



Village of Northbrook

PUBLIC WORKS COMMITTEE

NORTHBROOK VILLAGE HALL, 1225 CEDAR LANE
**March 19, 2019, 5:30 P.M., Development and Planning Services
Department Conference Room**

The Public Works Committee of the Village of Northbrook Board of Trustees will hold a meeting on Tuesday, March 19, 2019 at 5:30 p.m. in the Development and Planning Services Department Conference Room of the Village Hall, 1225 Cedar Lane, Northbrook, Illinois. The following will be discussed.

MEETING AGENDA

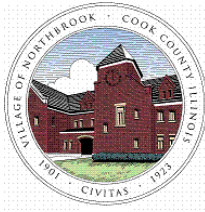
1. Call To Order
2. Hear From The Audience
3. Tree Removal Permit Request – 3181 and 3183 Highland Road
4. Adjourn

Bob Israel, Chair
Public Works Committee

Members: Trustee Buehler
Trustee Han

Village of Northbrook
Cook County, Illinois
March 19, 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: March 19, 2019
SUBJECT: Tree Permit Review - 3181 and 3183 Highland Road

Request for Tree Removal Permit

On March 1, 2019, the Northbrook Community Synagogue submitted a tree removal application (Exhibit A) on behalf of Mr. Kuntal Ranta a prospective purchaser of the parcels at 3181 and 3183 Highland Road. Mr. Ranta seeks to purchase the lots from the Northbrook Community Synagogue and construct a new home on the properties. A contingency on the purchase of the lots is approval for the removal of some of the trees on the property. The tree removal application includes the removal of 38 trees, one of which one is a heritage tree in a buildable yard. This requires review by the Public Works Committee and approval by the Village Board of Trustees. Photos of the heritage and landmark trees have been included as Exhibit B.

Included on the tree removal application associated with the primary site plan (Exhibit C) is one 35 inch diameter heritage tree (#15) that is rated a 1.8 out of 5 on the Village's scale. With the tree removal application, the prospective property owner submitted a draft plan showing the tree removals and plantings (Exhibit D), as well as a primary site plan and alternative site plan. The site plans include the home, patio, pool, and sport court the homeowner wishes to build on the site. The alternative site plan (Exhibit E) showing how the heritage tree can be preserved has also been submitted; however this plan would require the removal of a landmark spruce due to its conflict with the driveway

The prospective property owner has expressed a preference for the primary site plan which requires the heritage Red Oak to be removed as it provides their children a larger backyard to play in. The alternative site plan shows how the home can be shifted on the site to avoid removing the heritage tree. This change sacrifices an 18 inch diameter landmark Norway Spruce due to a conflict with a driveway. Staff finds the removal of the Norway Spruce to be a satisfactory trade off due to the lower quality and condition of the Norway Spruce, a rating of 3 on the Village's 5 point scale, compared to that of the heritage Red Oak.

The Northbrook Community Synagogue has also submitted a letter in support of the tree removals. Additional letters have submitted by the prospective property owner describing their goals with the purchase of the properties and a letter from their engineer discussing the likely mortality of the heritage Red Oak tree.

Municipal Code and Process

The removal of a heritage tree in a buildable yard must be reviewed by the Public Works Committee and approved by the Board of Trustees. Further, replacement of the tree 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 \$250 per inch of diameter at breast height for heritage 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.

Tree Preservation

The prospective property owner is requesting the removal of a 35 inch diameter heritage Red Oak tree which remains in good overall health. To utilize the site as the primary site plan suggests, the heritage Red Oak must be removed as it is in conflict with construction of the new home. The primary site plan allows for a more open space in the rear yard.

It is important to note that a majority of the stormwater storage for these two properties was included in the basin constructed on the synagogue site. That being said, any additional lot coverage above and beyond what was originally included in stormwater detention basin will have to be accounted for on the 3181 and 3183 Highland Road properties. Without knowing the final stormwater requirements the primary site plan does provide more usable space for detention should it be needed.

With that, the alternative site plan does preserve the heritage Red Oak with a smaller backyard at the cost of a landmark Norway Spruce that would have to be removed due to a conflict with the proposed driveway. The alternative site plan also reduces the amount of usable space for stormwater detention on the rear of the property. To accommodate this, the property owner could forego the pool, reduce the size of the patio, or eliminate the sport court.

If the removal of the heritage Red Oak is approved, the prospective property owner would be responsible for payment of the fee in-lieu of reforestation in the amount of \$8,750. Should the Public Works Committee recommend the use of the alternate site plan the prospective property owner would be responsible for payment of the fee in-lieu of reforestation in the amount of \$2,700. These fees can be reduced by the replanting of trees on the property. Staff will work with the property owner to maximize the reforestation on the property. Given the size and quantity of the trees that are proposed to be removed from the property, it is unlikely that this requirement will be met. Therefore, assessing a fee in-lieu of reforestation for a remaining balance of inches to be replaced would allow the Village to replenish the urban forest by planting parkway trees in other locations throughout the community.

Recommendation

Staff has no recommendation on the removal of the heritage or landmark trees as there has not been a building permit submitted and reviews done. With that, staff errs on the side of preserving heritage trees wherever possible and practical. It is staff's opinion that the Alternate Plan accomplishes this. If the Public Works Committee recommends approval of the removal of the landmark Norway Spruce tree at 3181 and 3183 Highland Road, staff recommends the following conditions:

- If the alternate site plan is selected, a fee of \$150 per DBH inch, less the number of inches that are replanted, be assessed for the removal of the landmark tree in accordance with the Annual Fee Ordinance.
- The wood from the tree must be used for a purpose other than firewood, mulch, or wood chips.
- A permit for the removal of the landmark tree will only be issued in conjunction with a building permit.
- The builder and homeowner must take aggressive measure to preserve all other heritage and landmark trees on the property and those located on adjacent properties.
- The property owner must meet the conditions of any tree permits issued for the removal of any other trees on the property.

If the Public Works Committee recommends approval of the removal of the heritage Red Oak at 3181 and 3183 Highland Road, staff recommends the following conditions:

- If the primary site plan is selected, a fee of \$250 per DBH inch, less the number of inches that are replanted, be assessed for the removal of the heritage tree in accordance with the Annual Fee Ordinance.
- The wood from the tree must be milled and used in the construction of the home, and for a purpose other than firewood, mulch, or wood chips.
- A permit for the removal of the heritage tree will only be issued in conjunction with a building permit.
- The builder and homeowner must take aggressive measure to preserve all other heritage and landmark trees on the property and those located on adjacent properties.
- The property owner must meet the conditions of any tree permits issued for the removal of any other trees on the property.

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

Exhibits

Exhibit A: Application for Tree Removal

Exhibit B: Photos of the Heritage Tree and Landmark Tree

Exhibit C: 3181 and 3183 Highland Road Primary Site Plan

Exhibit D: 3181 and 3183 Highland Road Tree Removal and Draft Planting Plan

Exhibit E: 3181 and 3183 Highland Road Alternative Site Plan

Exhibit F: Communications from Prospective Property Owner, Synagogue, and Engineer

Exhibit G: Map of 3181 and 3183 Highland Road

Exhibit H: Aerial Map of 3181 and 3183 Highland Road



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

PUBLIC WORKS DEPT.

Tree Removal Application and Instructions

Why do I need to apply for a tree removal permit?

- Tree removal permits allow the Village to document the location, type, size and condition of the tree(s) property owners wish to remove. Property owners are allowed to remove a tree(s) on private property if they comply with all provisions set forth in Chapter 25 of the Village's Municipal Code. (Available on the Village Website at www.northbrook.il.us).
- Tree removal permits allow Village staff the opportunity to talk with property owners about whether there are alternatives to tree removal.
- Tree removal permits encourage the retention of healthy trees, especially those that qualify as Heritage and Landmark trees.
- Tree retention can provide environmental, economic, social, cultural and health benefits important to the Village residents and visitors. For example:
 - Enhanced water quality by reducing storm water runoff
 - Decreased air pollution
 - Reduced air temperature extremes and energy costs
 - Increased property values

When do I need to apply for a tree removal permit?

You will need to apply for a tree removal permit anytime you would like to remove a tree(s) on private property equal to or greater than six (6) inches in diameter at breast height (DBH) or for clump trees having an aggregate diameter equal to or greater than twelve (12) inches at DBH (For reference, DBH, is the diameter of the trunk of a tree measured in inches at a point four and one-half (4½) feet above the existing grade at the base of the tree.)

★ Tree removal application instructions (please make sure you have checked all boxes prior to submitting application)

- ☒ Fill out only one application per property
- ☒ A qualified tree contractor has been secured prior to submitting an application. Copy of the signed contract proposal is attached to the application.
- ☒ Tree Information: The contractor can help you fill in the required tree information.
 - a. All trees are to be accurately measured using DBH. *To calculate DBH, measure the circumference of the trunk (4½) feet above the existing ground using a tape measure and divide by 3.14.*
 - b. Either botanical or common name is acceptable for tree type. Photos may be attached for clarification.
 - c. Reasons for removal may include but are not limited to dead, declining, diseased, dangerous, consistent with good forestry practice, will enhance the health of surrounding trees or other reasons.
 - d. Location should be as descriptive as possible. Photos are encouraged
- ☒ If you are applying to remove more than 3 trees please use the tree removal application supplemental page.
- ☒ Sign and date the application. Unsigned applications will not be accepted and/or be returned.
- ☐ All information on the application is required to be filled in. Incomplete applications will not be accepted.

(Additional information on reverse side)

Additional Information

- Heritage and Landmark trees are protected trees which may require additional review for removal by the Public Works Committee and require Village Board approval. If included on application, approval process could take up to an additional 90 days.
- Verification of property lines and tree(s) ownership is the responsibility of the property owner.
- If a Home Owner Association exists, approval by the HOA is the responsibility of the property owner to obtain and is to be provided in writing along with the application.
- If the trunk of the tree(s) straddles property lines, a letter from the adjacent owner or a note of consent must be included with this application.
- If you choose to include photos of the tree(s) along with the application, at least 2 photos are required:
 1. A close up of the leaves and twigs for species identification
 2. A far-away shot showing the tree from top to base along with its current condition
 3. Photos may expedite permit processing or may allow a permit to be issued without an on-site inspection.
- For any permit requiring the replanting of new trees, an additional Tree Replacement Agreement form is required. It will be sent to the applicant after the initial review of the application. If the applicant is not the owner, it is the responsibility of the applicant to get the paperwork to the owner. The property owner will be required to sign the form and will be required to post monies to be held in escrow. The monies will be returned after the replacement trees have been planted and inspected. Quantity of replacement trees and deposit required are dependent on size and type the tree(s) being removed. Once the tree replacement agreement and deposit have been collected, only then can the permit be issued.
- All review correspondence and approved permit paperwork shall be sent to the applicant via e-mail, unless a special circumstance exists where this is not possible.

Contractor

You should have already acquired a tree contractor prior to submitting a tree removal application. The tree contractor's information is required on the permit application. A copy of the signed contract proposal is required to be submitted with the application.

If you are listing a landscaping company as your tree contractor, please provide a copy of the signed contract proposal and a copy of the company's certificate of insurance. They will need a minimum of \$2,000,000 coverage.

Site Plan

If you are submitting a plat of survey or engineering plan drawing please be sure the trees are numbered on the plat or plan to correlate with the trees listed in the table on the application.

Scaled site plans should be no less than 1" = 20'. Please use an engineering scale.

Permit

The approved permit is for the removal of only the tree(s) listed and is valid for 6 months. It must be visibly posted on the site prior to the work beginning.

