

**Item #13:**

**Village Trustee Wachs**

Three Lakes Drive Subdivision Flooding Meeting-*October 23, 2013*



October 11, 2013

XXXXXX and XXXXXX XXXXXXXX  
XXXXX Three Lakes Drive  
Long Grove, IL 60047

Dear XXXX and XXXXXX XXXXXXXX

As a follow-up to the flooding in Three Lake Subdivision this Spring, the Village hired Integrated Lakes Management (ILM) to perform a sediment probing report. As a result of this report, the Village then requested a proposal for fixing the drainage problems for Three Lake Subdivision. ILM submitted the attached July 24, 2013 proposal which outlines the following work to address the flooding concerns:

Leveler Pipe Extension.

▪ Raise both ends of existing leveler pipe:	\$16,400
▪ Excavation of silt in area of leveler pipe:	\$ 3,500
▪ <u>Misc.</u>	<u>\$ 500</u>
Total Estimated Cost:	\$20,400

Leveler Pipe Extension.

- Sediment removal from all three lakes: \$840,000+.

During the August 27, 2013 Board Meeting, the Village Board noted that since the leveler pipe is functioning properly when the silt is removed, they concluded that the problem is not the pipe, but rather the lack of maintenance and silting in of the lakes. At a minimum, the pipe extension needs to be installed. The Village Board determined that the property owners that adjoin the lakes are responsible for all of the \$20,400 cost to modify the leveler pipe (note: the declaration of covenants clearly places the responsibility for the maintenance of the ponds on the property owners that adjoin the lakes).

To facilitate this repair, the Village is hosting an informational meeting with the adjoining property owners to discuss the solution(s) on Wednesday, October 23rd at 7:00 p.m. at the Kildeer Countryside School located at XXXXX Old McHenry Road.

I look forward to an informational and productive meeting to addresses these issues and alleviate future flooding in the subdivision. Please RSVP to me at [dlothspeich@longgrove.net](mailto:dlothspeich@longgrove.net).

Sincerely,

David Lothspeich  
Village Manager  
Village of Long Grove  
847-634-9440

Three Lakes Drive Subdivision Properties Abutting Lakes

10/10/2013

<u>Street Number</u>	<u>Name</u>
215	NEW MIDWEST CAPITAL LLC
221	NEW MIDWEST CAPITAL LLC
4101	ROBERT C & MAGDALENA STRANGES
4103	BRIAN D & APRIL L OLKER, TRUSTEES
4109	LESZEK & HALINA ZERO
4111	MELVIN & ELIZABETH MAYSTER
4112	TERRI M BALBIRER TRUSTEE
4114	MICHAEL & BARBARA M JONAS
4133	RICHARD T & RISA L KLEIN, JR.
4135	FRED A & BARBARA E PIERUCCI, TRUSTEES
4137	DEBRA HANDLER & CHRISTOPHER BECKORD, TR
4139	ROGER GOBLE
4142	DANIEL & MARY FINNEGAN
4144	R FUGIEL G RZEPKA
4146	ELAINE S KUGLER
4148	PRABIR & JENNIFER M SEN-GUPTA
4149	PAT & IDA HARIS
4151	NEIL W & JOY A MARGOLIS
4153	GEORGIA D MASKALUNAS, TRUSTEE
4155	JOHN W & MARGARET B PECK
4157	ALPHONSO M & PATRICIA L CITRO
4159	WALTER & ADELAIDE SCHUBEL

**MELVIN J. MAYSTER & Co., LTD.**

CERTIFIED PUBLIC ACCOUNTANT

MEMBER OF  
AMERICAN INSTITUTE OF  
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ILLINOIS SOCIETY OF  
CERTIFIED PUBLIC ACCOUNTANTS

MELVIN J. MAYSTER, CPA

165 ARLINGTON HEIGHTS ROAD  
SUITE 190  
BUFFALO GROVE, ILLINOIS 60089  
(847) 541-9300  
FAX (847) 541-7765

April 19, 2013

Margerita Romanello  
Village of Long Grove  
3110 RFD  
Long Grove, IL 60047

RECEIVED

APR 22 2013

ALLAN ...

Dear Margerita:

My home is located at 4111 Three Lakes Drive in the Village of Long Grove. Due to extreme weather conditions, my home is close to being submerged in water. This is not an exaggeration but rather a disaster waiting to happen.

The problem has a lot to do with improper maintenance of the bridge on Three Lakes Drive under which a pipe is located that is supposed to carry water from the lake on the west side of the street to a larger lake on the east side of the street.

It has been established that maintenance of this pipeline is the responsibility of the Village. A Village worker was at the site yesterday with a pump that was obviously inadequate for the job at hand. He told me that the pipe that carries water from lake to lake couldn't be found and for that reason, the problem couldn't be fixed. He told me that the small pump was a gesture of goodwill and a show that the Village was at least doing something. Later there was a fire truck at the scene pumping water from one lake to the other. There is an extreme need to install a new pipe that allows adequate water flow from one lake to the other.

Since there has been adequate notice to your office that the problem exists and nothing has been done, I think a letter of apology is due to the people living a few blocks from your office, explaining why the problem has not been taken care of.

Many people have flooded basements that were caused by the lack of proper maintenance. I'm sure the cost to the neighbors' houses for your poor management exceeds the cost of a new pipe.

On behalf of my neighbors, I am asking for a letter of explanation to everyone affected and a plan from your office offering a quick and effective solution.

Yours truly,

  
Melvin J. Mayster

## David Lothspeich

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**From:** David Lothspeich  
**Sent:** Monday, April 22, 2013 4:23 PM  
**To:** 'maystermelvinj@hotmail.com'  
**Cc:** 'Joe Chiczewski'; 'Brian Witkowski'; Marc Small  
**Subject:** Three Lakes Drive Pond - Update  
**Attachments:** Three Lakes Pond Correspondence 2011 - 2008.PDF; Mayster Letter 4111 Three Lakes Drive 04192013.PDF

Mr. Mayster,

In response to your letter dated April 19, 2013 (attached), I offer the following update. The Village is very sympathetic to you and all the neighbors affected by the flooding of the Three Lakes Drive Pond during the heavy rains last week. As soon as the Village was made aware of the rising water levels, the Village investigated and made every effort to protect the residents and reduce the high water levels on the west side of the "bridge". As I am sure you are aware, after having worked continuously since Thursday, the Village was able to successfully pump the west side of the pond down and cleared the pipe this morning (the third attempt).

