



# Village of Northbrook

## PUBLIC WORKS COMMITTEE

NORTHBROOK VILLAGE HALL, 1225 CEDAR LANE  
**January 29, 2019, 5:30 P.M., TERRACE ROOM**

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The Public Works Committee of the Village of Northbrook Board of Trustees will hold a meeting on Tuesday, January 29, 2019 at 5:30 p.m. in the Terrace Room of the Village Hall, 1225 Cedar Lane, Northbrook, Illinois. The following will be discussed.

### **MEETING AGENDA**

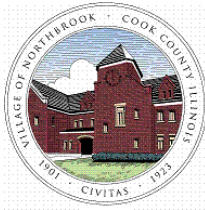
1. Call To Order
2. Hear From The Audience
3. Tree Removal Permit Request – 1227 Eastwood Lane
4. Adjourn

**Bob Israel, Chair**  
Public Works Committee

**Members:** Trustee Buehler  
Trustee Han

Village of Northbrook  
Cook County, Illinois  
January 29, 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.

<b>Table 1. Summary of Removals and Replanting Requirements</b>			
<b>Tree</b>	<b>Tree Classification</b>	<b>Inches to be Replanted</b>	<b>If Not Replanted In Full, Fee In-Lieu of Cost*</b>
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.

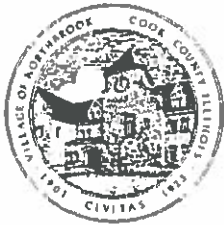
### **Recommendation**

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 Department655 Huehl Road  
Northbrook, Illinois 60062  
TEL: 847/272-4711 FAX: 847/272-3629  
www.northbrook.il.us**RECEIVED**  
DEC 13 2018  
PUBLIC WORKS DEPTTree Removal Application

All applications should be submitted to Public Works

\*Property Address 1227 Eastwood LnDate 12/12/2018

## \*Property Owner Information

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

## \*Tree Contractor Information

Company Awallans Lawncare  
Address P.O. BOX 908 City Glenview State IL Zip 60025  
Telephone 847 709 1076 Fax \_\_\_\_\_ e-mail awallans.lawncare@gmail.com

## \*Applicant

☒ Property Owner ☐ Tree Contractor ☐ Property Manager ☐ Other \_\_\_\_\_Name VICTOR BICKUS  
e-mail HOYDBUILDERS@YAHOO.COM Phone 847 336 3332 Fax 847 750 4642All 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 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	#99P on the plan
2.	25"	maple	dead	#278P 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 LS

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 \_\_\_\_\_

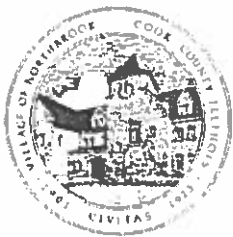
Deposit Collected \$ \_\_\_\_\_

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<sup>A</sup>  
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<sup>A</sup>  
☐ 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 9<sup>th</sup> 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<sup>A</sup> 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 9<sup>th</sup> 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 ORIGIN  
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 Sieben

**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 9<sup>th</sup> 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)

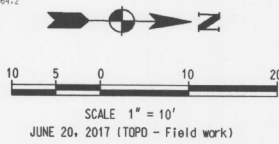
\* Chemical Analysis may be Required



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

CALL JULIE TOLL FREE 1-800-892-0123

31 Inch Diameter Black Walnut

25 Inch Diameter Sugar Maple

Buildable Area

**LEGEND**

**EXISTING**

**PROPOSED**

EXIST. BUILDING/GARAGE TO BE DEMOLISHED

EXIST. DRIVEWAY, WALK & FLAGSTONE TO BE REMOVED

WATER

SANITARY SEWER

STORM SEWER

EXISTING UTILITIES TO BE REMOVED

EXISTING UTILITIES TO BE ABANDONED

EXISTING UTILITIES TO BE PLUGGED

CONTOUR

DIRECTION OF FLOW

TOP OF CURB ELEVATION

GUTTER FLOWLINE ELEVATION

PAVEMENT ELEVATION

TOP OF FOUNDATION ELEVATION

FINISHED 1ST FLOOR ELEVATION

SURFACE ELEVATION

TOP OF WALK ELEVATION

TOP OF WALL

TREE

EVERGREEN TREE

ELECTRIC OVERHEAD LINE

ELECTRIC

TELEPHONE

DITCH

WATER SERVICE B-BOX

FIRE HYDRANT

POWER POLE

MANHOLE

CATCH BASIN

INLET

DOWNSPOUT DIRECTION

FENCE (Chain Link)

