECTION		
FENCES: WOOD/CHAIN LINK		
SILT FENCE		
TREE PROTECTION FENCE		
OVERLAND FLOOD ROUTE		
UTILITY CROSSING		

31 Inch Diameter Black Walnut

25 Inch Diameter Sugar Maple



NOTE:
PROPERTY LINES SHOWN HEREON ARE BASED ON "PLAT OF SURVEY" DONE BY: CHAMBERLIN / MASSE ENGINEERING 14048 W. PETRONELLA DR. SUITE #102 BERTYVILLE, IL 60048 TEL. (847) 362-8444 ; FAX (847) 573-9388 ; DATED: June 26, 2017

PROJECT BENCHMARK: #94
CHISEL X IN SQUARE, SOUTH CORNER OF HEADWALL LOCATED AT NORTH SIDE OF DUNDEE ROAD AND WEST SIDE OF LEE ROAD ELEVATION 645.070 (NORTHBROOK DATUM)

LOT AREA 16,519.0 S.F.	
IMPERVIOUS COVERAGE EXISTING	IMPERVIOUS COVERAGE PROPOSED
HOUSE & GARAGE 1,694.0 S.F.	HOUSE & GARAGE 2,867.6 S.F.
PORCH & WALK 178.6 S.F.	FRONT PORCH 123.0 S.F.
DRIVEWAY 558.1 S.F.	FRONT WALK 1,677.6 S.F.
FLAGSTONE 269.4 S.F.	AC & GENL. 83.7 S.F.
A.C. 9.5 S.F.	WINDOW WELL 18.0 S.F.
	WINDOW WELL 95.0 S.F.
	PATIO 414.0 S.F.
	RETAINING WALL 64.0 S.F.
TOTAL IMPERVIOUS 2,709.6 S.F.	TOTAL IMPERVIOUS 5,343.6 S.F.
COMPACTED GRAVEL DRIVEWAY INSIDE 25 FT PUBLIC UTILITY EASEMENT = 1,173.6 S.F.	ASPHALT DRIVEWAY INSIDE 25 FT PUBLIC UTILITY EASEMENT = 1,206.0 S.F.
NET IMPERVIOUS COVERAGE INCREASE : 5,343.6 - 2,709.6 = 2,634.0 S.F.	PLUS INCREMENTAL ADD'L IMPERVIOUS AREA FROM ASPHALT PAV'T. = + 344.2 S.F.
849.4 / 3,000.0 = 0.2831 X 100% = 28.31% LESS THAN 30%	TOTAL INCREASE = 2,978.2 S.F.

REGISTERED PROFESSIONAL ENGINEER NO. 062-40870
PREPARED FOR:
NEW RESIDENCE 1227 EASTWOOD LANE NORTHBROOK, ILLINOIS 60062
CONTACT PHONE (847) 833-6332 (Victor Blakus)
CONTACT PHONE (847) 912-8853 (Jean Yang)

DOUBLE M CIVIL ENGINEERING
PHONE 847-573-9758 FAX 847-573-9388
14048 W. PETRONELLA DRIVE SUITE #102 ; LIBERTYVILLE, ILLINOIS 60048

DATE	BY	REVISION	DESIGNED	APPROVED	FILE NO.	DRAWING NUMBER
12-04-18	MK	PER VILLAGE COMMENTS				
11-07-18	MK	PER VILLAGE COMMENTS				
08-14-18	MK	FINAL DESIGNS				
05-18-18	MK	ADD'L TREE SURVEY				

DATE: 06-23-2017 SCALE: 1" = 10' PROJECT NO. 57517 SURVEYORS: MK
DATE: 06-23-2017 SCALE: 1" = 10' PROJECT NO. 57517 SURVEYORS: MK
DATE: 06-23-2017 SCALE: 1" = 10' PROJECT NO. 57517 SURVEYORS: MK
DATE: 06-23-2017 SCALE: 1" = 10' PROJECT NO. 57517 SURVEYORS: MK

100.00'Rec.

165.19'Rec.

utility pole

5' PUBLIC UTILITY EASEMENT

TREE to be removed

19" willow

16" cottonwood

Sugar Maple

Sugar Maple

400 AMP. EL. UNDERGROUND SERVICE WITH CONCRETE ENCASED ELECTRODE

3" maple

15' SIDE SETBACK

Q.F open PATIO

10' SIDE SETBACK

40 FT REAR SETBACK

GENERATOR ON 3'x4' CON

2 A.C. UNITS on concrete p

30" tree to be removed

165.19'Rec.