If you wish to make any changes to your permit after it has been issued, including tree contractor changes or adding additional trees to the permit, you will need to contact Tree Preservation to determine whether a new application will need to be submitted or if the issued permit can be revised. Failure to do so could result in monetary fines.

Please allow up to 14 business days for your permit application to be reviewed and processed. Submittal of your application to another Village Department may increase the time required to process and issue your permit.

All applications should be submitted to Public Works located at 655 Huehl Road, Northbrook, IL 60062

If you have any questions please contact Tree Preservation at 847-272-4711.

Permit #: PT19-0048

Fee: _____

VILLAGE OF NORTHBROOK
Public Works Department

655 Huehl Road

Northbrook, Illinois 60062

847/272-4711 FAX: 847/272-3629

www.northbrook.il.us

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Tree Removal Application

All applications should be submitted to Public Works

PUBLIC WORKS DEPT

*Property Address 3181 and 3183 HIGHLAND ROADDate 3/1/19

*Property Owner Information

Name NORTHBROOK COMMUNITY SYNAGOGUE / BENJAMIN RESNICKAddress 2548 JASPER COURT NORTHBROOK, IL 60062Telephone 847-509-9204 e-mail OFFICE@NORTHBROOKCOMMUNITYSYNAGOGUE.ORG

*Tree Contractor Information

Company PERFECT CUT TREE SERVICES - ADRIANAddress 40851 N. DELANEY RD. City WADSWORTH State IL Zip 60083Telephone 847-652-8171 Fax _____ e-mail PERFECTCUTTREESERVICE@GMAIL.COM

*Applicant

☐ Property Owner ☐ Tree Contractor ☐ Property Manager ☒ Other PROSPECTIVE PROPERTY OWNER
(See attached contract + authorization from owner/NB synagogue)Name KUNTAL RANAe-mail KUNTALRANA@YAHOO.COM Phone 847-372-5599 Fax _____

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 it 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)

NUMBER
ON
PLAN

	Diameter (inches) Measured 4.5 feet above grade	Tree Type: Botanical or Common Name	*Reason For Removal	*Location
5	33	POPLAR	POOR CONDITION	NW corner
6	28	SIBERIAN ELM	POOR CONDITION	NW front yard
7	23	SIBERIAN ELM	POOR CONDITION	NORTH, mid front yard

+ 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.

- See attached tree mitigation plan + tree inventory
- see attached site plan with civil drawing; including tree inventory
- see attached alternate site plan

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 Benjamin Resnick Date 3/8/2019

Applicant Signature (if other than owner) [Signature] Date 3/11/2019

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



VILLAGE OF NORTHBROOK

Public Works Department

655 Huehl Road
Northbrook, Illinois 60062
847/272-4711 FAX: 847/272-3629
www.northbrook.il.us

Tree Removal Application Supplemental Page

Use this page to list additional trees. Question? Contact Tree Preservation at 847-272-4711

*Property Address: 3181 & 3183 HIGHLAND ROAD

*Date: 3/1/19

*Applicant Name: KUNTAL RANA

*Applicant Phone #: 847-372-5599

NUMBER ON PLAN		Diameter (inches) Measured 4.5 feet above grade	Tree Type: Botanical or Common Name	*Reason For Removal	*Location
9	4.	8	SILVER MAPLE	DYING; TAR SPOT DISEASE POWER LINES	WEST SIDE FRONT
12	5.	26	SILVER MAPLE	DYING; DECAY AT BASE TAR SPOT DISEASE	DRIVEWAY WEST / FRONT
14	6.	16	SILVER MAPLE	DEAD / TRUNK ROT / POWER LINE	WEST SIDE YARD
15	7.	35	NORTHERN RED OAK	BUILDING CONSTRUCTION	CENTER / NORTH
16	8.	17	SILVER MAPLE	DRIVEWAY	EAST SIDE YARD
19	9.	12	CEDAR	BUILDING CONSTRUCTION	WEST SIDE YARD
20	10.	9	CEDAR	" "	WEST SIDE YARD
21	11.	9, 9	CEDAR	" "	WEST SIDE YARD
22	12.	19, 8	SILVER MAPLE	BUILDING CONSTRUCTION	CENTER / NORTH
23	13.	20	SILVER MAPLE	POOR CONDITION / DRIVEWAY	EAST SIDE FRONT
24	14.	26	SILVER MAPLE	LEAN CONDITION / COURT	EAST SIDE FRONT
26	15.	22	MULBERRY	POOR CONDITION / INJURED BARK	WEST
29	16.	17	MULBERRY	POOR CONDITION / Damaging adjacent healthy spruce (#28)	WEST / MIDLOT
30	17.	7	CRABAPPLE	DEAD	WEST / MIDLOT
31	18.	18, 15	MULBERRY	DYING / DEAD Hazard split	EAST / central lot
32	19.	20	SILVER MAPLE	POOR CONDITION - tar spot disease	EAST / mid
33	20.	8	SILVER MAPLE	DYING / power lines	West

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

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Tree Removal Application Supplemental Page

Use this page to list additional trees. Question? Contact Tree Preservation at 847-272-4711

*Property Address: 3181 & 3183 HIGHLAND ROAD *Date: 3/1/19

*Applicant Name: KUNTAL RANA *Applicant Phone #: 847-372-5599

NUMBER
ON
PLAN

		Diameter (inches) Measured 4.5 feet above grade	Tree Type: Botanical or Common Name	*Reason For Removal	*Location
34	4.	14	SILVER MAPLE	POOR CONDITION	SW
35	5.	13x9	SILVER MAPLE	DEAD	SW - see plan
36	6.	16	NORWAY MAPLE	POOR CONDITION	SW-rear
37	7.	33	LINDEN	PATIO CONSTRUCTION	South, MIDLOT
38	8.	14	WHITE SPRUCE	" " / LEAN (see picture)	SOUTH, MIDLOT
39	9.	27	HONEYLOCUST	DYING / large leader split at top	POOR SOUTH, MIDLOT
40	10.	13	BUCKEYE	DYING / DAMAGE from nearby fallen tree	CENTER, SOUTH
41	11.	24	SILVER MAPLE	POOR CONDITION / TAR SPOT DISEASE	SOUTH, EAST
43	12.	10, 11	SIBERIAN ELM	DYING / POWERLINES	SW corner
44	13.	9	BUCKTHORN	POWERLINE / INVASIVE	SW corner
46	14.	26	SILVER MAPLE	DYING / DECAY IN TRUNK	South property - mid
47	15.	21	SILVER MAPLE	POOR CONDITION / TAR SPOT DISEASE	" " "
48	16.	14	AMERICAN ELM	ENHANCE HEALTH SURROUNDING INVASIVE TREES	SE corner
67	17.	9	SIBERIAN ELM	SPORT COURT	EAST SIDE; mid
68	18.	7	SIBERIAN ELM	SPORT COURT	EAST SIDE; mid
69	19.	7	SIBERIAN ELM	ENHANCE HEALTH SURROUNDING INVASIVE TREES	SE corner
72	20.	6	SILVER MAPLE	POOR CONDITION / POWERLINE	WEST SIDE / MID
42	21.	25, 12, 12, 8	SILVER MAPLE	POOR CONDITION / TAR SPOT DISEASE	EAST SIDE / MID

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

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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: DERRICK JENNER

Company: IG CONSULTING

Address: 300 MARQUARDT DR

Email: DJ@IGCONSULTING.NET

Phone: 847-215-1133

☒ International Society of Arboriculture (ISA) Certified Arborist ISA # IL9131A

☐ American Society of Consulting Arborists (ASCA) Registered Consulting Arborist RCA # _____

Tree Information

Address of tree(s): 3181 + 3183 HIGHLAND DR

Total Number of trees evaluated: 73

Date trees were evaluated: 2/25/19

I, DERRICK JENNER (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.

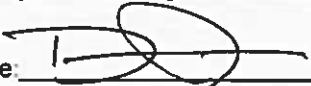
Tree	Species	DBH	Assessment Rating (1-no apparent problems to 5-Dead)
1	_____	_____	_____
2	_____	_____	_____
3	_____	_____	_____
4	_____	_____	_____

*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:  Date: 3/8/19

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: 3181 + 3183 HIGHLAND DR

Tree Genus/Species: NORTHERN RED OAK

Size: 35

Tree Inventory #: 15

Date: 3/8/19 By: DJ

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

1

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

2

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

2

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

2

Total all 5 category subtotal points assessed.

9

Divide subtotal by 5 for total condition rating.

1.8

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

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: 3181 + 3183 HIGHLAND DR

Tree Genus/Species: CEDAR

Size: 12

Tree Inventory #: 19

Date: 3/8/19 By: BT

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

2

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

2

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

2

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

1

Total all 5 category subtotal points assessed.

9

Divide subtotal by 5 for total condition rating.

1.8

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



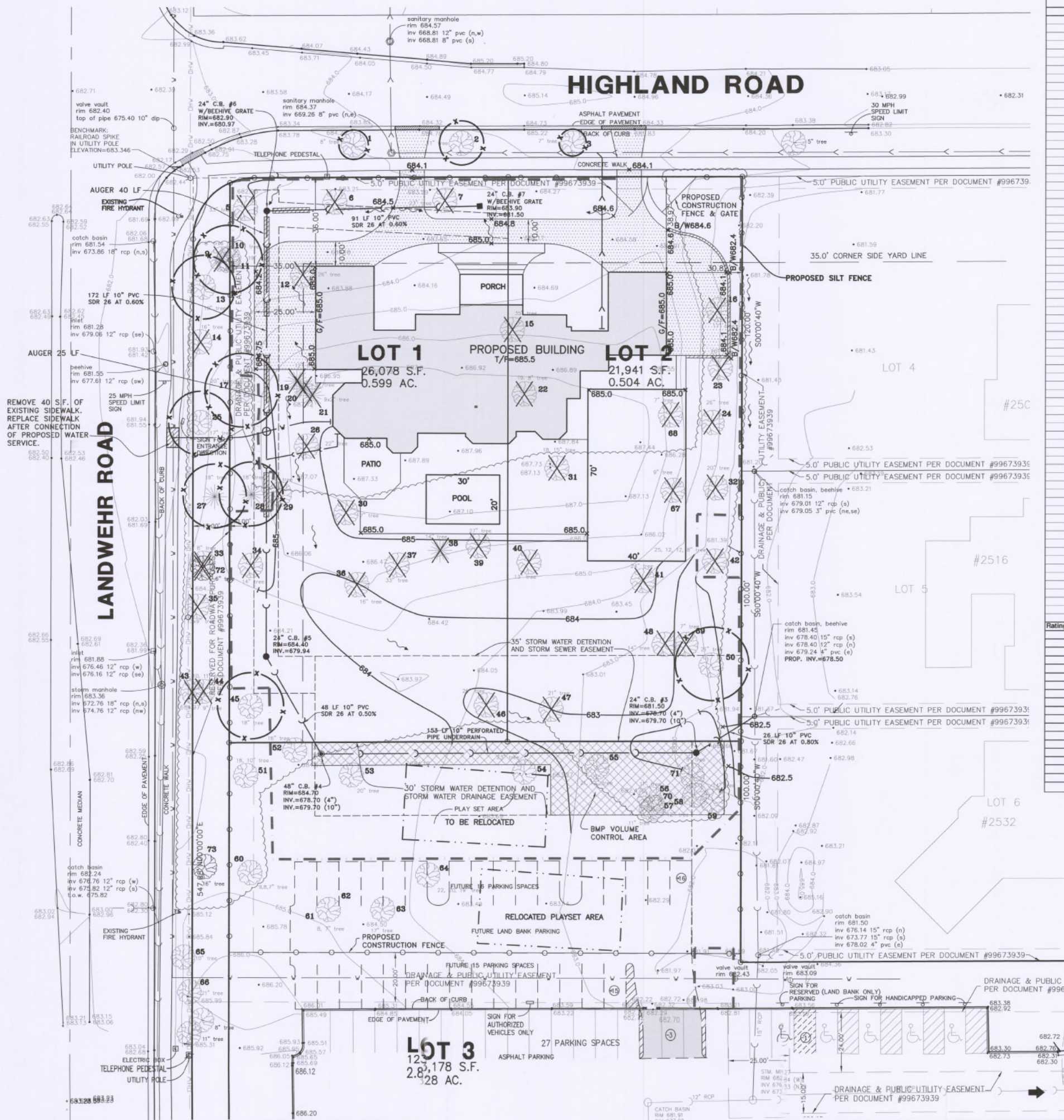
35 Inch Diameter
Red Oak Tree
Heritage Tree