The Village of Long Grove received approximately 5-6" of rain last week. Beyond the typical flooding problems that occur during heavy rains, on Thursday, 4/18 (approx. 9:00 am) the Village was made aware of higher than normal water levels in the western portion of Three Lake Drive Pond. Roads Commissioner Marc Small responded and confirmed water levels higher on the west side the Three Lakes Drive "Bridge". In an effort to address this issue Marc installed a large water pump to pump water from the west pond to the east pond. Marc also placed sandbags around the electrical transformers located to the west of the "Bridge". Despite this effort the water level continued to rise and after consulting with Village Engineer Brian Witkowski, concluded that the 36" leveler pipe under the "Bridge" was not working properly and could not be accessed until the water levels were lower. Marc received permission from Long Grove Fire Protection District Chief Robert Turpel to use their pumper truck. The LGFPD began pumping water at approximately 4:30 pm and continued to pump for several hours and although they were able to slightly reduce the water levels, the water levels returned to the same levels shortly after they stopped pumping. The Village was informed around this same time that the residence located immediately east of Mill Pond Shoppes had flooded with several inches of water in their lower level. Marc and I met with the homeowners that evening (approx. 5:00 pm) to inspect the damage, provide an update on the Village's efforts and to reassure the owners that the Village was doing all that it could to address the flooding and that long-term solutions would be implemented to avoid any future flooding.

On Friday, 4/19, Marc and I further consulted with Village Engineer Brian Witkowski and confirmed that the Fairfield Village ponds drain into Three Lake Drive Pond and appeared to be accounting for the vast majority of the water flowing into Three Lake Drive Pond. The Archer Lots drainage is piped directly to the east side of the "Bridge" and therefore was not impacting the flooding on the west pond. The drainage for Fairfield Village and the other upstream drainage (including Archer Lot) appeared to be functioning as designed but the water levels were not receding despite the heavy rain having stopped. Village Engineer Witkowski confirmed that there was a clean-out on the east side of the Bridge and Marc contacted American Underground to rod/jet the pipe. American Underground began working at approximately 2:30 pm and after approximately 3hrs of effort stopped work after they were unable to clear the pipe. American Underground returned this morning (Sat, 4/19) and again was not able to clear the pipe. Marc contacted the Lake County Emergency Management Agency (EMA) requesting assistance and County Administrator Barry Burton authorized the assistance of the EMA. EMA delivered a large pump and begin pumping at approximately 2:30 pm. In anticipation of the water levels in the west pond returning to normal water levels by Monday, American Underground was scheduled to come back out Monday morning to again attempt to clear the pipe.

Three Lakes Subdivision ponds are private with each property owner owning to the center of the pond area. As originally designed, the pipe was installed several feet off of the bottom of the pond. Based upon this most recent clearing, the pipe itself appears to be intact and is functioning as originally designed, however, as a result of the pond

continuing to fill in the elevation of the bottom of the pond has increased to the height of the pipe and also significant debris (Willow Tree branches, etc) are causing the blockage of the pipe and the resulting flooding. Unfortunately, the pipe will likely continue to experience increased failures as the ponds continue to silt in. According to The Declarations Of Covenants & Restrictions the pond is private property and the responsibility of the Lakes Of Long Grove HOA and/or the private property owners. The Declarations Of Covenants & Restrictions specifically states that the Lake (pond) and the maintenance (paragraph 5, page 3) that the property owners maintenance responsibilities includes "**necessary dredging**". Although the Village has previously informed the property owners of the silting in of the ponds and the need to properly maintain the pond, the Village is not aware of dredging or any other silt removal.

The Village will continue to evaluate the situation further in the coming weeks and will inform all residents of all possible solutions available.

Thanks,

Dave

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**From:** David Lothspeich  
**Sent:** Tuesday, December 09, 2008 11:36 AM  
**To:** 'maystermelvinj@hotmail.com'  
**Cc:** Robert G. Block; 'Joe Chiczewski'; 'Brian Witkowski'  
**Subject:** Archer Parking Lot Stormwater Approvals

Mr. Mayster,

Thanks again for taking the time to meet with Village Superintendant Bob Block and me on November 19, 2008 to discuss the Archer Parking Lot Development stormwater drainage to review your concerns over the potential impact(s) this project may have on Three Lake Drive Subdivision. As we discussed during this meeting, this project was required to be reviewed and approved by both the Village and Lake County Stormwater Management Commission for compliance with all related stormwater/drainage regulations in order for the project to be constructed. Attached are the various project approvals from the Village and Lake County Stormwater Management Commission for your information/review. I've copied Village Engineer ESI Representatives Joe Chiczewski and Brian Witowski (whom met with several neighborhood representatives on-site a few weeks prior to our meeting) so that all are in the loop as to the information requested and provided.

If there are any questions/concerns, please feel free to contact me and I'll coordinate with the appropriate Village Representatives.

Sincerely,  
David Lothspeich  
Village Manager  
Village of Long Grove

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The LOLHOA charter does not have mandatory participation and has at most 50% of the homeowners that pay the very low association dues of \$50 pa. It has a very limited responsibility to maintain the common property, which for all practical purposes is the sign at the entrance way, and even that is on Mel Turner's property.

As you have noted below the lakes are the responsibility of the lot owners surrounding the lake. This was a source of contention between residents over 20 years ago when we bought into the subdivision. It caused a rift between the lake lot owners and the non lake lot owners because the HOA could not levy dues to pay for the maintenance of the lakes. As you point out, the ordinance that the Village passed had contributed to the situation.