FENCE (Wood)

6' HIGH CONSTRUCTION FENCE

TREE PROTECTION FENCE

TO BE REMOVED

TO BE REMOVED

**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 DUNDÉE 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	
11-07-18	MK	PER VILLAGE COMMENTS				
08-14-18	MK	FINAL DESIGNS				
05-18-18	MK	ADD'L. TREE SURVEY				

DESIGNED DRAM MK APPROVED JRK

FILE NO. 1-1-1

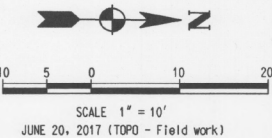
**2 OF 7**



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 = 110.8 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		
CONTOUR		
DIRECTION OF FLOW		
SUMMIT		
TOP OF CURB ELEVATION	C XXX.XX	C XXX.XX
TOP OF DEPRESSIONED 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		
DOWNSPOUT DIRECTION		
FENCES: WOOD/CHAIN LINK		
SILT FENCE		
TREE PROTECTION FENCE		
OVERLAND FLOOD ROUTE		
UTILITY CROSSING		

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

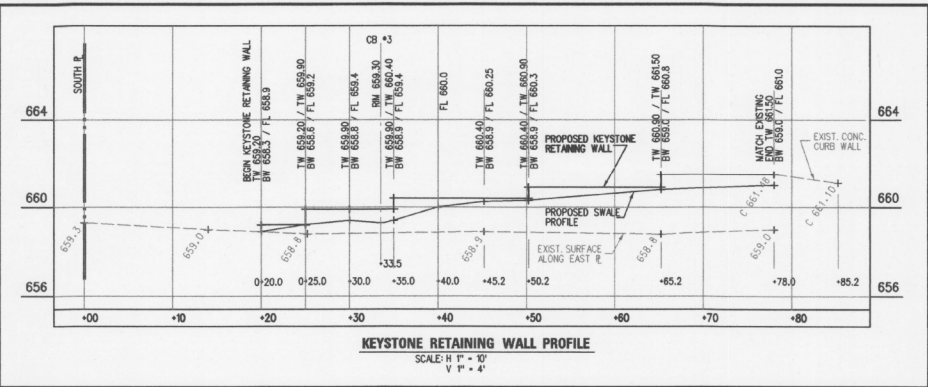
PROJECT BENCHMARK: #94  
CHISELED X IN SQUARE, SOUTH CORNER OF HEADWALL LOCATED AT NORTH SIDE OF DUNDEE ROAD AND WEST SIDE OF LEE ROAD  
ELEVATION 645.070 (NORTHBROOK DATUM)

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	DESIGNED	APPROVED	FILE NO.	1-1-1
12-04-18	WK	PER VILLAGE COMMENTS				
11-07-18	WK	PER VILLAGE COMMENTS				
08-14-18	WK	FINAL DESIGNS				
05-18-18	WK	ADD'L. TREE SURVEY				
DATE	BY	REVISION	DESIGNED	APPROVED	FILE NO.	1-1-1