10.32'

20.6'

B.B.Q.

GENERATOR

CONCRETE WINDOW WELL, 6.4' FROM PROPERTY LINE

30" dia.

18.09'

17" red oak

NEW RESIDENCE

1-car garage

6.4'

3.7'

SUMP PUMP DISCHARGE

2-car garage

10.0

18.18'

OPEN ROOFED PORCH, 8" DEEP

10.12'

55 FT FRONT BUILDING LINE

30.0

10.0

18.18'

14" maple

RETE WALK

NEW 1/2" WATER SERVICE

MAIN GAS LINE

10 FT SEPARATION

Sugar Maple

Sugar Maple

NEW SANITARY SEWER

55.20'

55.02'

8" maple

14" maple

30" oak

8" maple

TRUCTION UNTIL ETE

6" birch

25' PUBLIC UTILITY EASEMENT

25.0

55.20'

24" maple

10.7

10" maple

24" maple

EASTWOOD LANE

TREE to be removed

100.00'Rec.

NEW CONCRETE DRIVE



31 Inch Diameter
Black Walnut
October 2018



10.04.2018



08-31-2018

31 Inch Diameter
Black Walnut
August 2018

25 Inch Diameter
Sugar Maple
October 2018



10.04.2018

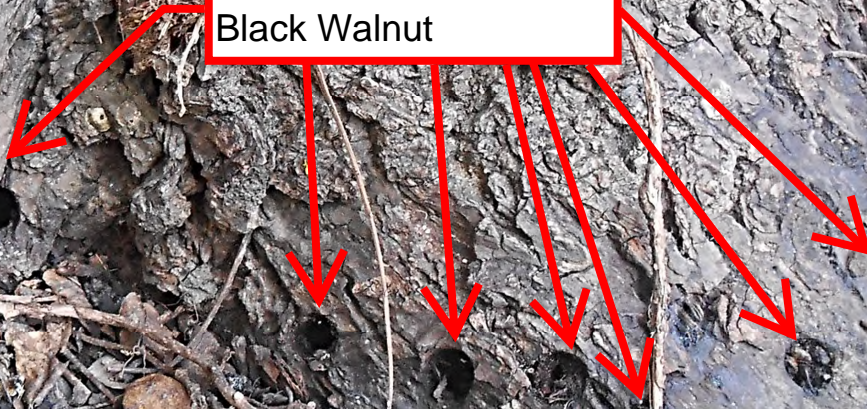


08.31.2018

25 Inch Diameter
Sugar Maple
August 2018

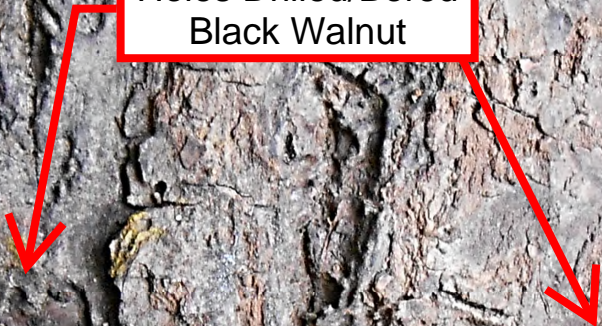


Holes Drilled/Bored
Black Walnut



10.04.2018

Holes Drilled/Bored
Black Walnut



08.31.2018

Holes Drilled/Bored and Weeping Residue
Sugar Maple



08.31.2018

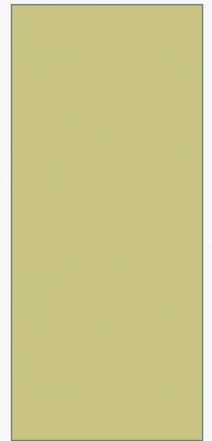
Residue Weeping from Drilled/Bored Hole
Sugar Maple