Unfortunately, the HOA does not have the resources, responsibility nor the authority to inspect, clear, repair or maintain the storm drain or berm. That is why the residents of this same lake were concerned when the Village installed the larger pipe and redirected additional drainage to the lake from outside of the subdivision.

So I have to question why you have addressed your response to me (HOA) and not to Mr. Mayster?

Jack

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

From: David Lothspeich <lothsd@longgrove.net>

To: jgdemes <jgdemes@aol.com>

Cc: Margerita Romanello <mromanello@longgrove.net>; Sherry Shlagman <sshlagman@longgrove.net>; Brian Witkowski <bwitkowski@esiltd.com>

Sent: Tue, Apr 26, 2011 8:17 am

Subject: Lakes Of Long Grove Outfall Drainage (IL Route 83)

Jack,

The Village received a complaint from Lakes of Long Grove Resident Mayster (4111) about the high water level of Three Lakes. While the Village has not done a detailed inspection of the drainage, it appears that the stormwater outfall pipe (located between lots 4148 and 4159) may again be blocked by debris and/or siltation (although the Lake levels is higher than the pipe there appears to be no water draining through this pipe). The lake is private property and the stormwater outfall pipe is private property that are the responsibility of the Lakes of Long Grove HOA and/or the private property owners. Portions of the Declaration Of Covenants & Restrictions are copied and below specifically states that the Lake and the maintenance (paragraph 5, page 3) are the responsibility of the lake property owners.

5. MAINTENANCE: Developer agrees on its behalf and on behalf of the subsequent owners of any of the lake lots as hereinabove designated, that each lake shall be maintained by the owners of the lake lots surrounding such lake, at their expense, including without limitation in such maintenance, mosquito abatement and control, and necessary dredging.

- 3 -

The Village's responsibility is limited to the stormwater equalizer pipe under Three Lakes Drive and most recently cleared debris and had siltation removed in September 2008. While the Village has cleared the debris from the stormwater outfall pipe in prior years as a courtesy to the residents, with the Retirement of former Superintendent Bob Block the Village no longer has a staff person to perform this type of work and the Village cannot be responsible for this maintenance. During

## David Lothspeich

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**To:** David Lothspeich; 'Demes, Jack'  
**Cc:** Margerita Romanello; Sherry Shlagman; bwitkowski@esiltd.com  
**Subject:** RE: Lakes Of Long Grove Outfall Drainage (IL Route 83)

**From:** David Lothspeich  
**Sent:** Thursday, May 26, 2011 11:04 AM  
**To:** 'Demes, Jack'  
**Cc:** Margerita Romanello; Sherry Shlagman; bwitkowski@esiltd.com  
**Subject:** RE: Lakes Of Long Grove Outfall Drainage (IL Route 83)

Jack,

Thank you for responding to my April 26<sup>th</sup> email (below).

The ordinance that the Village passed establishing the subdivision did/does clearly identify that the lake is the responsibility of each property owner that abuts the lake and was known or at least should have been known by each property owner as they purchased their property.

As we have discussed, the Village did not redirect additional drainage to the lake from outside the subdivision (The Village provided the engineering documentation)

I notified you as the HOA President so that you were aware of the situation and also responded directly to Mr. Mayster that the culvert for the lake is located entirely on the property of resident Schubel (4159) and also called resident Schubel leaving them a voicemail to that affect. Prior to today I had not heard back from anyone and have not yet heard back from resident Schubel.

Since the lake directly affects all the property owners abutting the lake and indirectly affects the entire subdivision it is concerning that it does not appear that any of the affected property owners of Lake of Long Grove have done anything to clear this pipe. In reaching out to you as the HOA President and the other residents, I was merely trying to make sure that the affected property owners were aware of these concerns. Without clearing this pipe the water levels will continue to rise as we continue to receive rain and ultimately may directly impact the homes closest to the lake and/or the entire subdivision re: the stability/viability of the berm/dam.

As the HOA President, any assistance in communicating these concerns with the residents of Lakes of Long Grove would be greatly appreciated.

Thanks,  
Dave

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---

**From:** Demes, Jack [mailto:Jack.Demes@53.com]  
**Sent:** Thursday, May 26, 2011 9:49 AM  
**To:** David Lothspeich  
**Cc:** Margerita Romanello; Sherry Shlagman; bwitkowski@esiltd.com  
**Subject:** FW: Lakes Of Long Grove Outfall Drainage (IL Route 83)

Dave,

the June 2009 Board Meeting (excerpt copied below), the Village informed the Lakes Of Long Grove HOA and concerned Residents that the maintenance of this stormwater outfall pipe is **not** the Village's responsibility and that the HOA/Resident of Lakes Of Long Grove should have the stormwater outfall pipe inspected and cleared/repared to avoid compromising the stability of the berm/dam that created the Lake.

Based upon this most recent complaint from Mr. Mayster and my inspection I would strongly recommend that the HOA inspect this area and maintain/repair the stormwater outfall pipe so as to avoid the potential flooding of the residents properties and/or the potential impact on the stability of the berm/dam.

Please let me know if you have any questions.

Thanks,  
Dave

### **Background Information.**

**06-22-09:** Spoke to Jack Demes President of H.O.A. today and his concern about the Lakes of Long Grove subdivision maintenance of the ponds and outlet pipes is not the responsibility of the Homeowners Association. He does not understand why the maintenance of stormwater ponds are the responsibility of private property owners when in fact stormwater is received from other properties not part of Lakes of Long Grove subdivision. Bob Block

### **June 23, 2009 Board Meeting Minutes.**

*Lakes of Long Grove:* - Jack Demes. – David Kugler of Lakes of Long Grove said that he had never seen Clarke Mosquito Abatement in the area.. Village Manager Lothspeich said that Clarke was contracted to treat any and all standing bodies of water in the Village. Trustee Barry described the process as larvacide; so that the mosquitoes were killed before they were able to leave the water to attack people. Trustee Barry said that this was a more effective way to kill mosquitoes than to try to kill adults with a spray.

