

Schmidt, Jacob

From: Marybeth Conrad <[REDACTED]>
Sent: Thursday, February 11, 2021 4:29 PM
To: Schmidt, Jacob
Subject: Re: Northeast Corner of Cambridge Street & Yale Ave. Arlington Heights

[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Mr. Schmidt,

Thank you for your prompt response to my inquiry, I appreciate it. I am relieved to know there is no plan to build anything residential, but instead expand the existing water retention pond.

Take care,
Marybeth

Sent from my iPhone

On Feb 11, 2021, at 2:51 PM, Schmidt, Jacob <jmschmidt@vah.com> wrote:

Good afternoon,

The subject property is owned by the Village, and the proposed use of the site is a water retention facility, specifically an extension of the existing pond north of the subject site.

The site is currently undeveloped, consisting of 2 platted lots zoned P-L, 2 platted lots zoned R-3, and unimproved Village right-of-way (ROW).

The Village aims to vacate the entirety of the unimproved ROW to the Village, consolidate these parcels via a Plat of Subdivision, rezone all R-3 properties to P-L, and obtain Planned Unit Development (PUD) Approval in accordance with the requirements of the P-L District to expand the existing detention pond to the north. Expansion of the pond is needed in order to improve stormwater infrastructure performance and coverage in the adjacent neighborhood.

As mentioned above, the subject property is currently zoned R-3, One Family Dwelling District, and P-L, Public Land District. Per zoning code, the purpose of the P-L District is to provide areas for public facilities which serve the citizens of Arlington Heights. As the proposed use of the site is a public stormwater detention facility, rezoning of the site to P-L is required.

The Village's Comprehensive Plan designates the subject site as Single-Family Detached, which indicates that this property is suitable for R-3 zoning. Therefore, the proposed rezoning is not consistent with the Comprehensive Plan. As the proposed site will be used as a public stormwater detention facility, a Comprehensive Plan designation of Open Space is more appropriate for the desired development of the site, and an Amendment to the Comprehensive Plan is recommended.

Per the requirements of the P-L Zoning District, all projects within said district are required to obtain Planned Unit Development (PUD) Approval. As such, PUD approval is requested as part of this petition.

Preliminary plans can be accessed at the Village website, vah.com, by reviewing the agenda for the January 27th, 2021 (Direct Link: <https://arlingtonheights.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=11885&MeetingID=2342>)

Best,

Jake Schmidt, Assistant Planner
Village of Arlington Heights
Planning and Community Development Department
847-368-5215

From: Marybeth Conrad <[REDACTED]>
Sent: Wednesday, February 10, 2021 7:32 PM
To: Schmidt, Jacob <jmschmidt@vah.com>
Subject: Fwd: Northeast Corner of Cambridge Street & Yale Ave. Arlington Heights

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----- Forwarded message -----

From: Marybeth Conrad <[REDACTED]>
Date: Wed, Feb 10, 2021 at 7:30 PM
Subject: Northeast Corner of Cambridge Street & Yale Ave. Arlington Heights
To: <planningmail@vah.com>

Dear Department of Planning and Community Development,

I received a Notice of Public Hearing today, regarding this property and would like to understand what it entails. Is there a proposed plan for building houses? If so, how many and what kind?

Thank you,
Marybeth Conrad

Schmidt, Jacob

From: Tim Copeland [REDACTED]
Sent: Tuesday, February 23, 2021 7:22 PM
To: Schmidt, Jacob
Subject: Re: Greenbrier/Roanoke Hearing

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Jake,
I appreciate your response. I am planning on tuning into the meeting tomorrow night to learn more.
Tim Copeland

On Tue, Feb 23, 2021, 11:47 AM Schmidt, Jacob <jmschmidt@vah.com> wrote:

Good morning Tim,

Thank you for your email

With respect to your first question, our Public Works Department and Engineering Division determined this was the best solution for stormwater remediation. If there was a way to retrofit existing facilities in a cost-effective manner to meet demand, they would have elected to pursue that option. For recreation, Happiness Park adjacent to the site and Frontier Park on Kennicott Avenue will remain as public park space. Additionally, the dry basin immediately west on Cambridge will remain as open green space.