08.31.2018

PUBLIC WORKS COMMITTEE MEETING

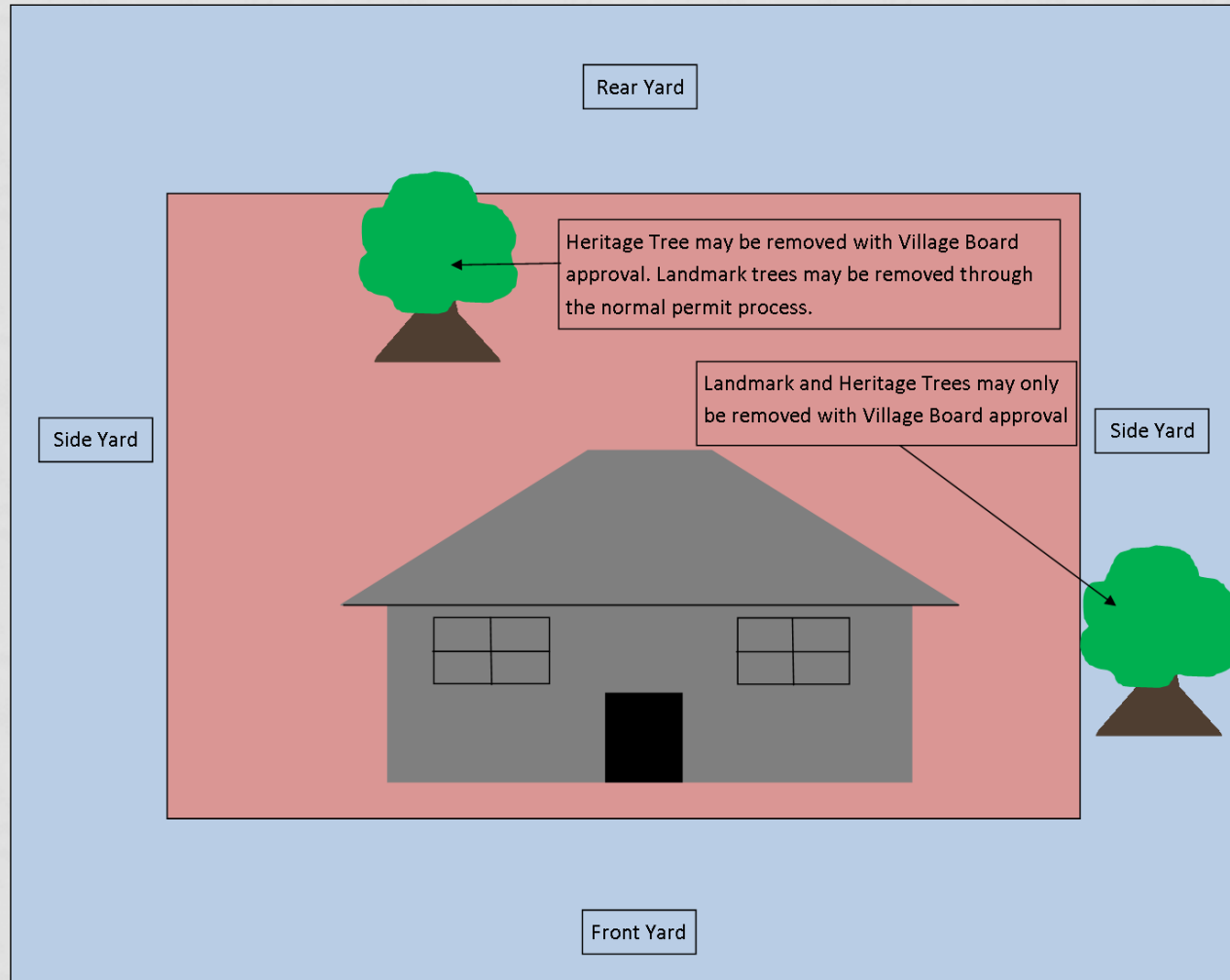
1227 EASTWOOD LANE
JANUARY 22, 2019



TREE CLASSIFICATIONS

- Protected Tree
 - All parkway trees
 - Any privately owned tree with a diameter at breast height (DBH) of 6 inches or greater
- Landmark Tree
 - Certain species of trees with a DBH of 12 inches or greater (e.g. Oak, Ironwood (6"+), Maple, Buckeye, Gingko, etc.)
- Heritage Tree
 - Large Oaks, Hickories, Ironwoods, and American Elms
 - Heritage trees are generally those that:
 - Predate or correspond with the incorporation of the Village
 - Have survived a catastrophic disease that killed off trees of a similar genus
- Nuisance Tree
 - Nuisance trees are either prone to an insect or disease or have undesirable characteristics that reduce quality of life for residents in the community (e.g. Buckthorn, Cottonwood, Willow, etc.)