*Resident Kugler also discussed storm drains that were sending more water to the lakes in the subdivision. Village Manager Lothspeich said that the fact that the water was not draining quickly could mean that there was a blockage. Resident Barb Jonas said that there is water in certain areas that was never there in the past; and that the water was stagnant. Village Manger Lothspeich said that IDOT would look at it. Superintendent Block noted that there was debris/tree limbs/leaves blocking the pipe. Village Manager said the problem was not with the amount of water coming in, but the fact that it was not escaping fast enough.*

David Kugler also mentioned that there was a giant pothole on Rte 83 going south from Robert Parker Coffin Road. Superintendent Block said that IDOT had been contacted. – **No action was taken.**

### **Village Ordinance 77-O-33 Declaration Of Covenants & Restrictions.**

## David Lothspeich

---

**From:** David Lothspeich  
**Sent:** Tuesday, December 09, 2008 11:36 AM  
**To:** 'maystermelvinj@hotmail.com'  
**Cc:** Robert G. Block; 'Joe Chiczewski'; 'Brian Witkowski'  
**Subject:** Archer Parking Lot Stormwater Approvals  
**Attachments:** Archer Lot ESI Village Letter Of Approval 08202008.pdf; Archer Lot WD Permit Application.pdf; Archer Lot WD Permit Application Cover Letter 09-09-2008.pdf; Archer Lot WDP Preliminary Jurisdictional Determination 0924020008.pdf.

Mr. Mayster,

Thanks again for taking the time to meet with Village Superintendent Bob Block and me on November 19, 2008 to discuss the Archer Parking Lot Development stormwater drainage to review your concerns over the potential impact(s) this project may have on Three Lake Drive Subdivision. As we discussed during this meeting, this project was required to be reviewed and approved by both the Village and Lake County Stormwater Management Commission for compliance with all related stormwater/drainage regulations in order for the project to be constructed. Attached are the various project approvals from the Village and Lake County Stormwater Management Commission for your information/review. I've copied Village Engineer ESI Representatives Joe Chiczewski and Brian Witowski (whom met with several neighborhood representatives on-site a few weeks prior to our meeting) so that all are in the loop as to the information requested and provided.

If there are any questions/concerns, please feel free to contact me and I'll coordinate with the appropriate Village Representatives.

Sincerely,  
David Lothspeich  
Village Manager  
Village of Long Grove

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# Three Lakes Subdivision - Declaration of Covenant.

1. THE LAKE LOTS. As an aesthetic benefit to the entire Lakes of Long Grove Subdivision and as a recreational benefit to certain lots, Developer will construct and develop three separate lakes in the Lakes of Long Grove Subdivision. Each lake will be constructed upon and cover portions of the following lots of the Lakes of Long Grove Subdivision (hereafter sometimes collectively called the "lake lots"):

First Lake: Lots 1, 2, 3, 4, 7, 8 and 9;

Second Lake: Lots 28, 29, 30, 31, 33, 34,  
36, 37, 38, 39, 40 and 41;

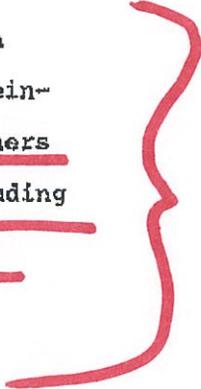
Third Lake: Lots 17, 18, 19 and 20.

When constructed, each lake will be intended for the exclusive use and enjoyment of the owners of the lots upon which the lake is partially constructed. The portions of the lake lots not covered by the waters of the lake will form a common shoreline around the lake. To provide for the orderly use and enjoyment of each lake, the following easements are hereby declared which shall be binding upon the owners of the lake lots upon which each lake is constructed:

A. The owner of each lake lot as designated above hereby grants a reciprocal easement for the use and enjoyment of that portion of a lake situated upon the Owner's lot to each of the owners of lots upon which the same lake is constructed, and their respective guests and invitees. All owners of lake lots for the same lake, their guests and invitees, shall have the right to use the entire lake for swimming, boating and fishing.

B. No motor powered boats of any type shall be used at any time upon any of the lakes of the Lakes of Long Grove Subdivision. In addition thereto either the Village of Long Grove or the Long Grove Fire Prevention District may withdraw water from any of said lakes whenever necessary for fire control.