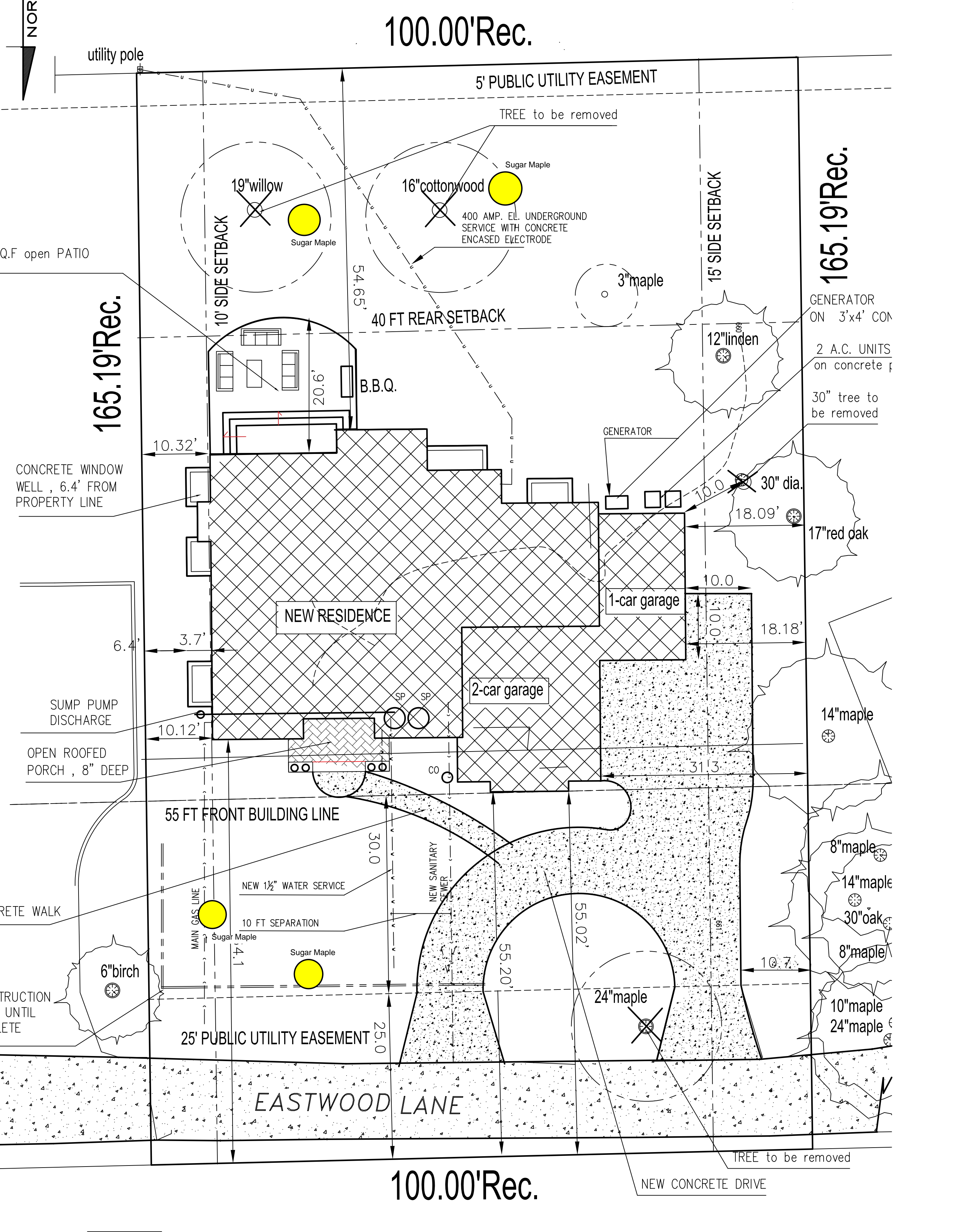


31 Inch Diameter  
Black Walnut

25 Inch Diameter  
Sugar Maple

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 178.6 S.F.	FRONT PORCH 123.0 S.F.
DRIVEWAY 550.1 S.F.	DRIVEWAY 1,677.6 S.F.
FLAGSTONE 269.4 S.F.	FRONT WALK 83.7 S.F.
A.C. 9.5 S.F.	AC & GEN. 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 = 1,073.6 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.	
TOTAL INCREASE = 2,978.2 S.F.	
FRONT YARD AREA = 3,000.0 S.F.	
DRIVEWAY & WITHIN FRONT YARD = 849.4 S.F.	
849.4 / 3,000.0 = 0.2831 X 100% = 28.31% LESS THAN 30%	







10.04.2018

31 Inch Diameter  
Black Walnut  
October 2018








31 Inch Diameter  
Black Walnut  
August 2018

08-31-2018





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



A close-up photograph of a tree trunk with rough, greyish-brown bark. Two red arrows originate from a red-bordered text box at the top center. One arrow points to a small, dark, circular hole in the bark. The other arrow points to a larger, irregular, dark cavity in the bark to the left. The bark is cracked and textured, with some green moss visible in the crevices.