03.11.2019

03.13.2019

18 Inch Diameter
Norway Spruce
Landmark Tree



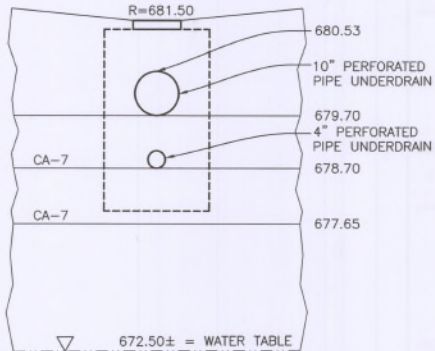


Tree Description					By: IG CONSULTING, INC. TREE SURVEY DATED 2/25/19	
Tree #	Species	Size (inches)	Condition	Form	Comments	Remove
1	Swamp White Oak	9	1	2		X
2	White Ash	12	2	1		X
3	Swamp White Oak	8	1	1		X
4	White Ash				Gone	
5	Poplar	33	3	2		X
6	Siberian Elm	28	3	2		X
7	Siberian Elm	23	4	3	Trunk Rot/Fruiting Bodies @4'	X
8	Poplar				Gone	
9	Silver Maple	8	4	3	Power Lines/Tar Spot Disease	X
10	Box Elder	12	3	3		X
11	Poplar	19	2	2		X
12	Silver Maple	26	4	2	Decay at Base/Tar Spot Disease	X
13	Silver Maple	10	3	4	Power Lines	X
14	Silver Maple	16	5	4	Power Lines/Trunk Rot	X
15	Northern Red Oak	35	3	1		X
16	Silver Maple	17	3	2		X
17	Norway Spruce	20	4	2	Long Frost Splitting	X
18	Spruce					
19	Cedar	12	2	2		X
20	Cedar	9	2	2		X
21	Cedar	9x2	3	2		X
22	Silver Maple	19, 8	4	3		X
23	Silver Maple	20	4	3		X
24	Silver Maple	26	3	3	Lean	X
25	Silver Maple	17	4	3	Power Lines Included Bark	X
26	Mulberry	22	4	4		X
27	Norway Spruce	18	4	3	Power Lines, Browning Foliage	X
28	Norway Spruce	18	3	3		X
29	Mulberry	17	4	3		X
30	Crabapple	7	6		Dead	X
31	Mulberry	16, 15	5 and 6	5 and 5	Hazard split	X
32	Silver Maple	20	4	2	Tar Spot Disease	X
33	Silver Maple	6	5	4	Power Lines	X
34	Silver Maple	14	4	4		X
35	Silver Maple	13x9	6	6	Dead	X
36	Norway Spruce	16	4	3		X
37	Linden	33	2	2	No Evidence of Hollow	X
38	White Spruce	14	3	3		X
39	Honeylocust	27	5	4	Large Leader Split @ 10'	X
40	Buckeye	13	5	4	Damage from Nearby Falling Tree	X
41	Silver Maple	24	4	2	Tar Spot Disease	X
42	Silver Maple	25, 12, 12, 8	3	2	Tar Spot Disease	X
43	Siberian Elm	10, 11	5	4	Power Lines	X
44	Buckthorn	9	3	3		X
45	Silver Maple	18	3	3		X
46	Silver Maple	26	5	2	Decay in Trunk	X
47	Silver Maple	21	4	3	Tar Spot Disease	X
48	American Elm	14	3	2		X
49	American Elm				Gone	
50	Silver Maple	21	4	2	Regrowth	X
51	Silver Maple	18, 10	3	3		X
52	Silver Maple	16	5	3	Decay at Base	X
53	Silver Maple	20	3	3		X
54	Silver Maple	23	3	2		X
55	Silver Maple	21, 12	5	4	Decay at Base/Tar Spot Disease/Included Bark	X
56	American Elm	11	4	3		X
57	Mulberry	11	4	3	Silver Maple at Base	X
58	Silver Maple	12	4	3	Tar Spot Disease	X
59	Ash	14	6		Dead	X
60	Crabapple	9, 8, 7	5	5		X
61	Crabapple	9, 8	4	4		X
62	Gone				Tree is no longer there	
63	Norway Spruce	17	5	2	Decay at Base	X
64	Silver Maple	22, 20, 19	4	2	Included Bark	X
65	Siberian Elm	10	5	4	Power Lines	X
66	Siberian Elm	21	5	4	Power Lines	X
67	Siberian Elm	9	3	3		X
68	Siberian Elm	7	3	3		X
69	Siberian Elm	7	3	3		X
70	Silver Maple	7, 7	4	4	Mulberry @ Base	X
71	Silver Maple	9	4	3	Tar Spot Disease	X
72	Silver Maple	6	4	4		X
73	Buckeye	16	4	4	Power Lines	X

Rating	Description	General Criteria
1	Excellent	This tree is typical of the species, has less than 10% deadwood in crown that is attributable to normal causes, has no other observed problems, and required no remedial action.
2	Good to Fair	The tree is typical of the species and/or has less than 20% deadwood in crown, only one or two minor problems that are easily corrected with normal care.
3	Fair	The tree is typical of the species and/or has less than 30% deadwood in crown, one or two minor problems that are not eminently lethal to the tree, and no significant decay or structural problems, but the tree must have remedial care in order to minimize the impact of future stress and to insure continued health.
4	Fair to Poor	The tree is not typical of the species and/or has significant problems such as 30-50% deadwood in crown, serious decay or structural defect, insects, diseased or other problems that can be eminently lethal to the tree or create a hazardous tree if not corrected in a short period of time or if tree subject to additional stress.
5	Poor	The tree is not typical of the species and/or has over 50% deadwood in crown, major decay or structural problems, is hazardous or is severely involved with insects, disease, or other problems that even if aggressively corrected would not result in the long term survival of the tree.
6	Dead	Less than 10% of the tree shows signs of life.

VOLUME CONTROL
BMP CALCULATION

IMPERVIOUS AREA = 0.42 AC.
0.42 (0.083) = 0.035 AC.-FT.
0.035 AC.-FT. REQUIRED
0.036 AC.-FT. PROVIDED



ig CONSULTING, INC.
e-mail: ig@igconsulting.net
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
300 MARQUART DRIVE, WHEELING, ILLINOIS 60090 PH: (847) 215-1133 FAX: (847) 215-1177