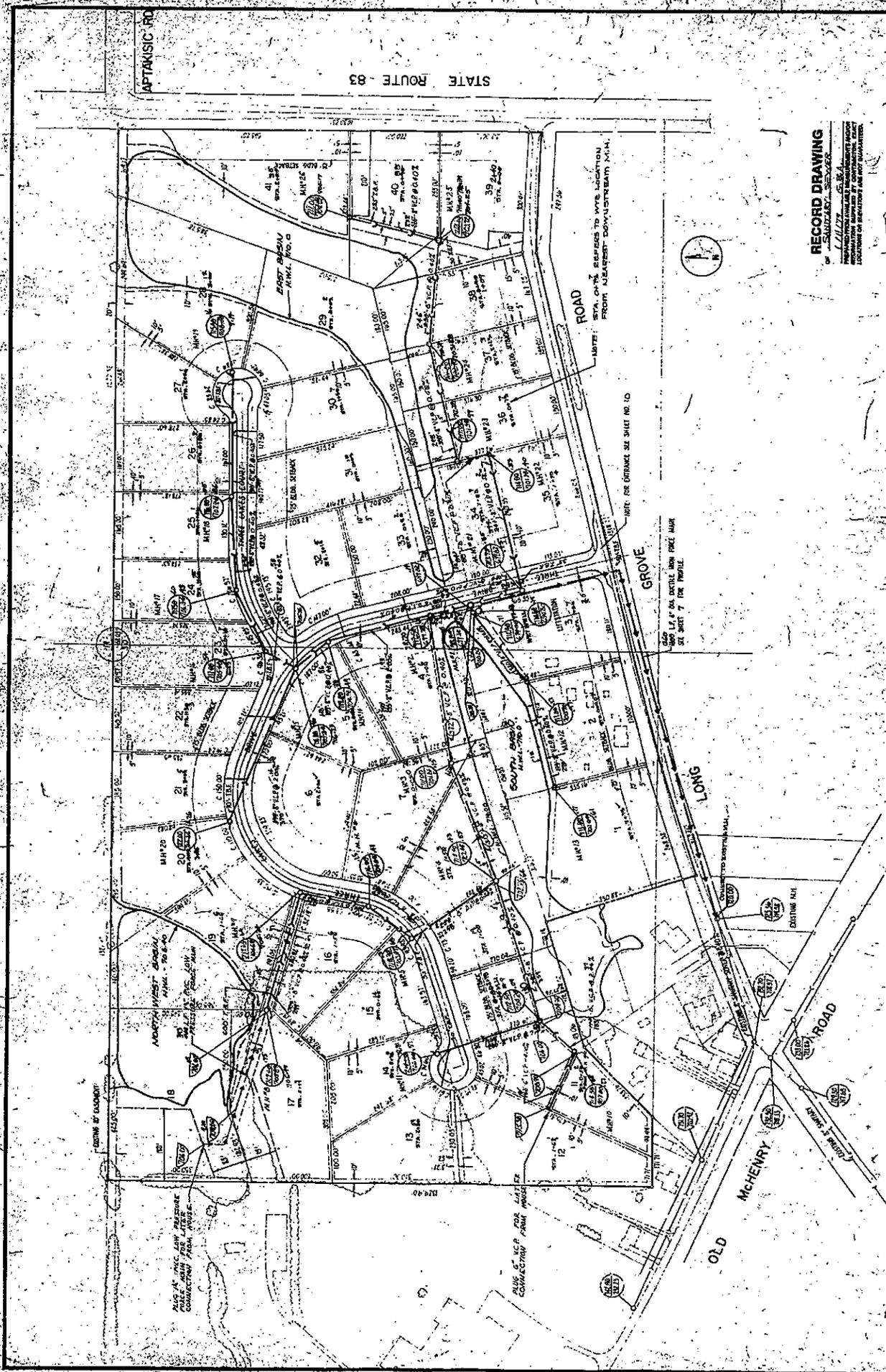
5. MAINTENANCE: Developer agrees on its behalf and on behalf of the subsequent owners of any of the lake lots as herein-  
above designated, that each lake shall be maintained by the owners  
of the lake lots surrounding such lake, at their expense, including  
without limitation in such maintenance, mosquito abatement and  
control, and necessary dredging.



- 3 -

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STATE ROUTE - 83  
 APTANSIC RD

**RECORD DRAWING**  
 of  
**SANITARY SEWER**  
 for  
**THE LAKES OF LONG GROVE**  
 LONG GROVE, ILLINOIS

DESIGNED BY  
 DRAWN BY  
 CHECKED BY  
 DATE

APPLIED ENGINEERING COMPANY  
 CONSULTING CIVIL ENGINEERS  
 100 N. WILSON ST. CHICAGO, ILL. 60610  
 PHONE: 312-329-1100



THE LAKES OF LONG GROVE  
**SANITARY SEWER**  
 LONG GROVE, ILLINOIS

NO.	DATE	DESCRIPTION
1	11/15/67	PRELIMINARY PLAN
2	12/15/67	FINAL PLAN
3	1/15/68	AS BUILT
4	2/15/68	AS BUILT
5	3/15/68	AS BUILT
6	4/15/68	AS BUILT
7	5/15/68	AS BUILT
8	6/15/68	AS BUILT
9	7/15/68	AS BUILT
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31	5/15/70	AS BUILT
32	6/15/70	AS BUILT
33	7/15/70	AS BUILT
34	8/15/70	AS BUILT
35	9/15/70	AS BUILT
36	10/15/70	AS BUILT
37	11/15/70	AS BUILT
38	12/15/70	AS BUILT
39	1/15/71	AS BUILT
40	2/15/71	AS BUILT
41	3/15/71	AS BUILT

NOTE: STA. CHG. REFERS TO WVE LOCATION FROM NEAREST DOWNSTREAM M.H.

NOTE: SEE DETAIL SEE SHEET NO. 10

SEE SHEET NO. 9 FOR DETAIL SEE SHEET NO. 10  
 SEE SHEET NO. 7 FOR PROFILE

SEE SHEET NO. 10



VILLAGE OF



November 24, 2008

**Re: Maintenance and Repair of Ponds Equalizer Pipe**

Dear Lakes of Long Grove Residents;

The Village of Long Grove hired a contractor to remove the silt (dirt runoff) from both sides of the equalizer pipe located beneath Three Lakes Drive north of Robert Parker Coffin Road. This 18 inch diameter pipe at Three Lakes Drive maintains the normal water level between the two ponds. The pipe extends at least 15 feet beyond the existing embankment on the west and east side of Three Lake Drive. The pipe is located within the Village of Long Grove Public Right of Way easement and is the responsibility and expense to the Village to maintain the pipe.

The work will involve excavation equipment to remove the silt at each pipe opening. The work requires the sandbagging at each pipe opening to allow equipment to remove the silt and laborers to remove any silt within the interior of the pipe. The silt has obstructed the pipe opening by reducing the flow rate through the pipe. Once the area is cleaned up the sandbags will be removed and the water flow between the two ponds will work as originally designed. The work taking place will not affect the existing normal water level that is there now.

The Village is anticipating the work to take place during the week of December 1<sup>st</sup>. If the weather is good the time line to complete the work should not take more than two days. The traffic flow through the subdivision will not be disrupted and therefore should not create any inconvenience to the residents.

If you should questions please contact the Village of Long Grove 847-634-9440.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Robert Block". The signature is written in a cursive style and includes a small flourish at the end.