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

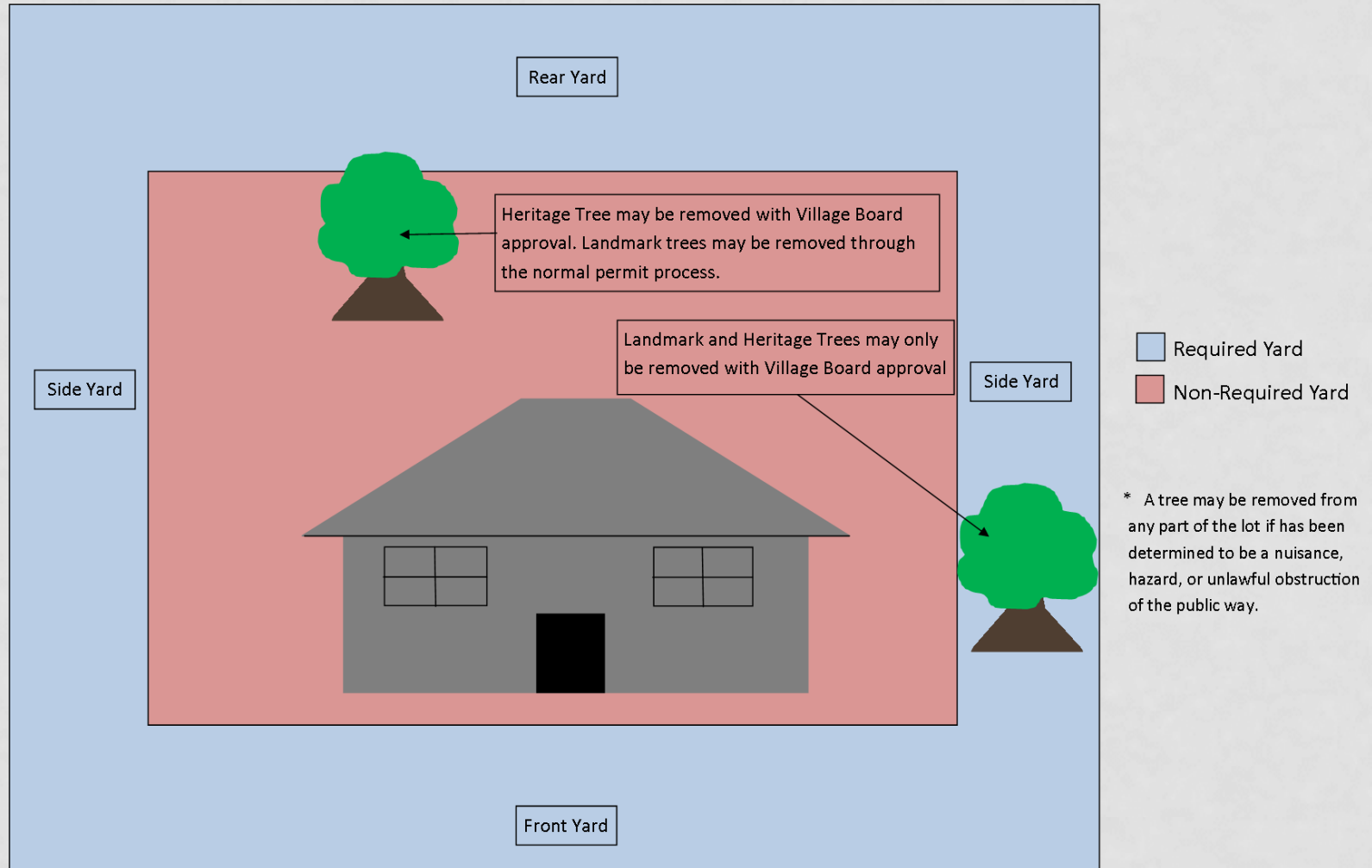
1227 EASTWOOD LANE  
JANUARY 29, 2019



# 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, Ginkgo, 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



# PROCESS

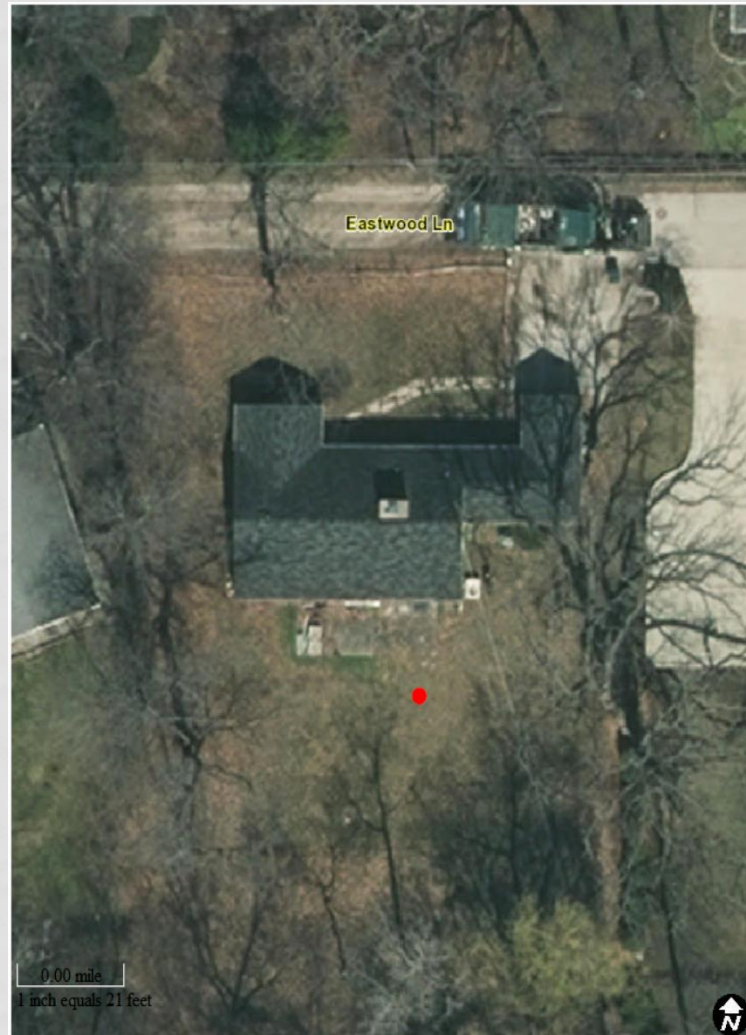
- Removal of any non-hazardous/non-dangerous landmark tree within a required yard requires approval from the Village Board
- After staff receives a request for such a removal, a Public Works Committee meeting is held to review the request for a tree permit
- The Public Works Committee makes a recommendation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