REQUIRED VS. NON-REQUIRED YARD



- Required Yard
- Non-Required Yard

* A tree may be removed from any part of the lot if has been determined to be a nuisance, hazard, or unlawful obstruction of the public way.

PROCESS

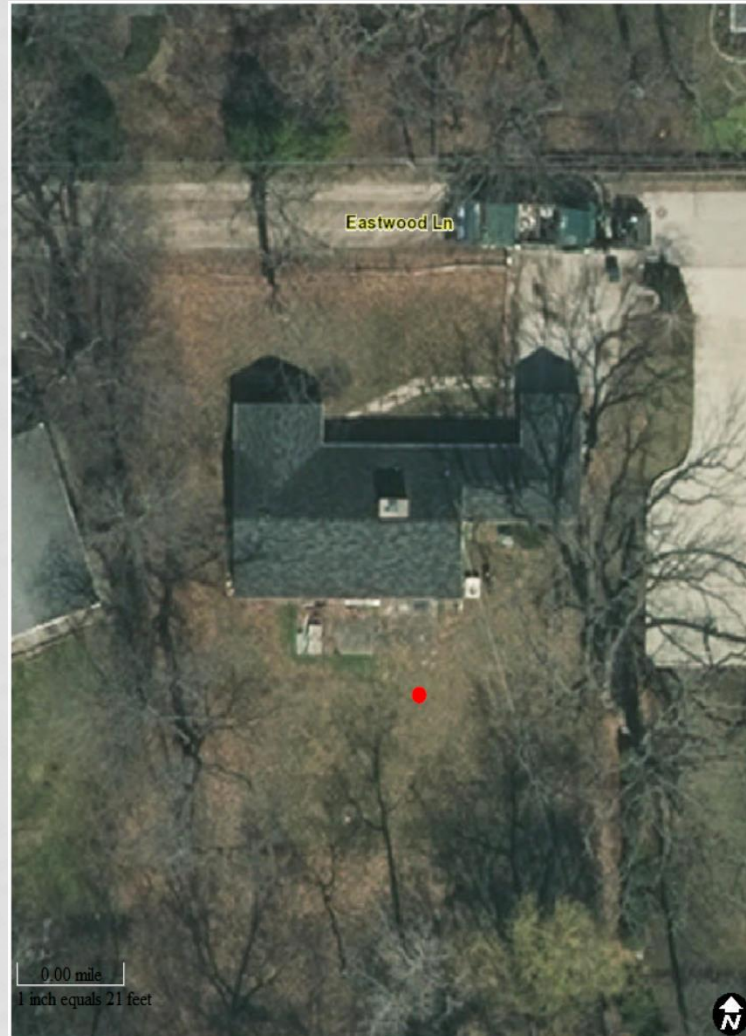
- Removal of any non-hazardous/non-dangerous landmark tree within a required yard requires approval from the Village Board
- After staff receives a request for such a removal, a Public Works Committee meeting is held to review the request for a tree permit
- The Public Works Committee makes a recommendation to the full Village Board
- The Village Board adopts a resolution approving, approving with conditions, or denying the tree permit

