

From: Planning
Sent: Friday, April 03, 2015 12:29 PM
To: Larry
Cc: Hautzinger, Steven; Bhide, Latika
Subject: RE: Christina Court

Your email regarding the Christina Court project has been received and forwarded to Steve Hautzinger, liaison for the Design Commission, and Latika Bhide, liaison for the Plan Commission, for response. If you should have further questions regarding this matter, they can be reached at 847-368-5200.

Thank you.

From: Larry [Larry@glassmanfamily.org]
Sent: Thursday, April 02, 2015 6:34 PM
To: Planning
Subject: Christina Court
VAH Planning Commission

I attended the design commission meeting on Tuesday at Village Hall where Christiana Court presented at the meeting that they intend to level and destroy all of the trees located on the parcel that they intend to redevelop into Christina Court. I was flabbergasted.

I live at 1037 E. Talbot Street, and my lot backs up to the wetlands and pond that borders the proposed Christina Court.

When the Somerset Court II subdivision was created, where my house is located, the Village of AH mandated that the builder Glenn Davis build the wetlands and pond located behind my house to preserve the nature that was in place before he was given approval to develop the subdivision. And, when the last of his Summerset Court II lots were being developed on Olive street, the builder was required to preserve the old growth trees in the middle of the lot, being forced to contract Sue Hendrics Tree Service to move the trees, which they stored on my property for a year, and finally moved back to the original lot because the village would not allow the builder to simply cut down the trees.

The 5.6 acre tract that is intended to become Christina court is covered with old growth trees and native wild life including Herons and Red Winged Blackbirds that make there home there. It will completely change the fabric of the neighborhood and destroy the habitat for many of these creatures if the builder is given the approval to simply destroy the forestry, level the entire 5.6 acres and build there houses.

Would it be possible for the planning commission to require the builder to preserve as many of the trees as possible, relocating them to the outer edges of the sub division versus bulldozing the entire tract of land? While this would add more expense and complexity for the builder, it would be better for the wildlife to preserve their habitat when possible, and maintain the fabric of the neighborhood. When our friends purchased a lot in another sub division development, not AH, the village actually put tape around all the trees that were to be preserved on each lot to ensure the builder did not just destroy them.

Can you please confirm that you have received and reviewed this email? I would be happy to attend any planning commission meeting to explain my position to the entire committee that the

nature and wildlife should not be wholesale destroyed for the benefit of saving the developer the expense that would be required to preserve the trees.

Thank you
Larry Glassman



From: Larry <Larry@glassmanfamily.org>
Sent: Friday, April 03, 2015 12:37 PM
To: Planning
Cc: Hautzinger, Steven; Bhide, Latika
Subject: Re: Christina Court

Importance: High

Thank you for confirming the receipt of my concern.

Steve & Latika,

I would appreciate your feedback on my concerns with the builder being granted wholesale permission when building Christina Court to level the 5.6 acres of old growth trees, completely destroying the habitat for the wildlife that lives there, as well as significantly changing the fabric of the neighborhood.

Can either of you please explain the process that is occurring for the builder to receive approval to move the sub division forward, and, since this is my first time interacting with the village on an issue of this nature, what are the proper steps that I should follow to have my objection to the builders current proposal that was presented to the design commission on Tuesday to level the property and re-grade it noted, and addressed by the various village departments who would have accountability and approval for this.

Thank you

Larry Glassman



1037 E. Talbot Street

From: Planning <Planningmail@vah.com>
Date: Friday, April 3, 2015 at 12:29 PM
To: Larry <Larry@glassmanfamily.org>
Cc: "Hautzinger, Steven" <shautzinger@vah.com>, "Bhide, Latika" <lbhide@vah.com>
Subject: RE: Christina Court

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Thank you
Larry Glassman



From: Larry <Larry@glassmanfamily.org>
Sent: Tuesday, April 07, 2015 9:26 PM
To: Bhide, Latika
Cc: Mach, Derek
Subject: Re: Christina Court

Thank you for the excellent and comprehensive response. I agree that it will be in the builders best interest to be able to cut down all of the trees on the property to save cost, but, I don't believe that this is in the best interest of the village of Arlington Heights or the neighborhood. While some of the trees could be consider of a "weed" variety and not worth the cost of saving them, there are many old growth classic trees on the property that should absolutely not be cut down for the sake of saving the builder the expense and complexity of moving them. When the village approved Summerset Court II where I live, the builder Glen Davis was required to relocate and save numerous old growth trees, which Sun Hendricks Tree Service moved and then moved again to their final location as the sub division was being completed. I would urge the planning commission to take a trip to the property and see for themselves the old growth trees that are on that track of land, with some clearly being over a hundred years old, and not simply a "weed" infested property that is an eyesore in the village.