KUNTAL & AARTI RANA RESIDENCE
HIGHLAND WOODS SUBDIVISION
NORTHBROOK, ILLINOIS

PROJECT No.
8059A

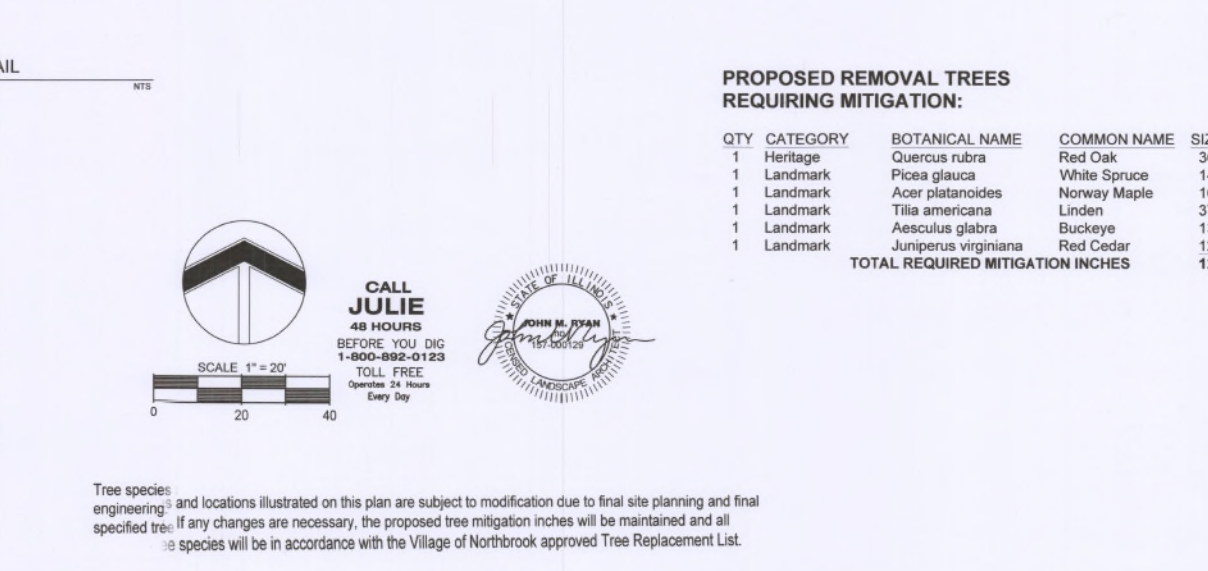
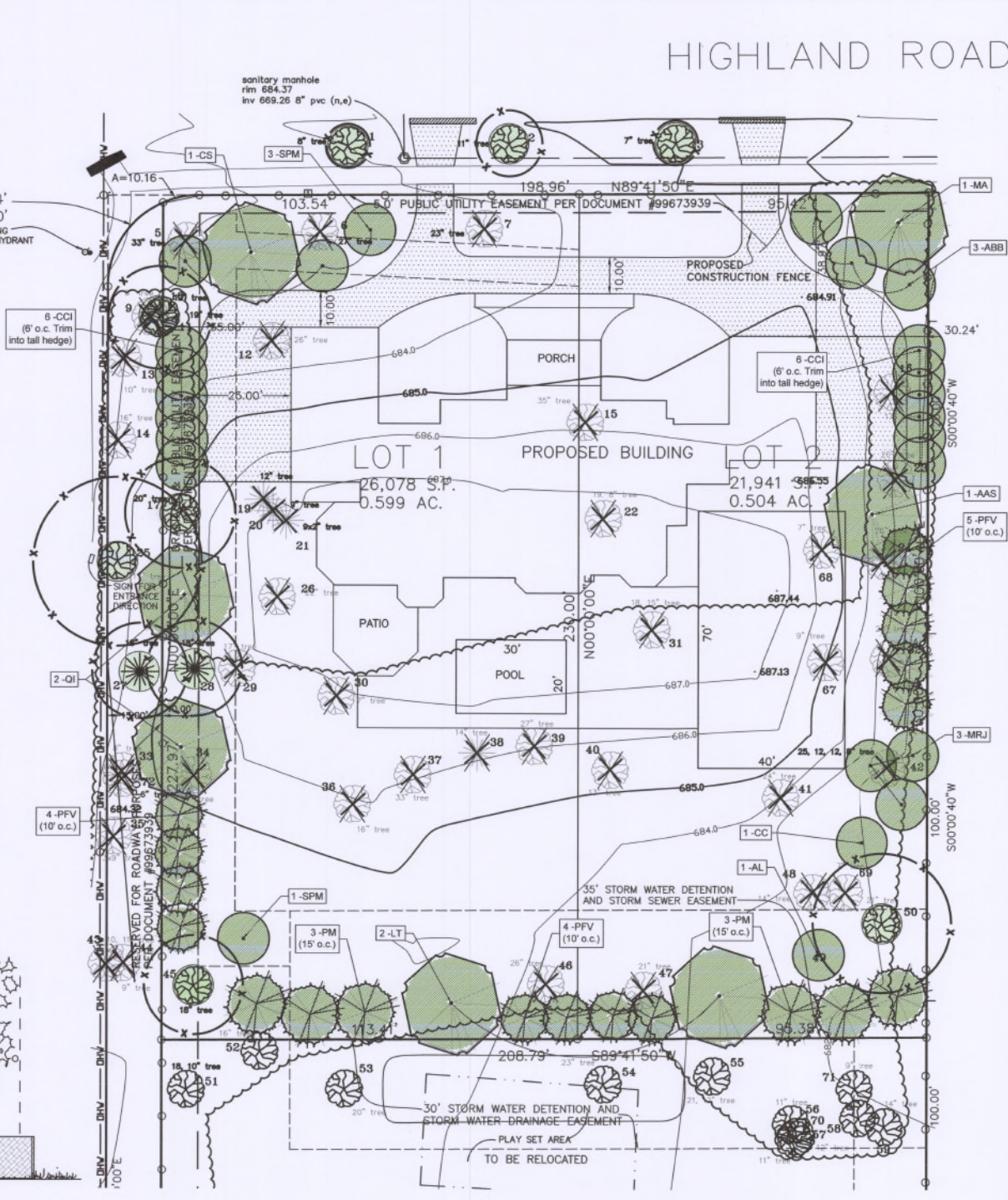
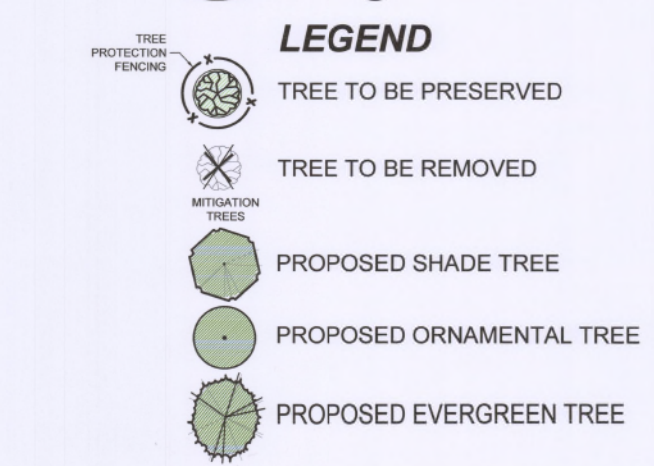
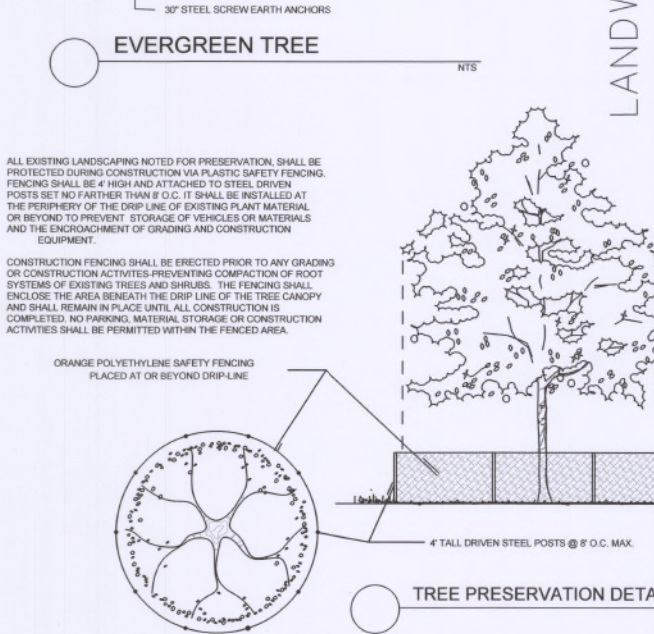
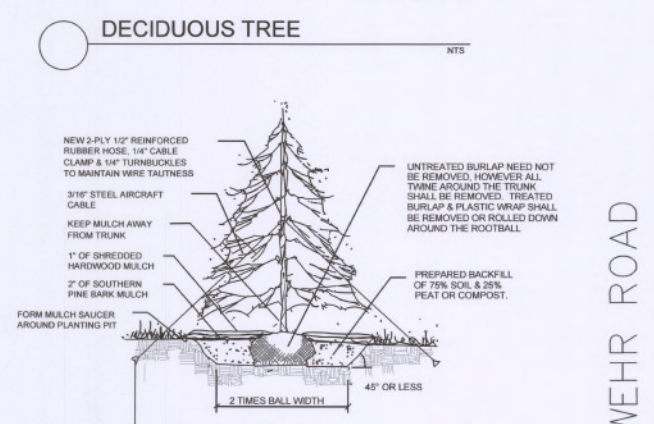
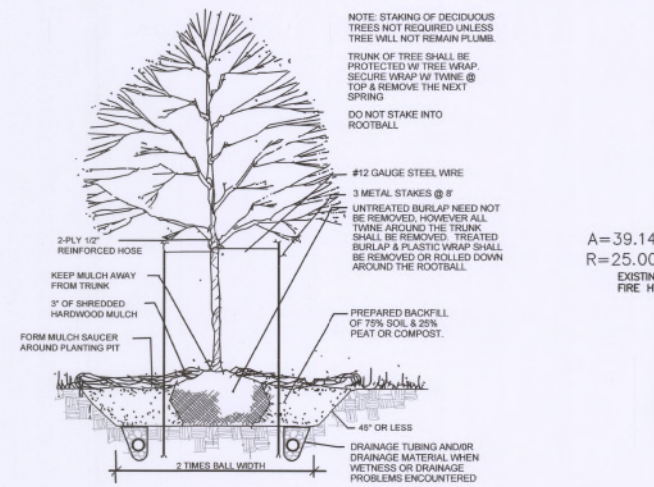
1 of 1

REVISIONS	DATE	DESCRIPTION

DESIGN: J.K. DRAFTING: S.R.M.
SCALE: 1"=20'
DATE: 02/28/19

SITE PLAN

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G:\IG\B\8059A\eng\8059A\8059A_Rev.dwg



Tree Description										By: IG CONSULTING, INC. TREE SURVEY DATED 2/25/19		
Tree #	Species	Size (inches)	Condition	Form	Comments	Remove	Remain	Off site				
1	Swamp White Oak	9	1	2			X					
2	White Ash	12	2	1			X					
3	Swamp White Oak	8	1	1			X					
4	White Ash				Gone							
5	Poplar	33	3	2		X						
6	Siberian Elm	28	3	2		X						
7	Siberian Elm	23	4	3	Trunk Rot/Fruiting Bodies @4'	X						
8	Poplar				Gone	X						
9	Silver Maple	8	4	3	Power Lines/Tar Spot Disease	X						
10	Box Elder	12	3	3			X					
11	Poplar	19	2	2			X					
12	Silver Maple	26	4	2	Decay at Base/Tar Spot Disease	X						
13	Silver Maple	10	3	4	Power Lines		X					
14	Silver Maple	16	5	4	Power Lines/Trunk Rot	X						
15	Northern Red Oak	35	3	1		X						
16	Silver Maple	17	3	2		X						
17	Norway Maple	20	4	2	Long Frost Splitting		X					
18	Spruce				Gone	X						
19	Cedar	12	2	2		X						
20	Cedar	9	2	2		X						
21	Cedar	9x2	3	2		X						
22	Silver Maple	19, 8	4	3		X						
23	Silver Maple	20	4	3		X						
24	Silver Maple	26	3	3	Lean	X						
25	Silver Maple	17	4	3	Power Lines		X					
26	Mulberry	22	4	4	Included Bark	X						
27	Norway Spruce	18	4	3	Power Lines, Browning Foliage		X					
28	Norway Spruce	18	3	3		X						
29	Mulberry	17	4	3			X					
30	Crabapple	7	6		Dead	X						
31	Mulberry	18, 15	5 and 6	5 and 5	Hazard split	X						
32	Silver Maple	20	4	2	Tar Spot Disease	X						
33	Silver Maple	8	5	4	Power Lines	X						
34	Silver Maple	14	4	4		X						
35	Silver Maple	13x9	6	6	Dead	X						
36	Norway Maple	16	4			X						
37	Linden	33	2	2	No Evidence of Hollow	X						
38	White Spruce	14	3	3		X						
39	Honeylocust	27	5	4	Large Leader Split @ 10'	X						
40	Buckeye	13	5	4	Damage from Nearby Falling Tree	X						
41	Silver Maple	24	4	2	Tar Spot Disease	X						
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43	Siberian Elm	10, 11	5	4	Power Lines	X						
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45	Silver Maple	18	3	3			X					
46	Silver Maple	26	5	2	Decay in Trunk	X						
47	Silver Maple	21	4	3	Tar Spot Disease	X						
48	American Elm	14	3	2		X						
49	American Elm				Gone							
50	Silver Maple	21	4	2	Regrowth		X					
51	Silver Maple	18, 10	3	3			X					
52	Silver Maple	16	5	3	Decay at Base		X					
53	Silver Maple	20	3	3			X					
54	Silver Maple	23	3	2	Decay at Base/Tar Spot Disease/Included Bark		X					
55	Silver Maple	21, 12	5	4			X					
56	American Elm	11	3	3			X					
57	Mulberry	11	4	4	Silver Maple at Base		X					
58	Silver Maple	12	4	3	Tar Spot Disease		X					
59	Ash	14	6		Dead		X					
60	Crabapple	9, 8, 7	5	5			X					
61	Crabapple	9, 8	4	4			X					
62	Gone				Tree is no longer there		X					
63	Norway Maple	17	5	2	Decay at Base		X					
64	Silver Maple	22, 20, 19	4	2	Included Bark		X					
65	Siberian Elm	10	5	4	Power Lines		X					
66	Siberian Elm	21	5	4	Power Lines		X					
67	Siberian Elm	9	3	3		X						
68	Siberian Elm	7	3	3		X						
69	Siberian Elm	7	3	3		X						
70	Silver Maple	7, 7	4	4	Mulberry @ Base		X					
71	Silver Maple	9	4	4	Tar Spot Disease		X					
72	Silver Maple	6	4	4		X						
73	Buckeye	16	4	4	Power Lines			X				
Rating	Description	General Criteria										
1	Excellent	This tree is typical of the species, has less than 10% deadwood in crown that is attributable to normal causes, has no other observed problems, and required no remedial action.										
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6	Dead	Less than 10% of the tree shows signs of life.										