1227 EASTWOOD LANE

OVERVIEW OF REQUEST

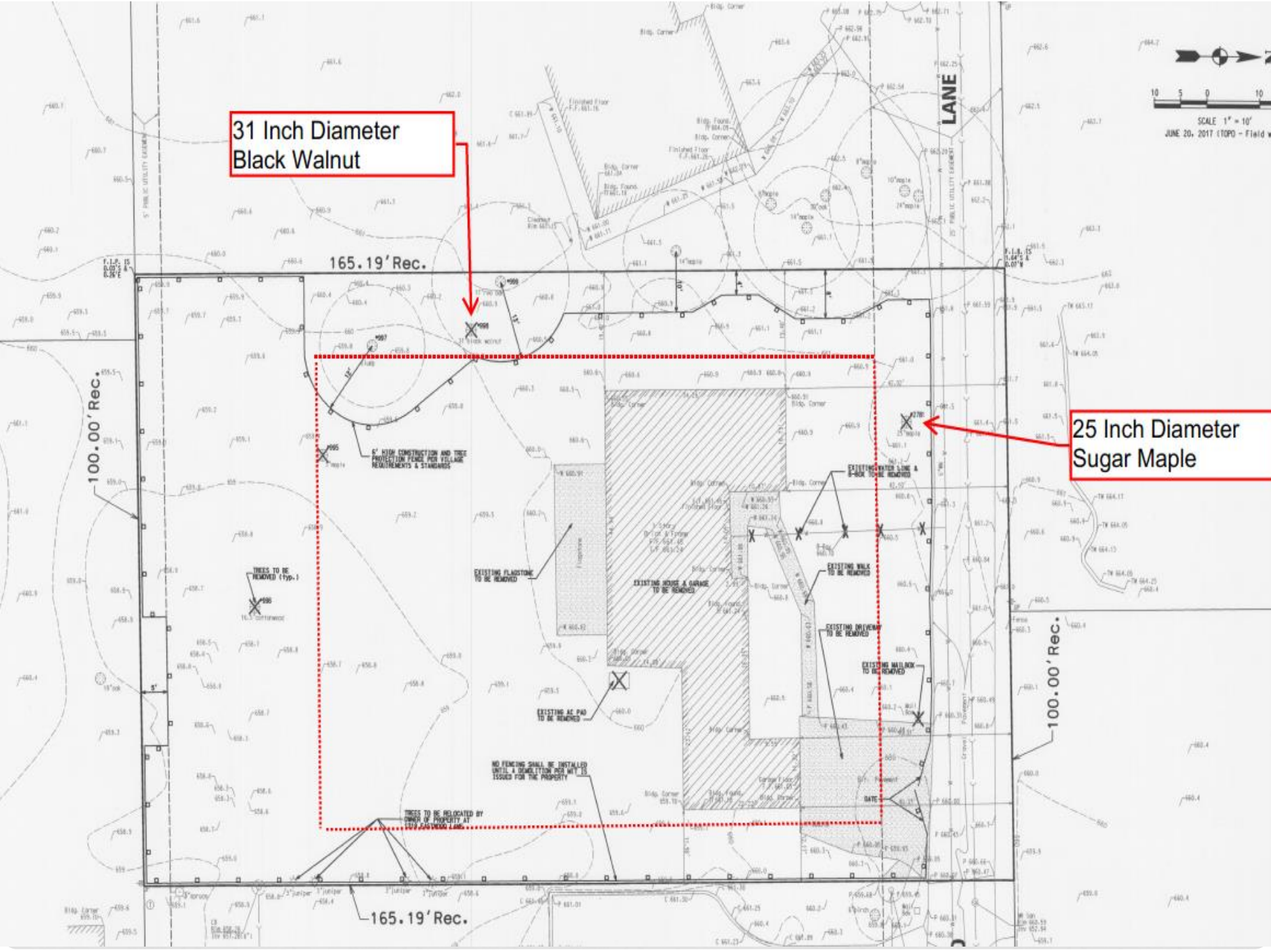
- For the Public Works Committee's consideration tonight is a permit request for the removal of two (2) landmark trees in a required yard.
- Property owner has requested the removal of these trees in conjunction with the demolition of the existing home and the construction of a new home on the property.
- The trees are 31" diameter Black Walnut and 25" diameter Sugar Maple.
- The property owner's arborist has rated the Black Walnut a 2.8 and the Sugar Maple a 4.2.
- Ratings are done on a 1 to 5 scale where 1 is No Apparent Damage and 5 is Dead.