With respect to your note regarding maintenance, I'm happy to inform you that as part of this project the existing overgrown screening and fencing surrounding the pond will be removed and replaced with new landscaping, which will include 142 plantings (53 trees and 89 shrubs).

I will share your concerns with the Plan Commission for their consideration in their deliberations.

Best,

Jake Schmidt, Assistant Planner

Village of Arlington Heights

Planning and Community Development Department

847-368-5215

From: Tim Copeland <[REDACTED]>
Sent: Sunday, February 21, 2021 6:09 PM
To: Schmidt, Jacob <jmschmidt@vah.com>
Subject: Greenbrier/Roanoke Hearing

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----- Forwarded message -----

From: Tim Copeland <[REDACTED]>
Date: Sun, Feb 21, 2021, 4:44 PM
Subject:
To: [REDACTED]

Hello Jake,

Thank you for taking the time to read my email.

2 main questions;

Were other options considered before deciding to dig up the only greenspace in the neighborhood not used for water remediation? (While I sympathize with the homeowners with flooding, shouldn't the solution be closer to the problem?) The park gets used most days for soccer, football, kite flying, dog walking and a myriad of other uses. It would be a shame to make it a useless eyesore.

Will this area be maintained? As you can see from the pictures, we have trees pushing over fences, fences in disrepair and barbed wire hanging close to the ground. The Village has to take responsibility for their properties and provide a safe environment for its residents.

There are 7 of us whose property backs up to the greenspace and 4 of us do not have fences. We really enjoy the openness that the park gives us. Our children (and now our grandchildren) have spent many hours playing in that open space. I would like to keep that field available for future generations.

I would welcome any feedback you may have.

Tim Copeland

2124 N Verde drive

Schmidt, Jacob

From: Schmidt, Jacob
Sent: Wednesday, February 24, 2021 3:06 PM
To: Patrice Costello
Subject: RE: Cambridge Park at Yale Rezoning

Good afternoon,

The majority of the properties in the neighborhood were platted in the 1960s and 1970s. These properties are allowed to redevelop within the allowances of zoning code, and the Village cannot deny property owners the right to use their land within the allowances of law. Our Public Works Department did consider multiple options for handling stormwater, however the current proposal was found to be the best solution to meet the needs of the area. For recreation, Happiness Park adjacent to the site and Frontier Park on Kennicott Avenue will remain as public park space. Additionally, the dry basin immediately west on Cambridge will remain as open green space.

There will also be improvements as part of this project which will directly benefit immediately adjacent residences.

Regarding site landscaping, I'm happy to inform you that as part of this project the existing overgrown screening and fencing surrounding the pond will be removed and replaced with new landscaping, which will include 142 plantings (53 trees and 89 shrubs). The fence will be replaced with a new black vinyl coated chain link fence. With the removal of the overgrown existing landscaping, our Public Works Department will be able to regularly service the pond in the future.

The function of the pond will be improved as well. The open area south of the existing pond will be excavated to allow for additional stormwater capacity, allowing the pond to accommodate a 100-year major storm event. However, this excavated area will be a dry basin for the majority of the year, only filling during major rainfall events to prevent the pond from overflowing onto adjacent properties. Additionally, outflow capacity will be improved. This should improve the function of the pond beyond its current service level.

I will pass your concerns along to the Plan Commission for their consideration.

Best,

Jake Schmidt, Assistant Planner
Village of Arlington Heights
Planning and Community Development Department
847-368-5215

-----Original Message-----

From: Patrice Costello [REDACTED]
Sent: Wednesday, February 24, 2021 9:39 AM
To: Schmidt, Jacob <jmschmidt@vah.com>
Subject: Cambridge Park at Yale Rezoning

[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Good morning,

It is with GREAT disappointment that I am writing this note. We have lived in this neighborhood for over 37 years. Love the neighborhood. Children attended local schools. We have supported the village and all park district activities. It is great to see this park being used each and every week, weather permitting; practicing soccer, baseball, football, flying kites, throwing balls around, seeing children running and enjoying themselves freely. Now being used for gathering outside with friends and neighbors. It always brings joy to those who use it.