Robert G. Block  
Village Superintendent

**Village President:**  
Maria Rodriguez, Chair  
*Administration / Traffic*

**Trustees:**

Eduardo Acuna, Chair  
*Infrastructure / Capital  
Projects*

Joseph Barry, Chair  
*Environment & Health*

Stephanie Hannon, Chair  
*Finance / Planning*

Ted Lazakis, Chair  
*Capital  
Projects / Infrastructure*

Karen Schmitt, Chair  
*Park  
District / Communications*

Charles Wachs, Chair  
*Security & Safety /  
Business Relations*

Karen Schultheis  
*Village Clerk*

**Village Administration:**

David Lothspeich  
Village Manager  
dlothspeich@longgrove.net

Robert G. Block  
Village Superintendent  
blockrg@longgrove.net

James M. Hogue  
Village Planner  
jhogue@longgrove.net

Margerita Romanello  
Building Assistant  
mromanello@longgrove.net

Sherry Shlagman  
Administrative Assistant  
sshlagman@longgrove.net

3110 RFD, Long Grove, Illinois 60047-9623  
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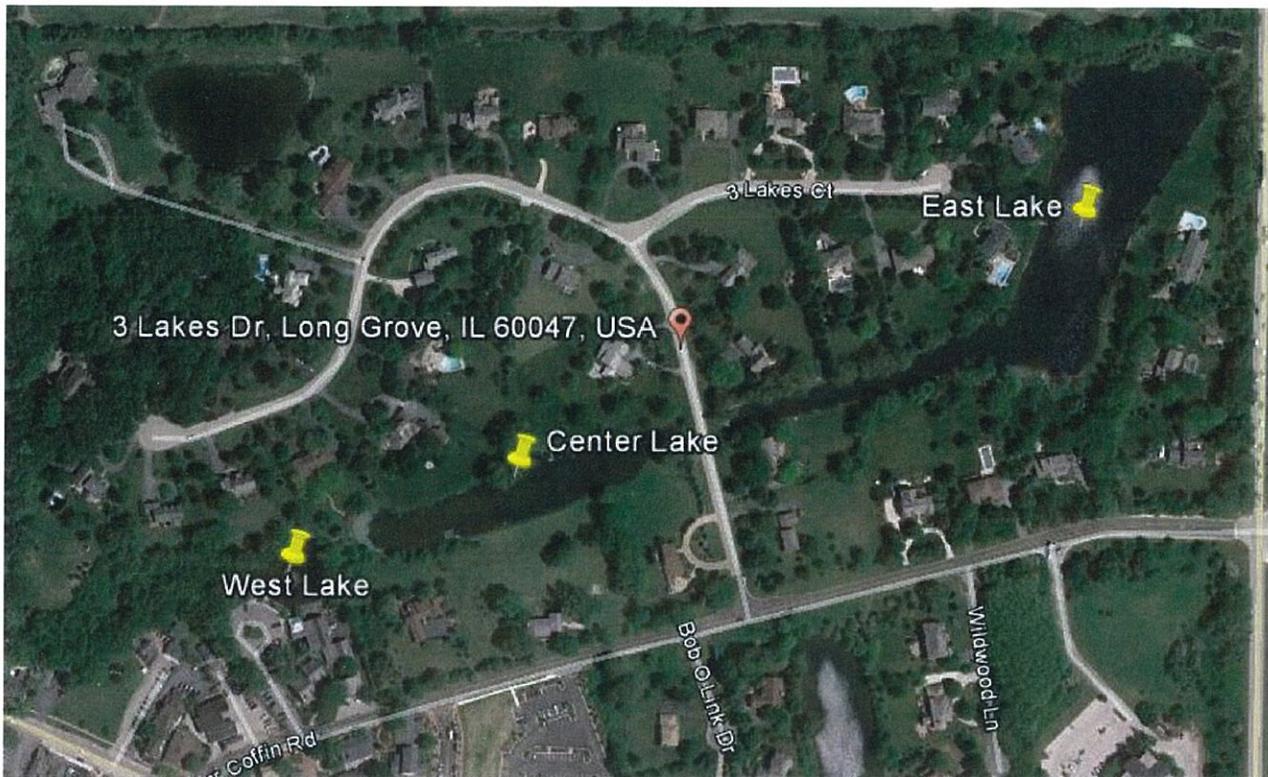




3 Lakes Drive  
Long Grove, IL

## SEDIMENT PROBING REPORT

May 2, 2013



Prepared For: Dave Lothspeich  
Village of Long Grove  
3110 RFD  
Long Grove, IL 60047

Prepared By: Sandy Kubillus, Certified Lake Manager  
Senior Environmental Consultant  
Integrated Lakes Management  
120 Le Baron St.  
Waukegan, IL 60085  
(847) 244-6662



3 Lakes Drive  
Long Grove, IL

## SEDIMENT PROBING REPORT

May 2, 2013

### INTRODUCTION

Ponds typically accumulate sediment and nutrients, and often support nuisance aquatic weed and algae growth, especially as they age. This report includes mapping of three small lakes for sediment thickness, water depth, and total depths, physical characterization of the type of sediment and a brief investigation as to the source of sediment.

The three areas investigated are shown on the cover page as East Lake, Center Lake and West Lake.

### RESULTS

**Table 1: Bathymetric and Sediment Probing Results:**

	East Lake	Center Lake	West Lake
Size of Lake(acres)	4.7	1.7	0.5
Average water depth (ft.)*	4.9	3.4	6.2
Maximum water depth:	7.6	5.9	9.5
Average sediment thickness (ft.)**	0.9	2.4	2.2
Maximum sediment thickness (ft.)	3.7	5.0	5.2
Sediment volume (cubic yards)***	6,950	6,500	1,775
Recommended sediment removal volume****	4,500	6,200	1,675

\*Based on average of points probed.

\*\* Based on average depth multiplied by area.

\*\*\*Wet sediment volume, which is ~ 50% water. Once this material is removed and dried it should a smaller volume.

\*\*\*\*Recommended sediment removal volumes are based on areas with one foot of sediment accumulation or more.

The results from each probe are listed at the end of this report.