Park & Recreation Design
Site & Community Planning

www.lvesryangroup.com

PROPOSED MITIGATION TREES:

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE & TYPE	TOTAL INCHES
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DECIDUOUS TREES

AAS	1	Aesculus x a. 'Autumn Splendor	Autumn Splendor Buckeye	3.0" B/B	3.0
CS	1	Catalpa speciosa	Northern Catalpa	3.0" B/B	3.0
LT	2	Liriodendron tulipifera	Tuliptree	3.0" B/B	6.0
MA	1	Magnolia acuminata	Cucumber Tree Magnolia	2.5" B/B	2.5
QI	2	Quercus imbricaria	Shingle Oak	3.0" B/B	6.0

DECIDUOUS ORNAMENTAL TREES

AAB	3	Amelanchier x g. 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8' B/B	7.5
AL	1	Amelanchier laevis	Allegheny Serviceberry	8' B/B	2.5
CC	1	Cercis canadensis	Eastern Redbud	8' B/B	2.5
CCI	12	Crataegus c. inermis	Thornless Cockspur Hawthorn	8' B/B	30.0
MRJ	3	Malus 'Red Jewel'	Red Jewel Crabapple	2.5" B/B	7.5
SPM	4	Syringa p. 'Morton'	China Snow Tree Lilac	2.5" B/B	10.0

EVERGREEN TREES

PFV	13	Pinus t. 'Vanderwolf's Pyramid'	Vanderwolf's Limber Pine	8' B/B	32.5
PM	6	Pseudotsuga menziesii	Douglas Fir	8' B/B	15.0

TOTAL MITIGATION INCHES PROVIDED128.0

TREE REMOVAL
MITIGATION
PLAN

PROJECT NO.: JOB NO.:

L419 9120A

DATE: 03/06/19

SCALE: 1"=20'

PLANNER: JMR

DRAWN BY: RM

CHECKED: _____

SHEET

TP-1

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REVISIONS

1 Village review	03/07/19
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KUNTAL & AARTI RANA RESIDENCE
LOT 1 & LOT 2 HIGHLAND WOODS SUBDIVISION

IRG Ives/Ryan Group, Inc.
324 EISENHOWER LANE N.
LOMBARD, IL 60148
PHONE: 630.717.0726

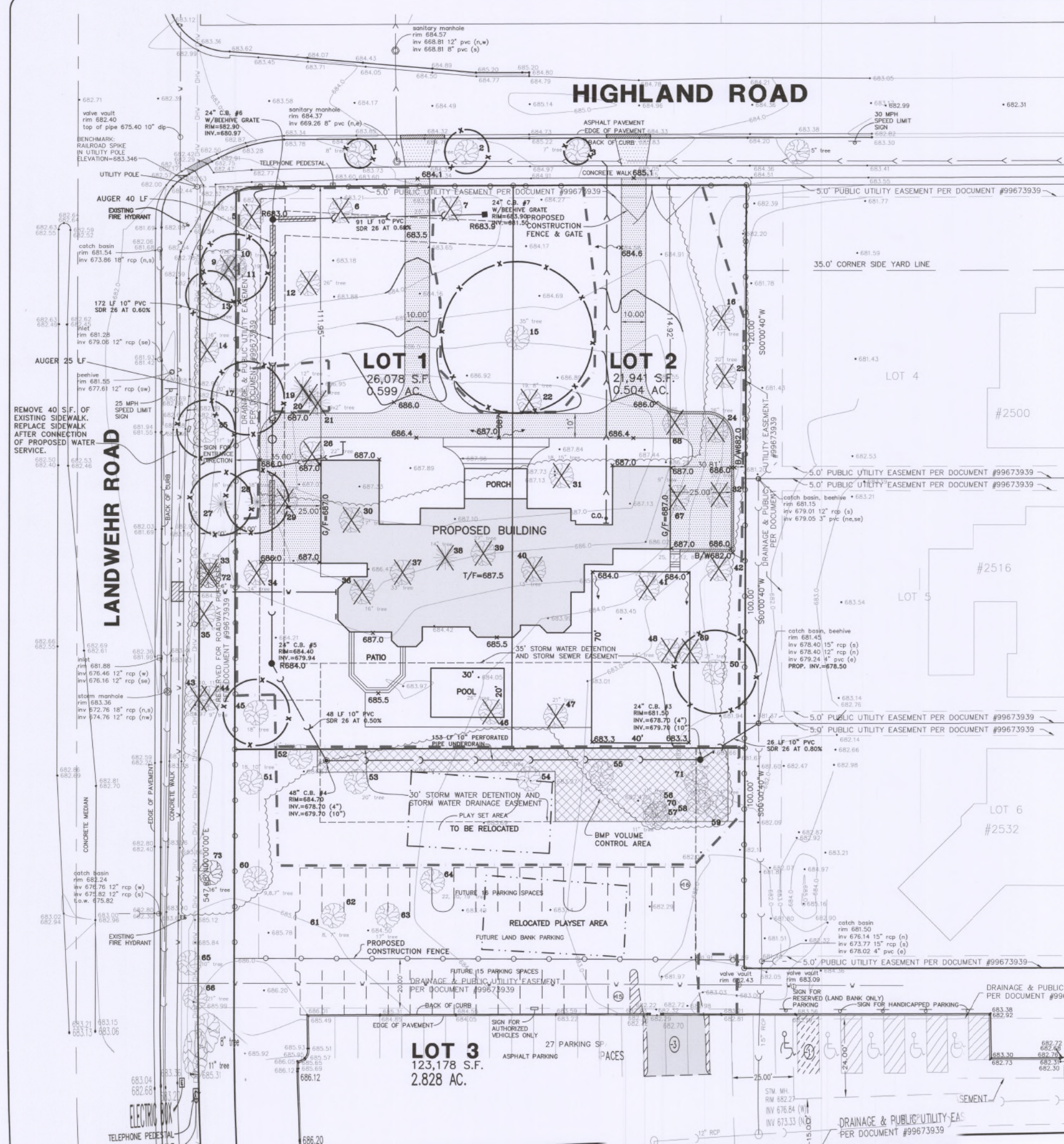
Landscape Architecture
Park & Recreation Design
Site & Community Planning
www.ivesryangroup.com

TREE REMOVAL MITIGATION PLAN

PROJECT NO.: JOB NO.:
L419 9120A

DATE: 03/06/19
SCALE: 1"=20'
PLANNER: JMR
DRAWN BY: RM
CHECKED:

SHEET
TP-1

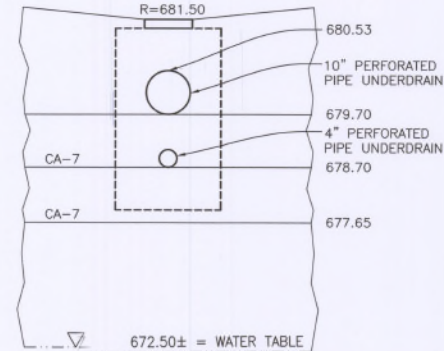


Tree Description		By: IG CONSULTING, INC. TREE SURVEY DATED 2/25/19				Comments	Remove	Remain
Tree #	Species	Size (inches)	Condition	Form	Form			
1	Swamp White Oak	9	1	2				X
2	White Ash	12	2	1				X
3	Swamp White Oak	8	1	1				X
4	White Ash					Gone		
5	Poplar	33	3	2			X	
6	Siberian Elm	28	3	2			X	
7	Siberian Elm	23	4	3		Trunk Rot/Fruiting Bodies @4'	X	
8	Poplar					Gone		
9	Silver Maple	8	4	3		Power Lines/Tar Spot Disease	X	
10	Box Elder	12	3	3				X
11	Poplar	19	2	2				X
12	Silver Maple	26	4	2		Decay at Base/Tar Spot Disease	X	
13	Silver Maple	10	3	4		Power Lines		X
14	Silver Maple	16	5	4		Power Lines/Trunk Rot	X	
15	Northern Red Oak	35	3	1				X
16	Silver Maple	17	3	2			X	
17	Norway Maple	20	4	2		Long Frost Splitting		X
18	Spruce					Gone		
19	Cedar	12	2	2			X	
20	Cedar	9	2	2			X	
21	Cedar	9x2	3	2			X	
22	Silver Maple	19, 8	4	3			X	
23	Silver Maple	20	4	3			X	
24	Silver Maple	26	3	3		Lean	X	
25	Silver Maple	17	4	3		Power Lines		X
26	Mulberry	22	4	4		Included Bark	X	
27	Norway Spruce	18	4	3		Power Lines, Browning Foliage		X
28	Norway Spruce	18	3	3				X
29	Mulberry	17	4	3			X	
30	Crabapple	7	6			Dead	X	
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34	Silver Maple	14	4	4			X	
35	Silver Maple	13x9	6	6		Dead	X	
36	Norway Maple	16	4	3			X	
37	Linden	33	2	2		No Evidence of Hollow	X	
38	White Spruce	14	3	2			X	
39	Honeylocust	27	5	4		Large Leader Split @ 10'	X	
40	Buckeye	13	5	4		Damage from Nearby Falling Tree	X	
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42	Silver Maple	25, 12, 12, 8	3	2		Tar Spot Disease	X	
43	Siberian Elm	10, 11	5	4		Power Lines	X	
44	Buckthorn	9	3	3			X	
45	Silver Maple	18	3	3				X
46	Silver Maple	26	5	2		Decay in Trunk	X	
47	Silver Maple	21	4	3		Tar Spot Disease	X	
48	American Elm	14	3	2			X	
49	American Elm					Gone		
50	Silver Maple	21	4	2		Regrowth		X
51	Silver Maple	18, 10	3	3			X	
52	Silver Maple	16	5	3		Decay at Base		X
53	Silver Maple	20	3	3			X	
54	Silver Maple	23	3	2			X	
55	Silver Maple	21, 12	5	4		Decay at Base/Tar Spot Disease/Included Bark	X	
56	American Elm	11	4	3			X	
57	Mulberry	11	4	3		Silver Maple at Base	X	
58	Silver Maple	12	4	3		Tar Spot Disease	X	
59	Ash	14	6	3		Dead	X	
60	Crabapple	9, 8, 7	5	5			X	
61	Crabapple	9, 8	4	4			X	
62	Gone					Tree is no longer there		
63	Norway Maple	17	5	2		Decay at Base		X
64	Silver Maple	22, 20, 19	4	2		Included Bark		X
65	Siberian Elm	10	5	4		Power Lines		X
66	Siberian Elm	21	5	4		Power Lines		X
67	Siberian Elm	9	3	3			X	
68	Siberian Elm	7	3	3			X	
69	Siberian Elm	7	3	3			X	
70	Silver Maple	7, 7	4	4		Mulberry @ Base		X
71	Silver Maple	9	4	3		Tar Spot Disease		X
72	Silver Maple	6	4	4			X	
73	Buckeye	16	4	4		Power Lines		X

Rating	Description	General Criteria
1	Excellent	This tree is typical of the species, has less than 10% deadwood in crown that is attributable to normal causes, has no other observed problems, and required no remedial action.
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3	Fair	The tree is typical of the species and/or has less than 30% deadwood in crown, one or two minor problems that are not eminently lethal to the tree, and no significant decay or structural problems, but the tree must have remedial care in order to minimize the impact of future stress and to insure continued health.
4	Fair to Poor	The tree is not typical of the species and/or has significant problems such as 30-50% deadwood in crown, serious decay or structural defect, insects, diseases or other problems that can be eminently lethal to the tree or create a hazardous tree if not corrected in a short period of time or if tree subject to additional stress.
5	Poor	The tree is not typical of the species and/or has over 50% deadwood in crown, major decay or structural problems, is hazardous or is severely involved with insects, disease, or other problems that even if aggressively corrected would not result in the long term survival of the tree.
6	Dead	Less than 10% of the tree shows signs of life.