1227 EASTWOOD LANE



31 Inch Diameter
Black Walnut

25 Inch Diameter
Sugar Maple



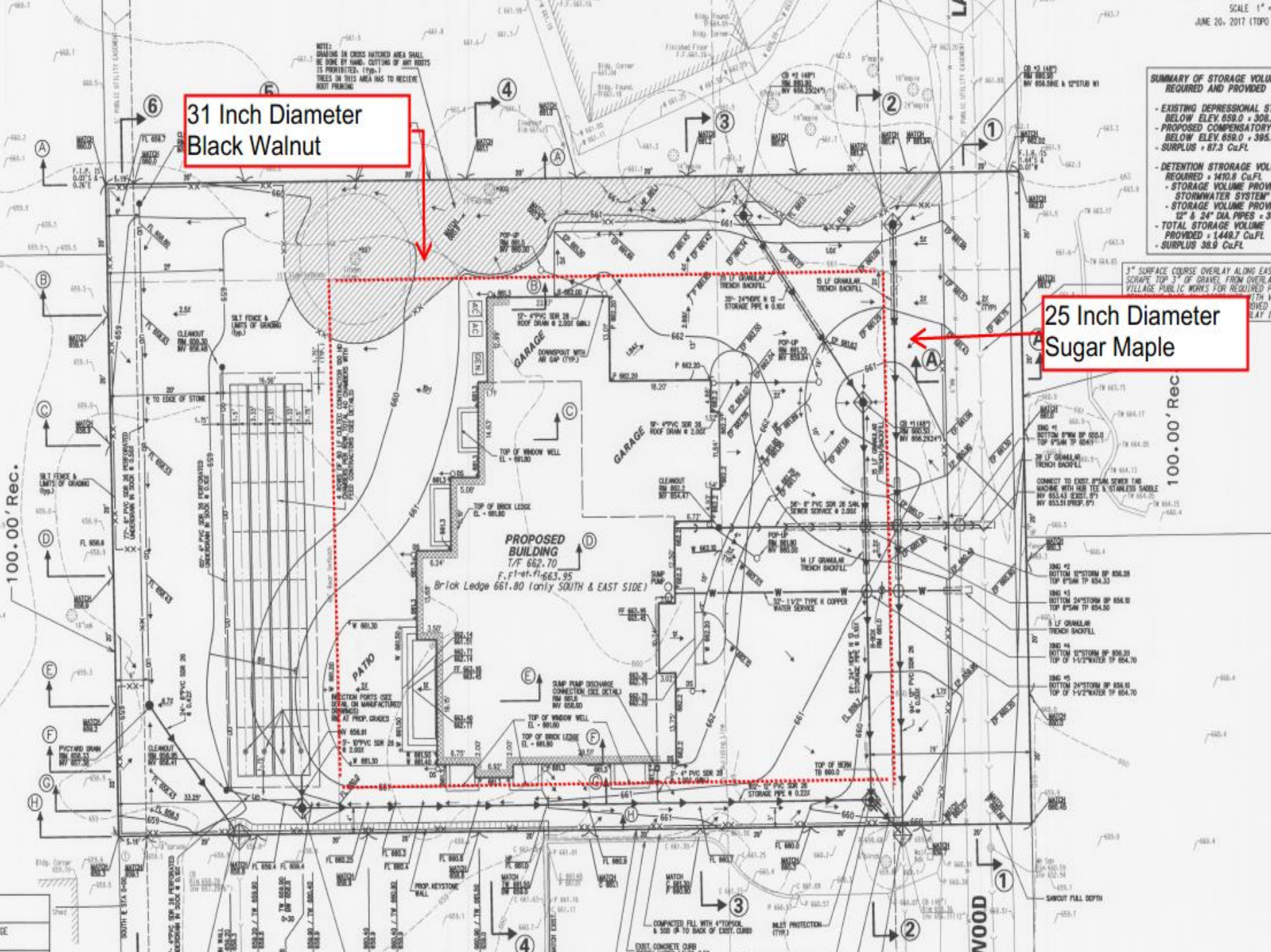
**31 Inch Diameter
Black Walnut**

**25 Inch Diameter
Sugar Maple**

**SUMMARY OF STORAGE VOLUME
REQUIRED AND PROVIDED**

- EXISTING DEPRESSIONAL STORAGE BELOW ELEV 659.0 = 308.2 CuFL
- PROPOSED COMPENSATORY STORAGE BELOW ELEV 659.0 = 386.5 CuFL
- SURPLUS = 87.3 CuFL
- DETENTION STORAGE VOLUME REQUIRED = 1410.8 CuFL
- STORAGE VOLUME PROVIDED BY STORMWATER SYSTEM = 7
- STORAGE VOLUME PROVIDED BY 12" & 24" DIA PIPES = 381.7
- TOTAL STORAGE VOLUME PROVIDED = 1448.7 CuFL
- SURPLUS 38.9 CuFL

3" SURFACE COURSE OVERLAY ALONG EASTING SURFACE TOP 3" OF GRAVEL FROM OVERLAY TO VILLAGE PUBLIC WORKS FOR REQUIRED PROTECTION



100.00' Rec.

100.00' Rec

WOOD

ERAGE
2,867.6 S.F.