Now, you have planned to take all that away. The draining issues are not in this immediate area. Planning should have been done before increase in home building and nearby neighboring expansion. We are already experiencing lesser values on our property being north of Palatine Road and this will only DECREASE our property values. That small park is a huge part of our home value. Will you pay us the difference when we go to sell our home? I think not!
Please Do Not Change this property. It will not enhance our values or the neighborhood. There must be another option.

Sincerely,
Patrice A Costello
Arlington Heights

Schmidt, Jacob

From: Schmidt, Jacob
Sent: Thursday, February 11, 2021 2:57 PM
To: Darline Greck
Subject: RE: Regarding rezoning across from us on northwest corner of Cambridge Street and Yale Avenue in Arlington Heights

Good afternoon,

The subject property is owned by the Village, and the proposed use of the site is a water retention facility, specifically an extension of the existing pond north of the subject site.

The site is currently undeveloped, consisting of 2 platted lots zoned P-L, 2 platted lots zoned R-3, and unimproved Village right-of-way (ROW).

The Village aims to vacate the entirety of the unimproved ROW to the Village, consolidate these parcels via a Plat of Subdivision, rezone all R-3 properties to P-L, and obtain Planned Unit Development (PUD) Approval in accordance with the requirements of the P-L District to expand the existing detention pond to the north. Expansion of the pond is needed in order to improve stormwater infrastructure performance and coverage in the adjacent neighborhood.

As mentioned above, the subject property is currently zoned R-3, One Family Dwelling District, and P-L, Public Land District. Per zoning code, the purpose of the P-L District is to provide areas for public facilities which serve the citizens of Arlington Heights. As the proposed use of the site is a public stormwater detention facility, rezoning of the site to P-L is required.

The Village's Comprehensive Plan designates the subject site as Single-Family Detached, which indicates that this property is suitable for R-3 zoning. Therefore, the proposed rezoning is not consistent with the Comprehensive Plan. As the proposed site will be used as a public stormwater detention facility, a Comprehensive Plan designation of Open Space is more appropriate for the desired development of the site, and an Amendment to the Comprehensive Plan is recommended.

Per the requirements of the P-L Zoning District, all projects within said district are required to obtain Planned Unit Development (PUD) Approval. As such, PUD approval is requested as part of this petition.

Preliminary plans can be accessed at the Village website, vah.com, by reviewing the agenda for the January 27th, 2021 (Direct Link:
<https://arlingtonheights.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=11885&MeetingID=2342>)

As the meeting is on February 24th, and today is February 11th, you will not be able to access the meeting. Information on how to participate in the meeting will be posted on the Village website, vah.com, no later than February 19th, 2021.

Best,

Jake Schmidt, Assistant Planner
Village of Arlington Heights
Planning and Community Development Department
847-368-5215

-----Original Message-----

From: Darline Grelck <[REDACTED]>

Sent: Thursday, February 11, 2021 11:03 AM

To: Schmidt, Jacob <jmschmidt@vah.com>

Subject: Regarding rezoning across from us on northwest corner of Cambridge Street and Yale Avenue in Arlington Heights

[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Mr Schmidt,

Made several attempts to get us on the zoom meeting on Wednesday Feb 24th @ 7:30 pm with no luck.

We like to know how this project is going affect our sewerage system?. Since we don't flood, but hear the other side does.

Will there be enough room for people to still enjoy the space for playing flying kites and enjoying the open space.?

Thank You,

Darline and George Grelck

Schmidt, Jacob

From: Ryan Lubbers <[REDACTED]>
Sent: Thursday, February 11, 2021 7:23 PM
To: Schmidt, Jacob
Subject: Re: Cambridge Street and Yale Ave. Development

[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Thanks for the response Jake, appreciate it.