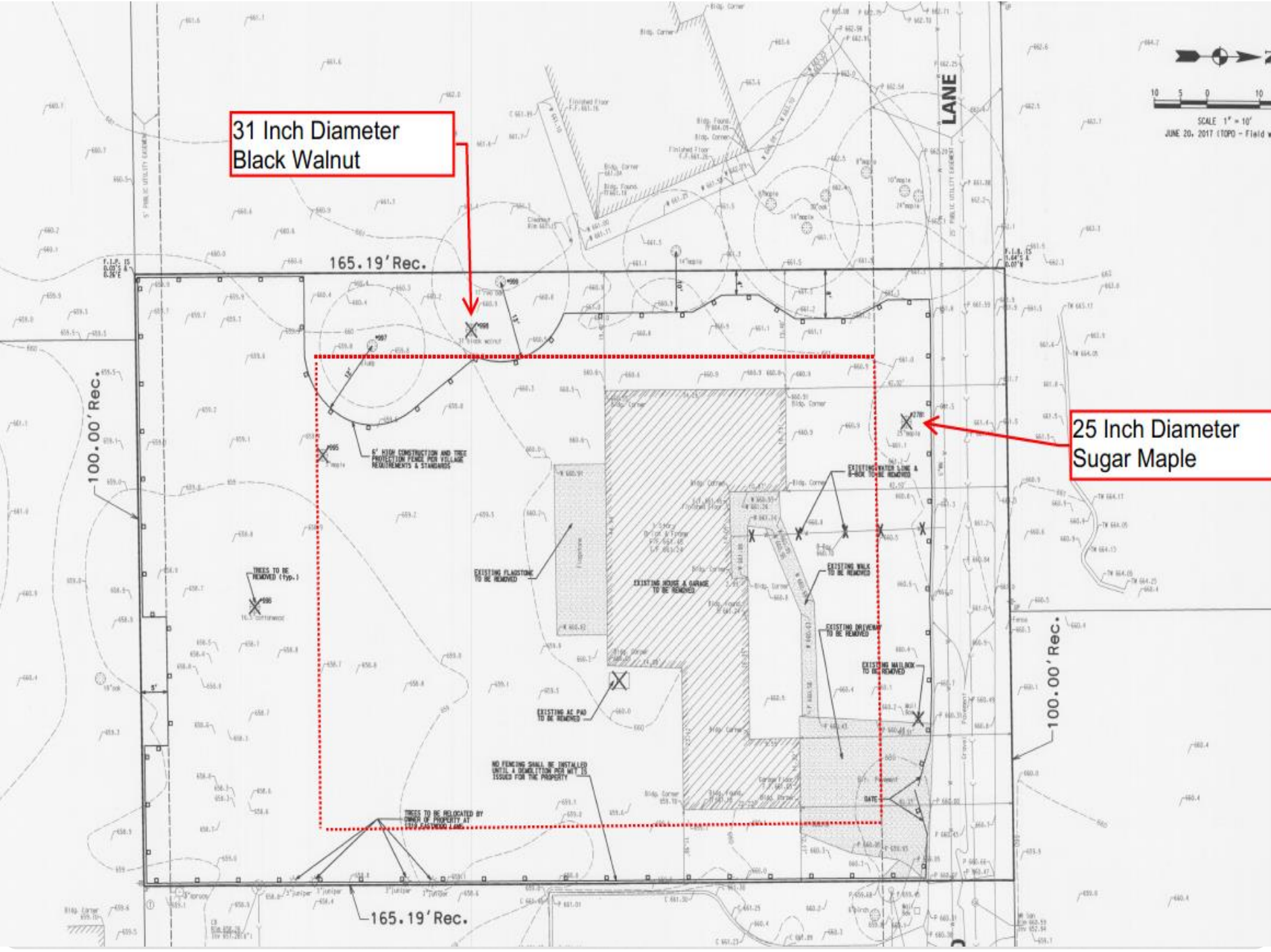
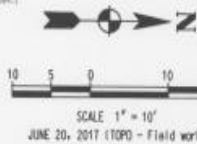
# 1227 EASTWOOD LANE