## OBSERVATIONS

- A major flood occurred two weeks prior to the site visit and one of the residents identified the debris line between the West and Center Lakes (Figure 11). Apparently the problem was that the outlet to the Center Lake was blocked. The water in all three lakes was slightly flowing at 0.1 – 0.3 feet of depth at the time of the site visit.
- Both the West and East Lakes do not have outlet culverts but have swales lined with plants and soil. These areas may be one source of sediment to the downstream areas.
- The West Lake shoreline was surrounded by rock. Two of the neighbors had major shoreline restoration projects completed using decorative rock a few weeks prior to the flood.
- Portions of the West Lake have natural shoreline. The remaining sections consist of mowed lawn and the restaurant parking lot. Shorelines for the Center and East Lake consist primarily of mowed lawn to the shoreline with no native plant buffer zone. Sections of these shorelines are eroded and contributing sediment to the lakes.
- No aquatic plants or algae were visible at the time of the site visit.
- The sediment in all three lakes consisted of organic rich muck.
- The Floodplain map (Figure 14) for these lakes does not show a major inflow, so most of the sediment within these ponds appears to be due to shoreline erosion and soil washing into the ponds from nearby properties.



Figure 1: View of East Lake from 3 Lakes Dr.



Figure 2: Shoreline erosion at East Lake.



Figure 3: View of main portion of East Lake.



Figure 4: Outlet channel for East Lake, near Rt. 83.



**Figure 5: Inlet for East Lake on 3 Lakes Dr.**



**Figure 6: Center Lake facing west.**



**Figure 7: Shoreline erosion of Center Lake.**



**Figure 8: Shoreline erosion of Center Lake**



**Figure 9: Inlet for Center Lake.**



**Figure 10: Outlet for Center Lake. This outlet was plugged during the April flood event.**



**Figure 11: Debris line from recent flood between the West and Center Lakes.**

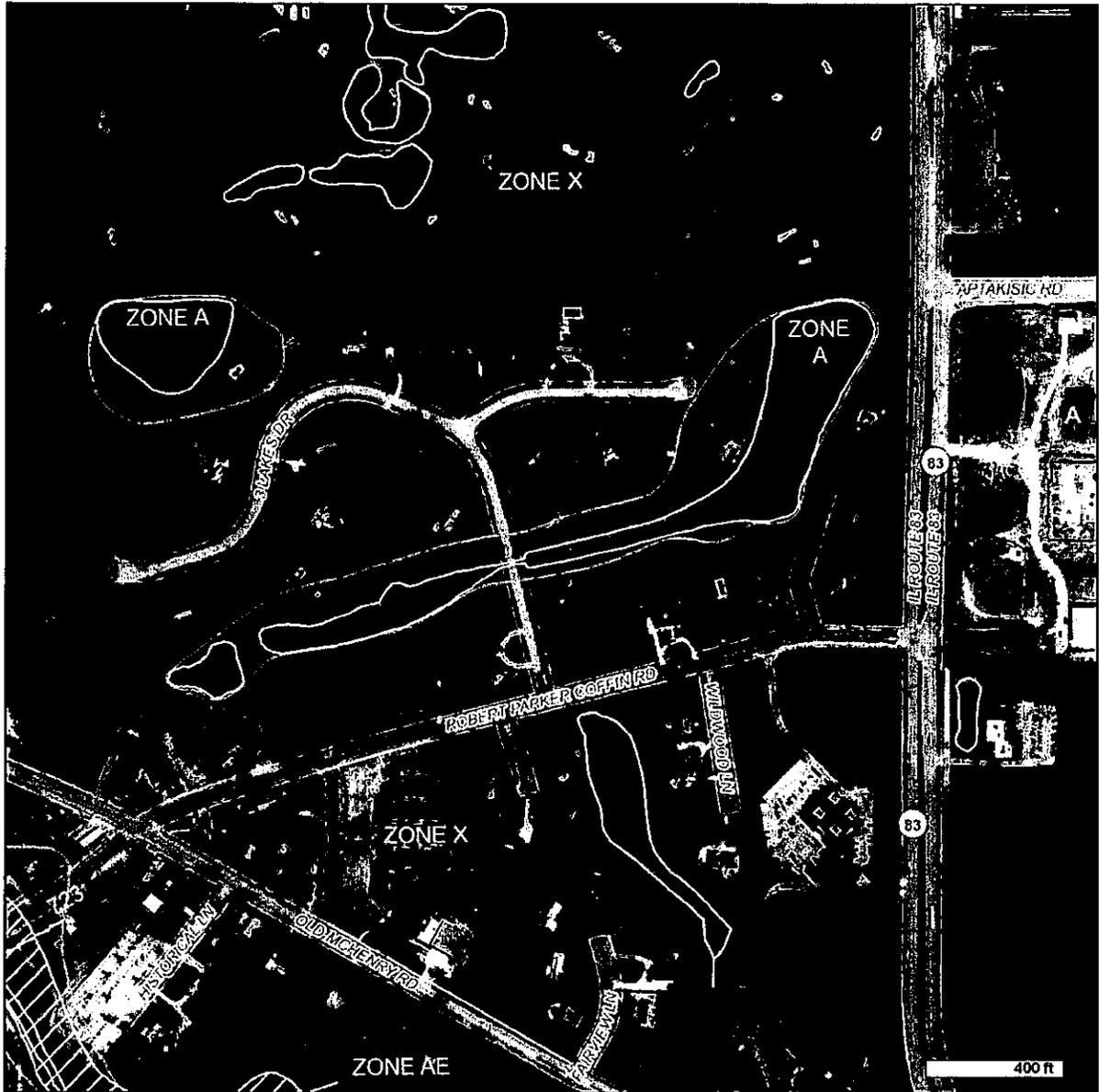


**Figure 12: West lake facing west.**



**Figure 13: West Lake facing south to the restaurant.**

# Lake County, Illinois



	<p><b>LakeCounty</b> Geographic Information System</p> <p>Lake County Department of Information Technology 18 N County St Waukegan IL 60085 (847) 377-2373</p> <p>Map Printed on 05/14/2013</p>		<ul style="list-style-type: none"> <li> 100 Year Floodplain</li> <li> 500 Year Floodplain</li> <li> Lake County Border</li> <li> Streams</li> <li> 2010 Aerial Photography</li> </ul>
<p><b>Disclaimer</b> The selected soil feature layer may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.</p>			