VOLUME CONTROL BMP CALCULATION

IMPERVIOUS AREA = 0.42 AC.
0.42 (0.083) = 0.035 AC.-FT.
0.035 AC.-FT. REQUIRED
0.036 AC.-FT. PROVIDED



ig CONSULTING, INC.
e-mail: ig@igconsulting.net
300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090
PH. (847) 215-1133 FAX (847) 215-1177

INFRACON & GECON
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS

DESIGN: J.K. DRAFTING: S.R.M.
SCALE: 1"=20' DATE: 02/28/19

ALTERNATE SITE PLAN
FIRM NO. 154-001330

KUNTAL & AARTI RANA RESIDENCE
HIGHLAND WOODS SUBDIVISION
NORTHBROOK, ILLINOIS

PROJECT No.
8059A

1 of 1

March 1st, 2019

Dear Public Works Committee/ Village of Northbrook Board of Trustees

RE: Heritage/Landmark tree removal for construction of our new home

Our family, consisting of my widowed mother, my wife and I, and our 2 boys (10 and 8) would like to build our forever home in Northbrook for many reasons, primarily being my sister lives walking distance from the property. We finally found 2 adjacent lots that would meet our goals and are currently under contract for both lots at 3181 and 3183 Highland Road (corner of Highland and Landwehr behind the Northbrook Synagogue).

We have been working with Tom Poupard, Jim Baxa and Kelly Hamill from the Zoning and Public works to get this accomplished and met with them in person as well. They have really been insightful to guide us through this process. We have also extensively worked with Kevin/Jerry, from IG Consulting/Civil Engineering on our project. Kevin/Jerry are extremely aware of the entire property since inception for the last decade as several projects have been proposed but have never panned out for both of these lots.

Some basics, Tom Poupard, has verified that our consolidated lot would be zoned R4, with the setbacks as follows: Front – 30 ft, west side setback 30 feet (bc it's a corner lot), 9 ft setback on the east side, and 40 ft rear setback. Collectively, both lots are 48,019 sqft, 1.103 acres. Our home, pool, court, patio, and driveway will be just under the 50% impervious allowed on the lots. Thus, it is crucial for us to maintain as much of the pervious area for a green, backyard so the kids can play. To the immediate west is Landwehr, and to our immediate south is the parking lot of the synagogue, so we would like to preserve as much backyard space. This concept is integral to our site plan.

There is 1 heritage tree dead center in the middle of the combined lot about 65 feet from the front property line. It is right within the buildable area and we cannot design around it to preserve it. We have tried many different iterations/models. We were advised by IG, their arborist and John Ryan our landscape architect (see attached letter) that the root zone for the heritage tree is superficial and very large, and the only way to protect the tree and drip zone is to push our front building line almost 90 feet back which would leave us with essentially no backyard and will lose the ability to have backyard pool or court and we can't have a pool or court within the large 35 foot easement on the back property. I have attached a schematic design showing how our rear yard is rendered unusable if we do have to save this tree.

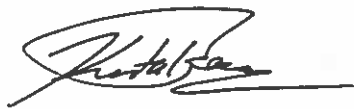
In our religion and general belief, we truly do value nature. Therefore, we are planning to build a prayer area/temple in our home and we would like to utilize as much of the wood from the red oak heritage tree in order to make the temple platform, landing and mini steps in front of the temple. It will be a permanent, meaningful symbol in our home.

We also have attached a tree mitigation landscape plan to address the removal of the 1 heritage tree and 5 landmark trees, with replacement with several tree species, including preferred oaks indicated by the Village of Northbrook's tree replacement list, throughout the property, see attached plan.

Therefore, we are requesting this committee to grant us permission to remove the heritage tree along with the other trees shown on the site plan, so we can build our home and fully utilize our property. The single heritage tree removal, simply put, is a deal breaker for us, unfortunately.

Additionally, the Northbrook synagogue, the sellers of the lots and immediate neighbor to the property, are in full support of our tree removal application. We are under contract with the contingency that this tree, and any tree needed, in the site plan can be removed during this development contingency period. We will only close on the properties if your committee and Board gives us the approval for the tree removal for construction of our proposed, new single family home. These lots have been empty for over a decade and I'm hoping that with your approval, we can build our forever home in Northbrook and finally develop these parcels.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read 'Kuntal Rana', with a long horizontal flourish extending to the right.

Kuntal A. Rana, MD,MS,MPH



NORTHBROOK COMMUNITY SYNAGOGUE

2548 JASPER COURT NORTHBROOK, IL 60062
WWW.NORTHBROOKCOMMUNITYSYNAGOGUE.ORG

PHONE: 847-509-9204 FAX: 847-509-9203
OFFICE@NORTHBROOKCOMMUNITYSYNAGOGUE.ORG

Rabbi
Aaron Braun

March 7, 2019

Administrators
Paula Berger
Gail Gustave

Facilities Management
Ferhat Colic

Village of Northbrook
1225 Cedar Lane
Northbrook, IL 60062



President
Ben Resnick

Executive V.P.
Jerry Orbach

Financial V.P.
Leon Dikopf

Ritual V.P.
David Wechsler

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Dmitry Farbman

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Nate Weiss

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Larry Chester
Howard Dvorin
Norm Goldstein
David Holpert
Martin Levy
Marilyn Patt

Dear Village of Northbrook:

This letter is to express our support for the proposed tree removal at 3181 Highland Road & 3183 Highland Road that Kuntal & Aarti Rana are requesting from the Village of Northbrook.

As the immediate neighbor to both of these properties, we recognize that one of the trees is a 36" red oak heritage tree. We also know that the Ranas are planning on milling that oak tree after removal to build a traditional shrine within their home, honoring the tree and tying their new home to the land.

We also acknowledge that if the Ranas are denied permission to remove the trees that they are requesting, they will not be able to build their "forever" home on this land and will regrettably have to move on to another building site.

We have been trying to develop or sell these empty, non-taxable parcels for over a decade. None of the projects have come to fruition. In our humble opinion, it will be a detriment to our community and the Northbrook village if this family is not allowed to build their home because of one tree, which will prolong the empty, vacant parcels.

We strongly support their application for tree removal, and more specifically of the one heritage tree in question.

Sincerely,

Benjamin Resnick, President

Northbrook Community Synagogue



IRG

Ives/Ryan
Group, Inc.

March 7, 2019

PRESERVATION ISSUES

36"- Northern Red Oak (Quercus rubra)

Lot No.'s 1 & 2 Highland Woods Subdivision
Northbrook, IL

Oaks have proven to be extremely susceptible to construction activities disruption due to a number of factors as follows:

MAIN OFFICE:

324 N. Eisenhower Lane
Lombard, IL 60148
Phone (630) 717-0726

BRANCH OFFICE:

2835 W. Rawlins Road
Galeana, IL 61035
Phone (630) 738-0726

Land Planning

Landscape Architecture

Park & Recreation Design

Golf Course Architecture

Community Planning

1. Root Compaction from construction activities. The root systems of oaks in Northern Illinois are extremely shallow due to their inability to penetrate the hardpan clay subsoil which lays just below the thin layer of topsoil in this area. The standard method for protecting the root system from compaction, caused by heavy equipment and the storage of materials, is to establish a no encroachment zone by surrounding the tree with fencing at the drip line, which for the tree in question is a very large area.

2. Drainage Changes and grade changes to the environs of the tree, outside of the protection zone, caused by the grading of the site to establish an elevated building pad and positive site drainage. In the case of the subject property, nearly the entire site will require regrading for the purpose of conveying all runoff to a BMP/rain garden located just south of the south property line on the adjacent church property. Such changes in drainage can have a detrimental effect of the root system and contribute to decline over time

3. Changes in the underlying and adjacent existing vegetation caused by the clearing and stripping of existing vegetation and its likely replacement with maintained turfgrass and regular fall leaf removal, all of which is also detrimental to the root system. Fallen oak leaves, allowed to remain in place, decay and provide soil nutrients and a more acidic soil pH both beneficial to the tree's health. The removal of the oak leaves and the application of turfgrass fertilizers and herbicides all contribute to oak decline. Additionally the clearing of adjacent trees opening up the oak to sunlight changes can also have an effect of the health of the tree.

Due to all of the above factors, the reality of attempting to preserve a single large existing oak in the center of a development site is that many such oaks display decline 3 to 5 years subsequent to the completion of construction activities and eventual death in the longer term.

Submitted by

IVES/RYAN GROUP, INC.

John M. Ryan, PLA, CLARB
President / Licensed Landscape Architect

www.ivesryangroup.com

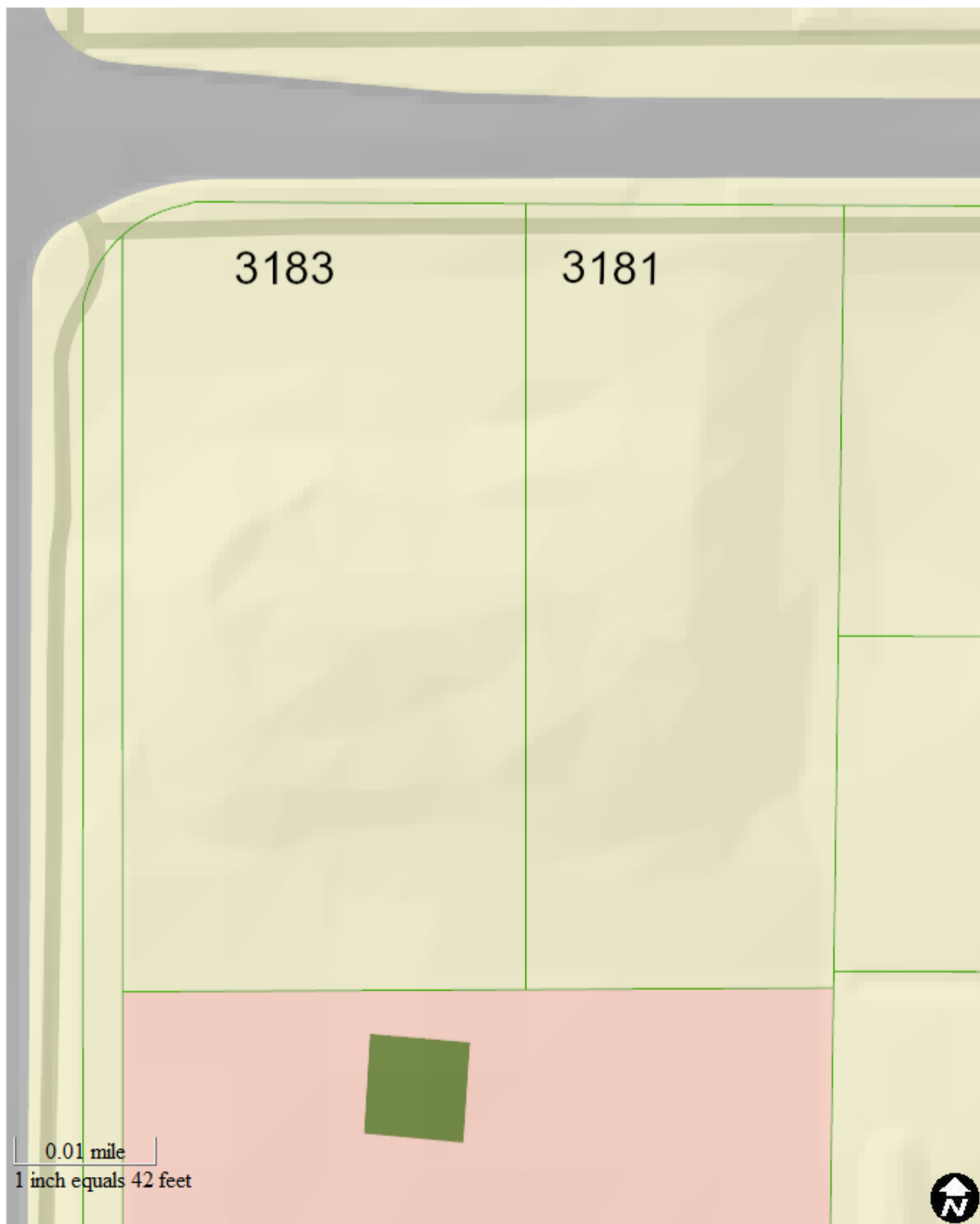


Map created on March 13, 2019.