In fact, on the east side of the pond / wetlands, there are many old growth trees including a very tall classic willow tree that is very tall and very old. I can understand why the builder would like to cut it down because it is in the middle of one of the lots that they intend to build on. It would be a terrible disservice to the village if the builder was simply given blanket approval to level and grade the property.

Over the weekend when it is sunny out, I am going to walk over to the property and take some pictures of the old growth trees that the builder is classifying in bulk as weeds to share with the committee the actual trees that the builder wants to cut down. While some trees could be consider of a "weed" variety, there any many others that are old and classic and provide a home for the herons and other wildlife that returns every year in the spring to make their spring / summer homes.

I will look for the certified mail with the invitation to the planning committee meeting. I would appreciate if my feedback could be shared with the planning committee and the pictures of the old growth trees that I will be sending to you later this week. I understand commerce and the village's desire to develop this parcel of land into a sub division. Conversely I would like to see the parcel developed with the oversight of the village to ensure that the old growth trees and wildlife habitat be preserved wherever possible, and the builder put on notice and watched so they will not simply bring in bulldozers and level the place.

Thank you

Larry Glassman

From: "Bhide, Latika" <lbhide@vah.com>
Date: Tuesday, April 7, 2015 at 3:24 PM
To: Larry <Larry@glassmanfamily.org>
Cc: "Bhide, Latika" <lbhide@vah.com>, "Mach, Derek" <dmach@vah.com>
Subject: FW: Christina Court

Good afternoon Larry,

Thank you for emailing your concerns regarding the proposed Christina Court Subdivision. As required by Village Code, the petitioner has submitted a tree survey for the property as well as a landscape plan. As part of the review for this project, staff indicated to the petitioner that opportunities for preserving trees must be explored and additional trees must be preserved along the perimeter of the site (east, west and north property line of the subdivision). The petitioner responded that trees located on the site are low quality

volunteer “weed” species that have grown up in an unmaintained area. They have stated that due to the engineering constraints of the site, and the grading of the site, the trees cannot be preserved using standard practices and do not warrant any extraordinary means of preservation. Staff agrees with the assessment that the trees are low quality species, but are requiring that 36 additional trees be incorporated into the landscape plan in addition to the 70 trees that are delineated on the site plan. The staff review comments also included that additional landscaping along the perimeter of the detention basin incorporating a mix of shade trees, shrubs and perennials is required. Also, as part of the Design Commission review, it was recommended that curving landscape beds be added along the front elevation of each home and adjacent to the hardscape areas, with an abundant mix of trees, shrubs, and perennials. The petitioner stated at the meeting that it is their practice to add landscaping and they will submit the appropriate plans as part of building permit, which will be reviewed by the Landscape Planner on staff for compliance.

The Plan Commission can definitely recommend and the Village Board require that the petitioner preserve as many of the trees as possible, or relocate them to the outer edges of the subdivision. As I mentioned to you in my previous email, the Plan Commission will hold the public hearing for the project. . For the public hearing, the petitioner must send notice to all property owners within 250 feet of the subject property after the Plan Commission hearing date has been scheduled at least 15 days prior to the hearing. They are also required to post a Public Hearing Notice Sign on the property. At the Plan Commission hearing, you will have an opportunity to express your concerns regarding the project. Please also feel free to email me any concerns and we will include your email in the information that goes out to the Plan Commission.

If you have any other questions, or if I can help with anything else, please do not hesitate to ask.

Regards,

Latika Bhide, AICP, LEED Green Associate
Development Planner
Village of Arlington Heights
33 S. Arlington Heights Road
T: 847.368.5223
F: 847.368.5988

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