31 Inch Diameter  
Black Walnut

25 Inch Diameter  
Sugar Maple





**31 Inch Diameter  
Black Walnut**

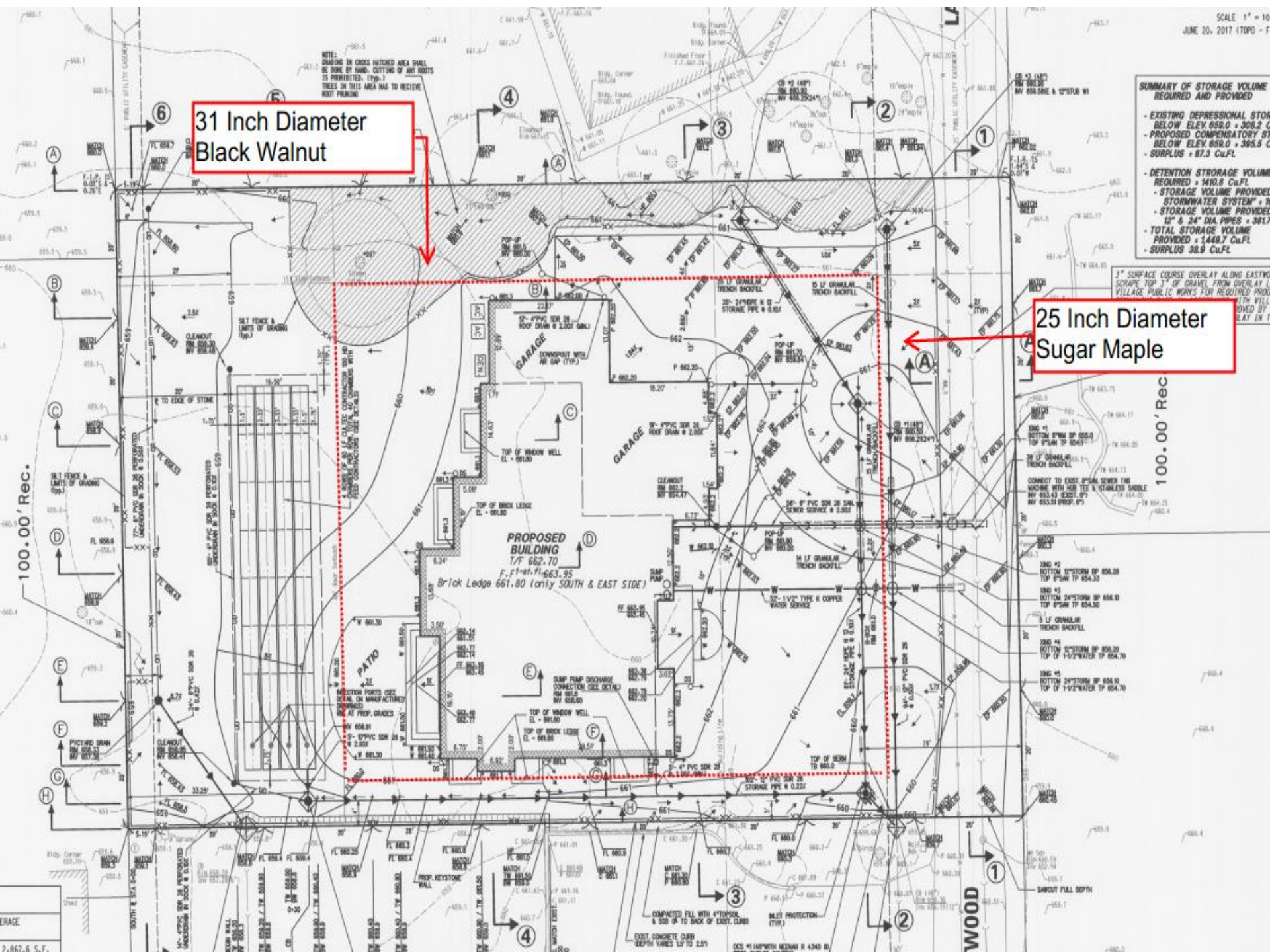
**25 Inch Diameter  
Sugar Maple**

**SUMMARY OF STORAGE VOLUME  
REQUIRED AND PROVIDED**

- EXISTING DEPRESSURAL STORAGE VOLUME  
BELOW ELEV. 659.0 + 308.2 CuFL
- PROPOSED COMPENSATORY STORAGE VOLUME  
BELOW ELEV. 659.0 + 395.5 CuFL
- SURPLUS = 87.3 CuFL
- DETENTION STORAGE VOLUME  
REQUIRED = 1410.8 CuFL
- STORAGE VOLUME PROVIDED BY  
STORMWATER SYSTEM = 71.2 CuFL
- STORAGE VOLUME PROVIDED BY  
12" & 24" DIA. PIPES = 381.7 CuFL
- TOTAL STORAGE VOLUME  
PROVIDED = 1449.7 CuFL
- SURPLUS 38.9 CuFL