On Thu, Feb 11, 2021 at 2:53 PM Schmidt, Jacob <jmschmidt@vah.com> wrote:

Good afternoon,

The subject property is owned by the Village, and the proposed use of the site is a water retention facility, specifically an extension of the existing pond north of the subject site.

The site is currently undeveloped, consisting of 2 platted lots zoned P-L, 2 platted lots zoned R-3, and unimproved Village right-of-way (ROW).

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As mentioned above, the subject property is currently zoned R-3, One Family Dwelling District, and P-L, Public Land District. Per zoning code, the purpose of the P-L District is to provide areas for public facilities which serve the citizens of Arlington Heights. As the proposed use of the site is a public stormwater detention facility, rezoning of the site to P-L is required.

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Best,

Jake Schmidt, Assistant Planner

Village of Arlington Heights

Planning and Community Development Department

847-368-5215

From: Ryan Lubbe [REDACTED]
Sent: Wednesday, February 10, 2021 7:37 PM
To: Planning <Planningmail@vah.com>
Subject: Cambridge Street and Yale Ave. Development

[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello,

My name is Ryan Lubbers and I live in the Greenbriar neighborhood, around the corner from an empty lot that recently received a sign about a zoning change so that "Units" can be built on an empty park owned lot. I wanted to gather some information on what the plan is for that lot. Could you please answer the following for me?

1. Who are the contacts that are in charge of the petition for the zoning change? Please include emails.

2. Who made the decision to propose the petition to change the zoning?
3. Name of the developer.
4. Type of unit that is being proposed.

Thanks!

Ryan Lubbers

[2123 N Williamsburg Street](#)

[Arlington Heights IL, 60004](#)

Schmidt, Jacob

From: Schmidt, Jacob
Sent: Wednesday, February 24, 2021 2:57 PM
To: Jenn Ponivas
Subject: RE: Public Comment for Plan Commission Meeting 2/24/2021 at 7:30PM

Good afternoon Jennifer

The majority of the properties in the neighborhood were platted in the 1960s and 1970s. These properties are allowed to redevelop within the allowances of zoning code, and the Village cannot deny property owners the right to use their land within the allowances of law. Our Public Works Department did consider multiple options for handling stormwater, however the current proposal was found to be the best solution to meet the needs of the area.

Regarding site landscaping, I'm happy to inform you that as part of this project the existing overgrown screening and fencing surrounding the pond will be removed and replaced with new landscaping, which will include 142 plantings (53 trees and 89 shrubs). The fence will be replaced with a new black vinyl coated chain link fence. With the removal of the overgrown existing landscaping, our Public Works Department will be able to regularly service the pond in the future.

With respect to concerns regarding the pond, this project is part of a larger stormwater infrastructure improvement project. The open area south of the existing pond will be excavated to allow for additional stormwater capacity, allowing the pond to accommodate a 100-year major storm event. However, this excavated area will be a dry basin for the majority of the year, only filling during major rainfall events to prevent the pond from overflowing onto adjacent properties. Additionally, outflow capacity will be improved. This should improve the function of the pond beyond its current service level.

I will pass your concerns along to the Plan Commission for their consideration.

Best,

Jake Schmidt, Assistant Planner
Village of Arlington Heights
Planning and Community Development Department
847-368-5215

From: Jenn Ponivas [REDACTED]
Sent: Tuesday, February 23, 2021 11:28 PM
To: Hubbard, Sam <shubbard@vah.com>; Schmidt, Jacob <jmschmidt@vah.com>
Subject: Public Comment for Plan Commission Meeting 2/24/2021 at 7:30PM

[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Please acknowledge receipt of this email:

Good Evening,

My Name is Jennifer (Peck)Ponivas and I reside at 2110 N. Verde Dr. I am unable to attend the meeting at 7:30 on 02/24/2021 so I would like to submit the following for public comment:

This land isn't just 4 plots of land; to the neighborhood this is a place to gather, a place for the kids to play soccer/football/baseball, a place to be kids especially after huge rain storms when every other flat area is soggy (Have you seen Frontier Park? After a rainstorm the fields are unusable). There are homes currently near the pond that have sump pumps that are concerned about their need to purchase another one because the plan is to relocate the water from the North end of the Neighborhood to the South. Why should the older homes in the neighborhood be required to bear the burden of the water from the north end of the neighborhood? Should not this have been thought out about prior to approving the building of those homes? What precautions or guarantees are being put into place so that current houses near the current and proposed retention pond will not flood due to potential overflow? What safety precautions will be put into place? To what degree will the landscaping be maintained as the current landscaping is poorly maintained including the lack of snow removal inconveniencing the neighborhood that is used to the Park District's Maintenance of the area. Homes were purchased because of that greenspace which will now be turned into a pond rendering it useless for neighborhood use. I urge the plan commission to reconsider this proposal because it will indeed alter the essential character of the neighborhood.

Thank you,

Jennifer Ponivas

Schmidt, Jacob

From: Schmidt, Jacob
Sent: Wednesday, February 24, 2021 2:41 PM
To: Scott Wallace
Subject: RE: Plan Commission Public Question and Concerns for Meeting

Good afternoon Scott

With respect to your first question, I'm happy to inform you that as part of this project the existing overgrown screening and fencing surrounding the pond will be removed and replaced with new landscaping, which will include 142 plantings (53 trees and 89 shrubs). The fence will be replaced with a new black vinyl coated chain link fence. With the removal of the overgrown existing landscaping, our Public Works Department will be able to regularly service the pond in the future.

With respect to your second question, this project is part of a larger stormwater infrastructure improvement project. The open area south of the existing pond will be excavated to allow for additional stormwater capacity, allowing the pond to accommodate a 100-year major storm event. Additionally, outflow capacity will be improved. This should improve the function of the pond beyond its current service level.

Best,

Jake Schmidt, Assistant Planner
Village of Arlington Heights
Planning and Community Development Department
847-368-5215

From: Scott Wallace [REDACTED]
Sent: Tuesday, February 23, 2021 7:41 PM
To: Hubbard, Sam <shubbard@vah.com>; Schmidt, Jacob <jmschmidt@vah.com>
Subject: Plan Commission Public Question and Concerns for Meeting

[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Good evening.

We are residents on Verde Drive, right next to Happiness Park. We would like the following questions or issues to be addressed for tomorrow's agenda:

1.) What is going to be done regarding the pond stewardship behind Happiness Park? Last year, we were told as part of this overall project, that the pond would be drained, cleaned, and refilled, with an aerator or fountain filtration structure to support water circulation and provide better environmental security for this pond area. Currently, the pond has had no maintenance for over a decade or two. The water is green with algae, a breeding ground for pests and mosquitos, and has a very bad odor. A pond of this size deserves proper care and attention, and as previously outlined, it appeared the plan was to address the cleaning of the pond and provide the aeration of the fountain. As it has been not kept it, it continues to be an environmental and safety concern for the residents in our community. In addition, the fence is old and needs to be replaced with something better to secure the area. Overall, we would like an understanding of what will be done to make this area safe, environmentally sound, and also a better aesthetic for the overall community. Currently, this pond also floods over into our yard and has damaged our grass and plants on several occasions which leads to question / concern #2 below. Our understanding was that this was all included in the funds that were budgeted with the retention area project.

2.) How will the drainage project affect our current houses around the pond? Will drainage lines be damaged or compromised that would now potentially lead to flooding here where other areas might be improved? What is the exact understanding of the plan with the retention area and how will flooding be reduced for all community residents?

We will be attending this meeting as well, but would like these questions and concerns addressed and clarified.

Thank You,

Scott and Susan Wallace
2212 N. Verde Drive
Arlington Heights, IL 60004