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Map created on March 13, 2019.

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PUBLIC WORKS COMMITTEE MEETING

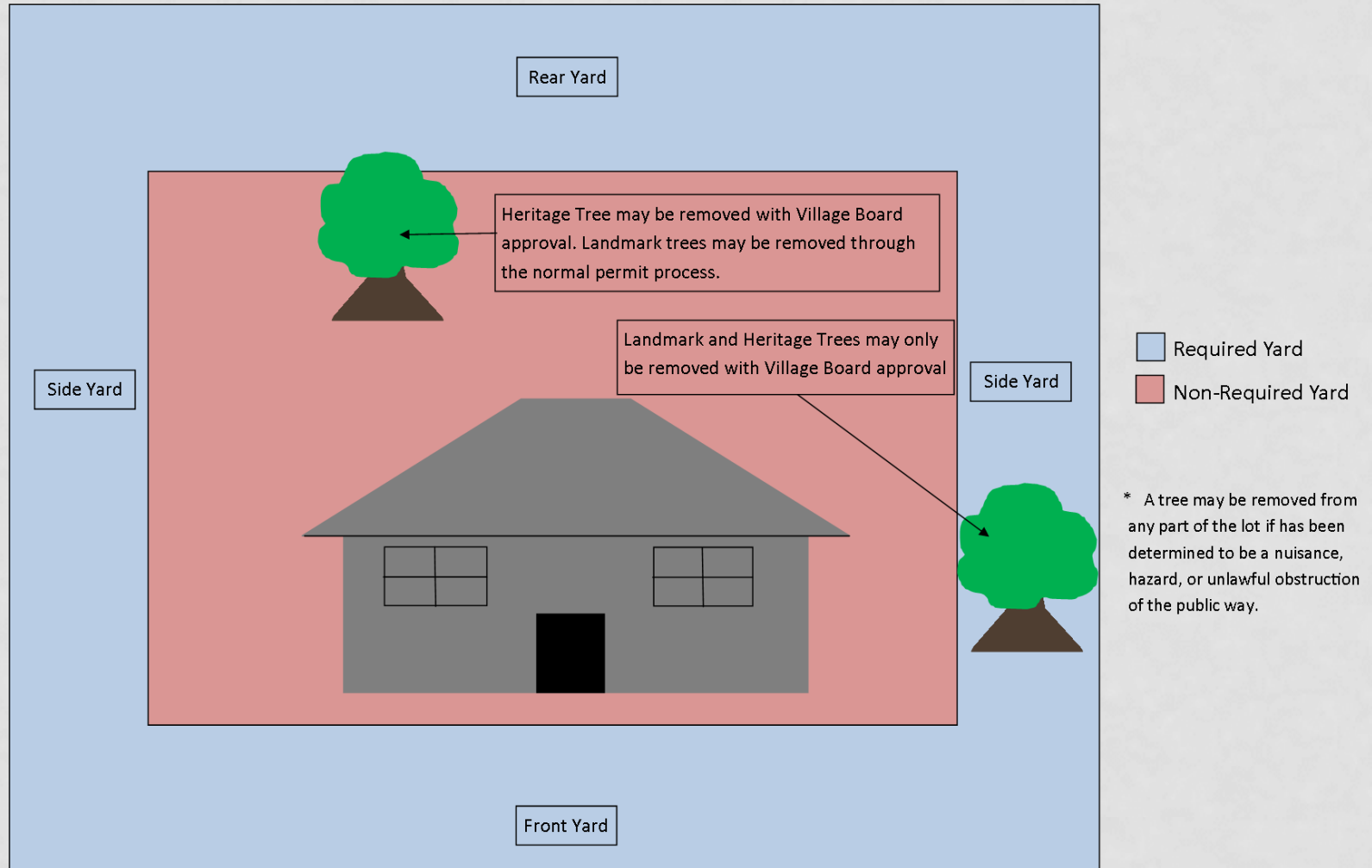
MARCH 19, 2019



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



PROCESS

- Removal of any heritage tree or landmark trees located in the required yard may only be removed upon approval by 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

3181 AND 3183 HIGHLAND ROAD

- For the Public Works Committee's consideration tonight is a permit request for the removal of one (1) heritage tree within the buildable area.
- The tree is a 35 inch diameter heritage Red Oak Tree.
- Prospective property owner is seeking to redevelop the lots with a new single family home.
- Prospective property owner is seeking permission for tree removal before closing on the 3181 and 3183 Highland Road parcels.

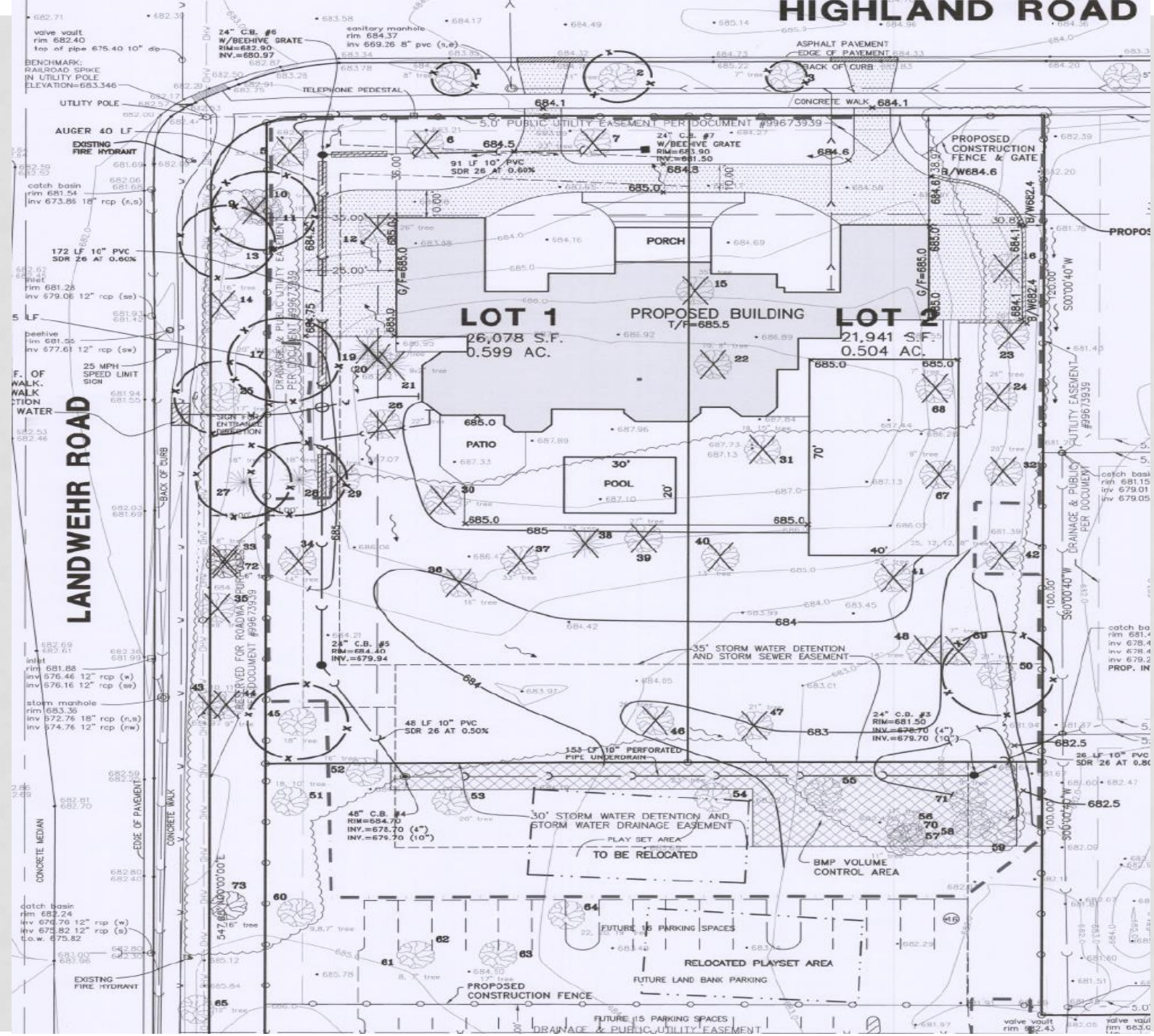
3181 AND 3183 HIGHLAND ROAD

- Prospective property owner has submitted two site plans:
 - Primary Site Plan – Preferred by prospective property owner, requires removal of 35" diameter heritage tree, preserves more open space in rear yard of property.
 - Alternate Site Plan – Requires removal of 18" diameter landmark tree due to conflict with driveway, preserves heritage tree.