1227 EASTWOOD



10.04.2018

31 Inch Diameter
Black Walnut
October 2018

1227 EASTWOOD LANE



31 Inch Diameter
Black Walnut
August 2018

1227 EASTWOOD LANE



25 Inch Diameter
Sugar Maple
October 2018

10 04 2018

1227 EASTWOOD LANE



08.31.2018

25 Inch Diameter
Sugar Maple
August 2018

STAFF'S ASSESSMENT OF REQUEST

- Staff does not disagree with the property owner's arborists ratings of the trees.
- The Black Walnut is in conflict with the construction of the new home's garage while the Sugar Maple is in conflict with the proposed circular driveway.
- The property owner has indicated they intend to replant 12 inches of trees on the property.

100.00'Rec.

165.19'Rec.

utility pole

5' PUBLIC UTILITY EASEMENT

TREE to be removed

19" willow

Sugar Maple

16" cottonwood

Sugar Maple

400 AMP. ELL UNDERGROUND SERVICE WITH CONCRETE ENCASED ELECTRODE

3" maple

15' SIDE SETBACK

GENERATOR ON 3'x4' CON

2 A.C. UNITS on concrete p

30" tree to be removed

40 FT REAR SETBACK

12" linden

GENERATOR

30" dia.

18.09'

17" red oak

165.19'Rec.

10.32'

10' SIDE SETBACK

20.6'

B.B.Q.

CONCRETE WINDOW WELL, 6.4' FROM PROPERTY LINE

1-car garage

10.0'

18.18'

NEW RESIDENCE

2-car garage

6.4'

3.7'

SUMP PUMP DISCHARGE

OPEN ROOFED PORCH, 8" DEEP

10.12'

55 FT FRONT BUILDING LINE

30.0'

NEW SANITARY SEWER

NEW 1 1/2" WATER SERVICE

10 FT SEPARATION

MAIN GAS LINE

Sugar Maple

Sugar Maple

4.1'

NEW SANITARY SEWER

55.20'

55.02'

24" maple

10.7'

8" maple

14" maple

30" oak

8" maple

10" maple

24" maple

25' PUBLIC UTILITY EASEMENT

25.0'

EASTWOOD LANE

100.00'Rec.

TREE to be removed

NEW CONCRETE DRIVE

open PATIO

WALK

CONSTRUCTION UNTIL

WALK

NO

STAFF'S ASSESSMENT OF REQUEST

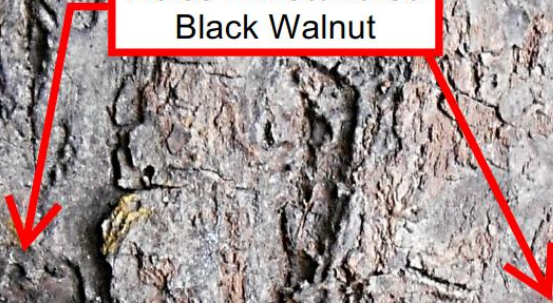
- The property owner's arborist and have staff have observed holes drilled or bored into the base of the Black Walnut and Sugar Maple.
- Similar holes were observed on the base of the Burr Oak removed in the summer of 2018.
- Staff has observed residue weeping from the holes with a pungent smell, holes of a diameter the width of a standard #2 pencil, and a depth of approximately 1.5" deep.
- Staff is not aware of any insect that bores holes of the size or depth witnessed and attacks the three species on the property.

Holes Drilled/Bored
Black Walnut



10.04.2018

Holes Drilled/Bored
Black Walnut



08.31.2018

Residue Weeping from Drilled/Bored Hole
Sugar Maple



08.31.2018

Holes Drilled/Bored and Weeping Residue
Sugar Maple



08.31.2018

RECOMMENDATION

- Authorize the removal of the landmark Black Walnut and Sugar Maple.
- If the landmark tree removals are approved, staff recommends the following conditions:
 - \$150 per inch DBH for the landmark trees be assessed for the 56 inches of trees being removed.
 - Given the nature of the holes drilled/bored into the base of the tree, staff recommends that the fee for these trees not be eligible for reduction by replanting of trees on the property.
 - The wood from the tree must be milled for a purpose other than firewood, mulch, or wood chips and preferably be used in the construction of the new home.
 - The builder and homeowner must take aggressive measures to preserve all other heritage and landmark trees on the property and those located on adjacent properties
 - The property owner will be subject to any conditions associated with tree permits for the removal of additional trees.

REQUESTED ACTION: 1227 EASTWOOD LANE

- Provide a recommendation to the Village Board whether the applicant's request for removal of a heritage tree should be approved, approved with conditions, or denied.