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

100.00' Rec





# 1227 EASTWOOD





# 1227 EASTWOOD LANE



31 Inch Diameter  
Black Walnut  
August 2018

08.31.2018



# 1227 EASTWOOD LANE





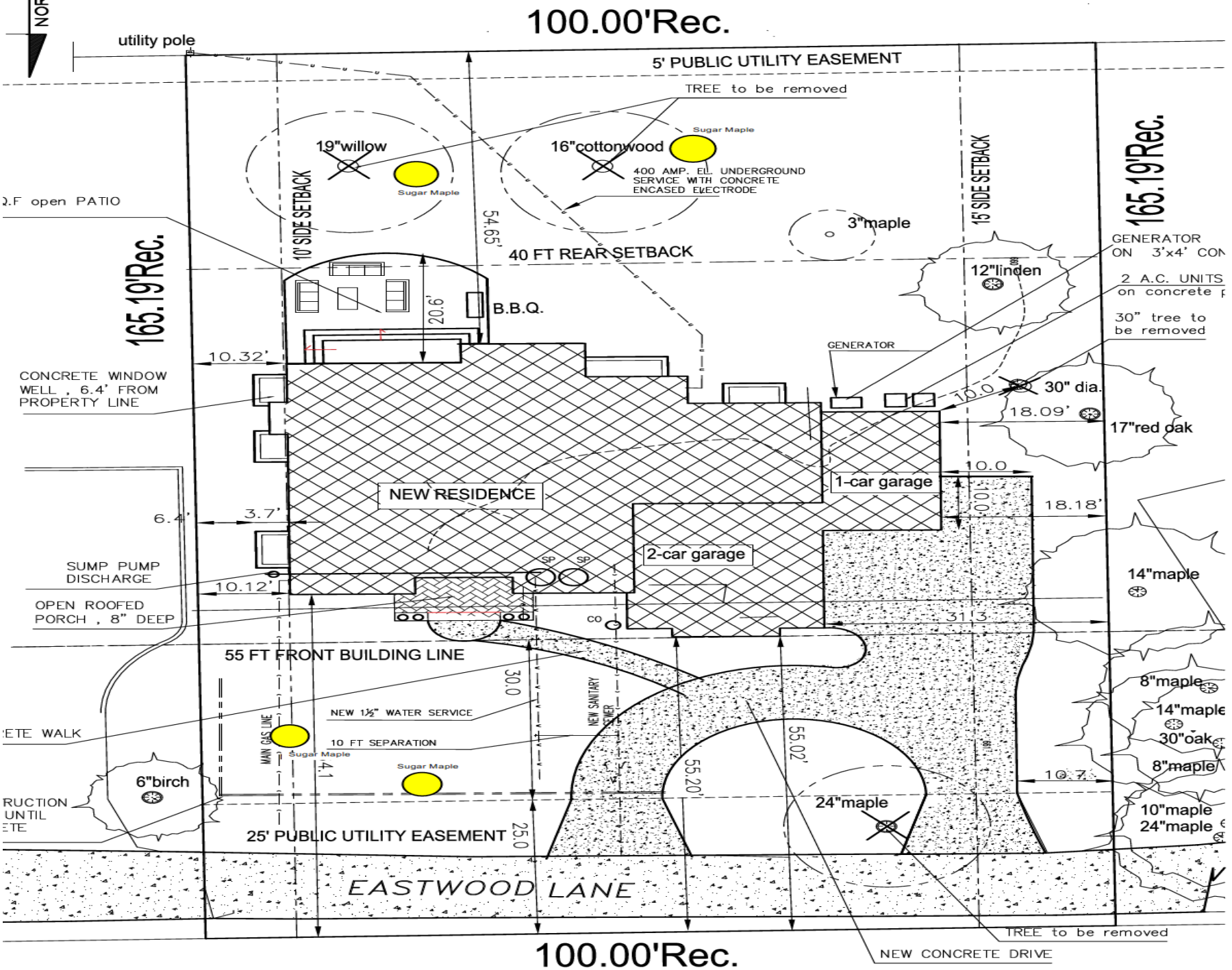
# 1227 EASTWOOD LANE



# 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.






# 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.