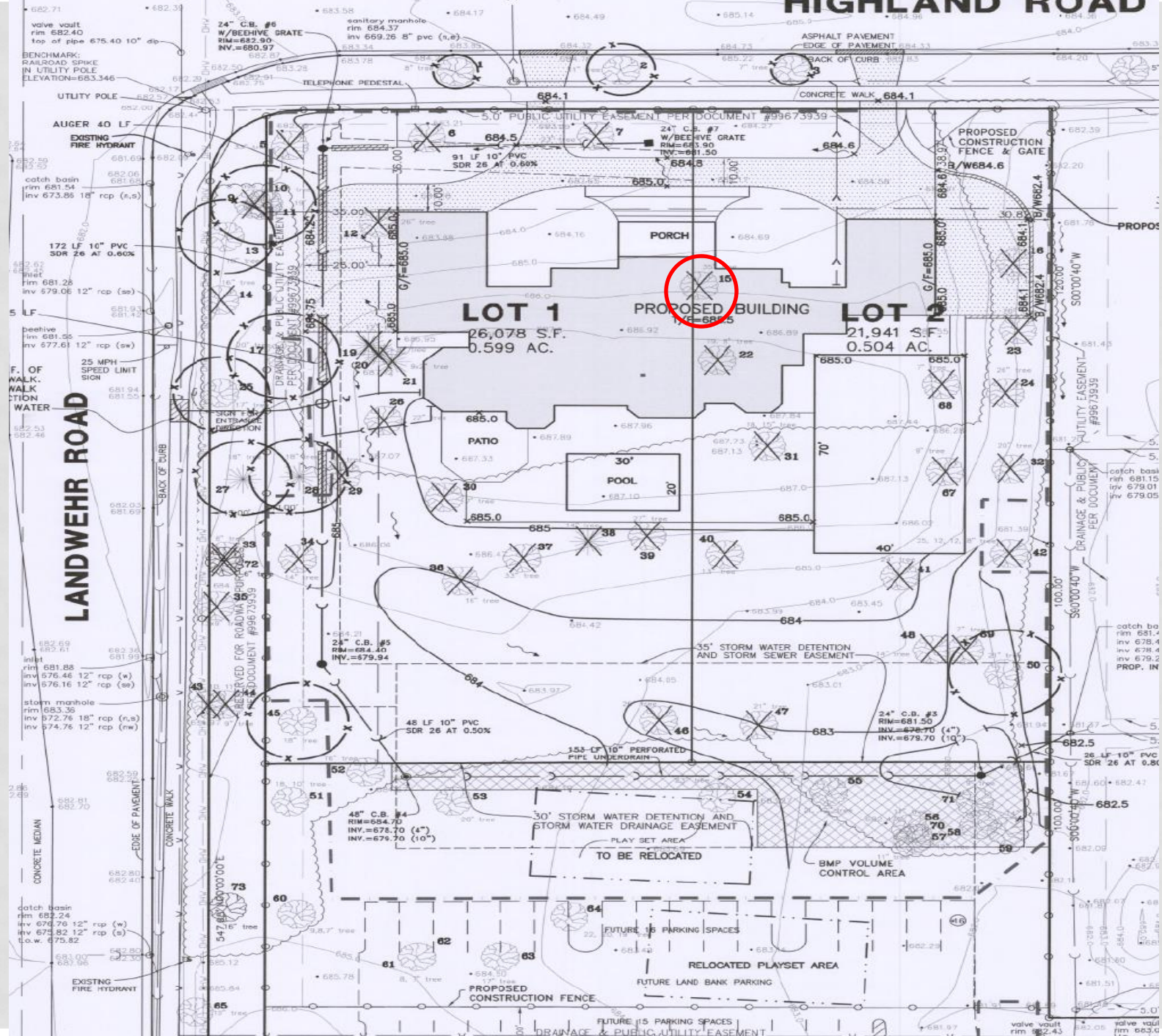
3181 AND 3183 HIGHLAND ROAD

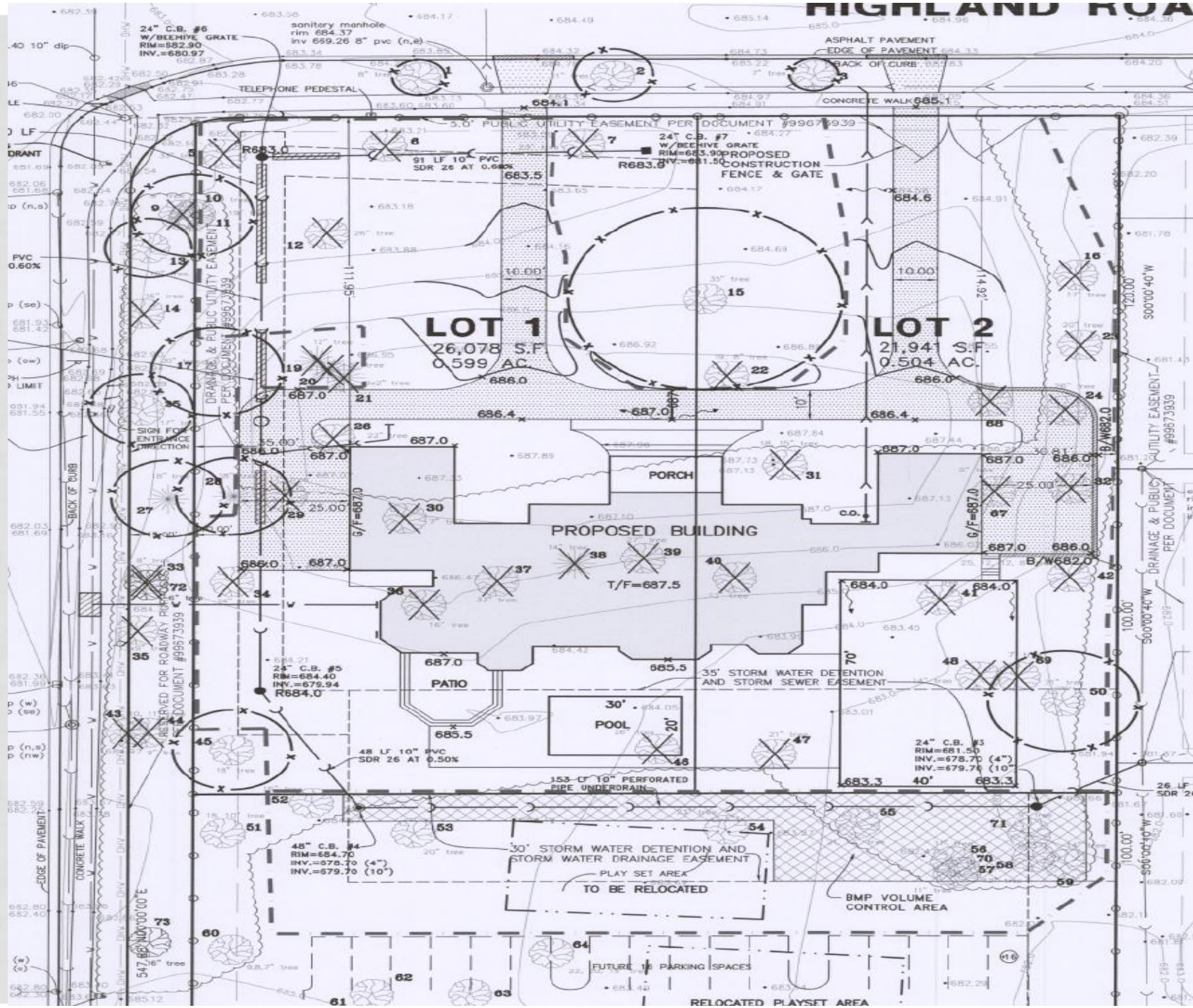


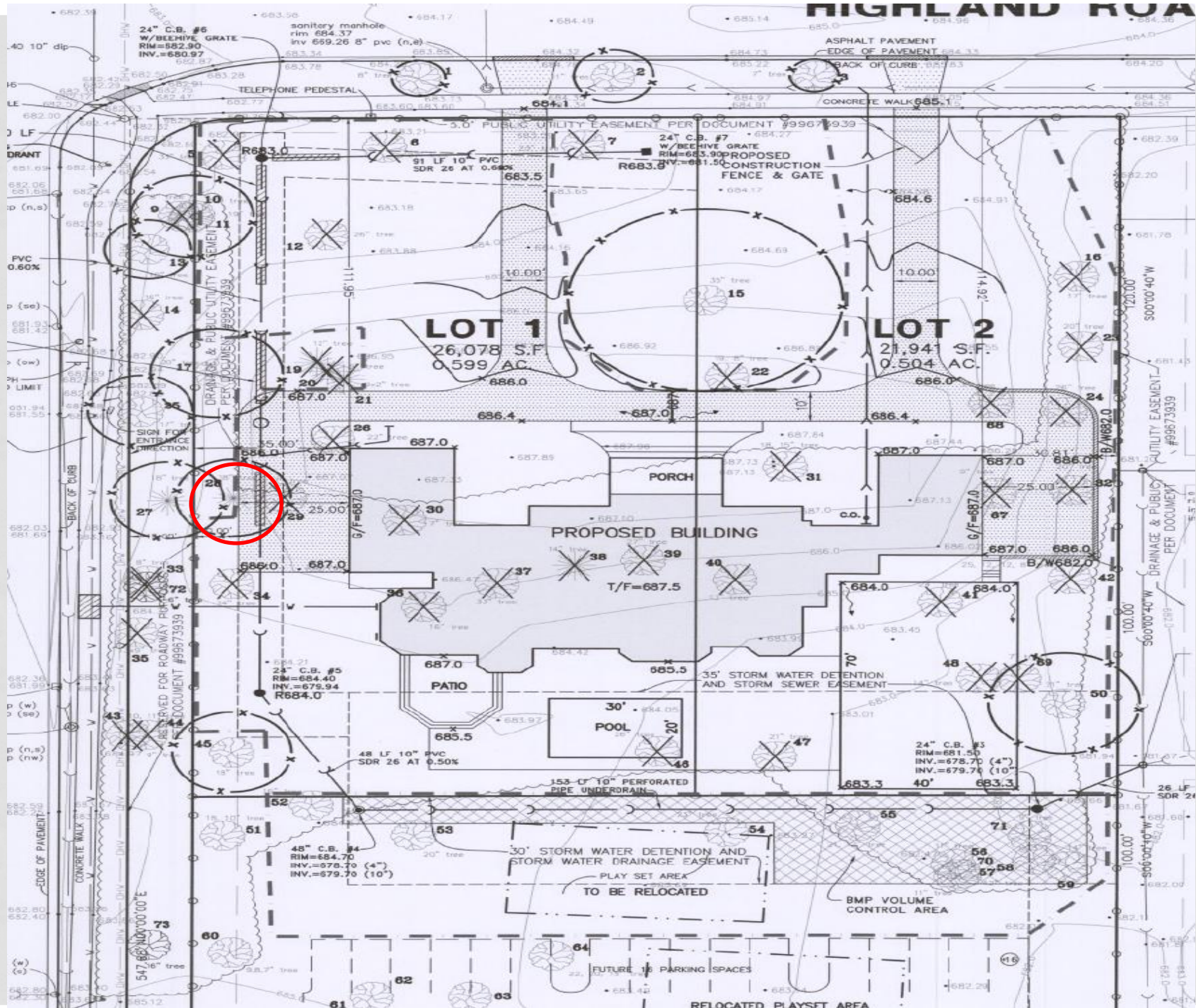
LANDWEHR ROAD



LANDWEHR ROAD









35 Inch Diameter
Red Oak Tree
Heritage Tree



18 Inch Diameter
Norway Spruce
Landmark Tree

STAFF'S ASSESSMENT OF REQUEST

- The prospective property owner has requested approval of the removal of a 35 inch diameter heritage Red Oak in order to construct a new single family home on the lots.
- The heritage Red Oak is rated a 1.8 out of 5.
- The prospective property owner is seeking this approval as a condition on the purchase of the parcels.
- The prospective property owner has also submitted an alternate site plan which can preserve the heritage tree but requires the removal of an 18 inch diameter landmark Norway Spruce.
- The landmark Norway Spruce is rated a 3 out of 5.
- The prospective property owner's preferred plan is the primary site plan as it preserves more open space in the rear yard.

RECOMMENDATION

- Staff has no recommendation on the removal of the heritage or landmark trees as there has not been a building permit submitted and reviews done. Staff errs on the side of preserving heritage trees wherever possible and practical. In staff's opinion the alternate site plan accomplishes this.
- If the Public Works Committee recommends approval of the removal of the Norway Spruce, staff recommends the following conditions:
 - If the alternate site plan is selected, a fee of \$150 per DBH inch, less the number of inches that are replanted, be assessed for the removal of the landmark tree in accordance with the Annual Fee Ordinance.
 - The wood from the tree must be used for a purpose other than firewood, mulch, or wood chips.
 - A permit for the removal of the landmark tree will only be issued in conjunction with a building permit.
 - The builder and homeowner must take aggressive measure to preserve all other heritage and landmark trees on the property and those located on adjacent properties.
 - The property owner must meet the conditions of any tree permits issued for the removal of any other trees on the property.

RECOMMENDATION

- If the Public Works Committee recommends approval of the removal of the heritage Red Oak at 3181 and 3183 Highland Road, staff recommends the following conditions:
 - If the primary site plan is selected, a fee of \$250 per DBH inch, less the number of inches that are replanted, be assessed for the removal of the heritage tree in accordance with the Annual Fee Ordinance.
 - The wood from the tree must be milled and used in the construction of the home, and for a purpose other than firewood, mulch, or wood chips.
 - A permit for the removal of the heritage tree will only be issued in conjunction with a building permit.
 - The builder and homeowner must take aggressive measure to preserve all other heritage and landmark trees on the property and those located on adjacent properties.
 - The property owner must meet the conditions of any tree permits issued for the removal of any other trees on the property.

REQUESTED ACTION: 3181 AND 3183 HIGHLAND ROAD

- 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 whether the removal of a landmark tree should be approved.