**Figure 14: Floodplain map for the 3 Lakes area.**

## RECOMMENDATIONS

- The Center and West Lakes contain a significant amount of sediment that should be removed. Many of these areas have over two feet of sediment. The narrow channel of the East Lake also contains significant sediment deposits.
  - Estimated cost to remove sediment in the Center Lake is \$124K (\$20/cubic yards (CY)) - \$279K (\$45/CY) for 6,200 CY.
  - Estimated cost to remove sediment in the West Lake is \$33.5K - \$75K for 1,675 CY.
  - Estimated cost to remove sediment in the East Lake is \$90K - \$202K for 4,500 CY. This can be reduced if only the narrow portion is dredged.
  - These cost estimates include dredging and the sediment bags; they do not include moving the sediment to the final storage location. Permitting costs should be minimal if sediment disposal and muddy water can be kept onsite. This can be accomplished if the lake is lowered so that it is not flowing offsite at the time of dredging.
  
- The main source of sediment to the lakes appears to be shoreline erosion. Mowed lawn has very shallow root systems and provides little protection to the shoreline soils. It is recommended that a native plant buffer of at least 15 – 20 feet be installed around the shoreline of all of the lakes wherever possible.
  
- The outlets to the West Lake and the East Lake consist of swales that are cut channels. Typically pond outlets consist of culverts with grates that catch debris, or rock lined channels. The existing dirt channels may also be a source of sediment to downstream areas.
  
- This report is a good first step in determining which areas to dredge. The next step is for the community to determine their budget and priorities. Often a long-term fund is established for major projects such as dredging.
  - If dredging is to begin in the next two years then disposal areas should be determined and the permitting process should be started. Depending on the method utilized for dredging and the disposal location, permitting can be quite variable and early investigation into the requirements is recommended.

**East Lake**

	Sediment feet	Water Depth feet	Total Depth feet
1	0.2	0.0	0.2
2	0.8	5.4	6.2
3	0.5	5.8	6.3
4	0.6	4.8	5.4
5	1.2	7.4	8.6
6	1.3	3.5	4.8
7	0.6	4.1	4.7
8	1.5	7.0	8.5
9	1.0	6.0	7.0
10	3.0	5.5	8.5
11	1.3	6.8	8.1
12	1.7	4.8	6.5
13	0.9	5.6	6.5
14	1.1	7.6	8.7
15	0.9	5.8	6.7
16	1.5	5.4	6.9
17	0.5	6.0	6.5
19	1.5	4.7	6.2
20	2.1	4.7	6.8
21	1.9	4.8	6.7
22	2.1	4.5	6.6
23	2.2	4.3	6.5
24	3.7	2.7	6.4
25	3.2	2.6	5.8
26	0.6	2.9	3.5
Average	1.4	4.9	6.3
Maximum	3.7	7.6	8.7

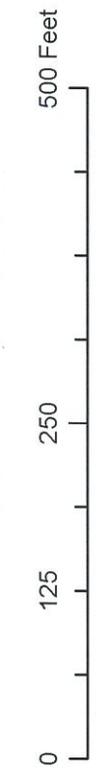
### Center Lake

	Sediment feet	Water Depth feet	Total Depth feet
1	2.3	2.9	5.2
2	4.1	1.2	5.3
3	2.1	1.6	3.7
4	4.4	2.9	7.3
5	4.1	5.9	10.0
6	5.0	4.2	9.2
7	2.8	3.5	6.3
8	2.3	2.7	5.0
9	4.4	4.5	8.9
10	2.8	2.7	5.5
11	4.4	4.5	8.9
12	3.7	2.8	6.5
13	3.9	5.6	9.5
14	3.3	2.2	5.5
15	1.4	2.1	3.5
16	3.1	4.4	7.5
17	2.8	5.4	8.2
18	3.0	2.6	5.6
Average	3.3	3.4	6.8
Maximum	5.0	5.9	10.0

### West Lake

	Sediment feet	Water Depth feet	Total Depth feet
1	2.8	5.5	8.3
2	3.3	4.8	8.1
3	5.2	4.8	10.0
4	4.4	5.2	9.6
5	2.9	7.9	10.8
6	1.5	9.5	11.0
7	2.6	6.2	8.8
8	2.8	5.7	8.5
9	3.8	6.2	10.0
Average	3.3	6.2	9.5
Maximum	5.2	9.5	11.0

# 3 Lakes Dr., Long Grove East Lake, Sediment Thickness, 5/2/13



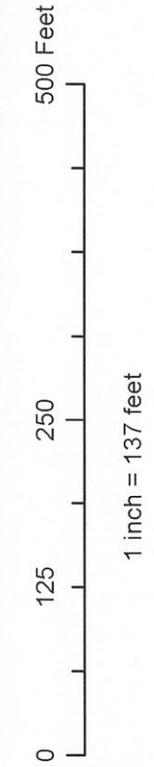
### Legend

- 1 ft sediment
- 2 ft sediment
- 3 ft sediment
- East lake shoreline
- EastLake

# 3 Lakes Dr., Long Grove East Lake, Bathymetric Map, 5/2/13



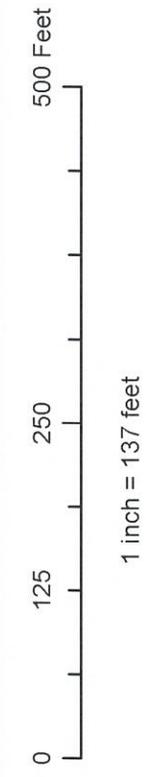
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Lake and Pond Management  
Restoration • Consulting



## Legend

- 1 ft
- 3 ft
- 5 ft
- 7 ft
- East lake shoreline
- EastLake

# 3 Lakes Dr., Long Grove East Lake, Total Depth (Water + Sediment), 5/2/13

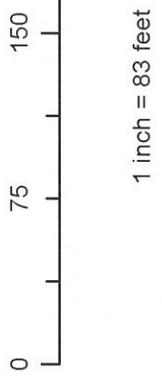
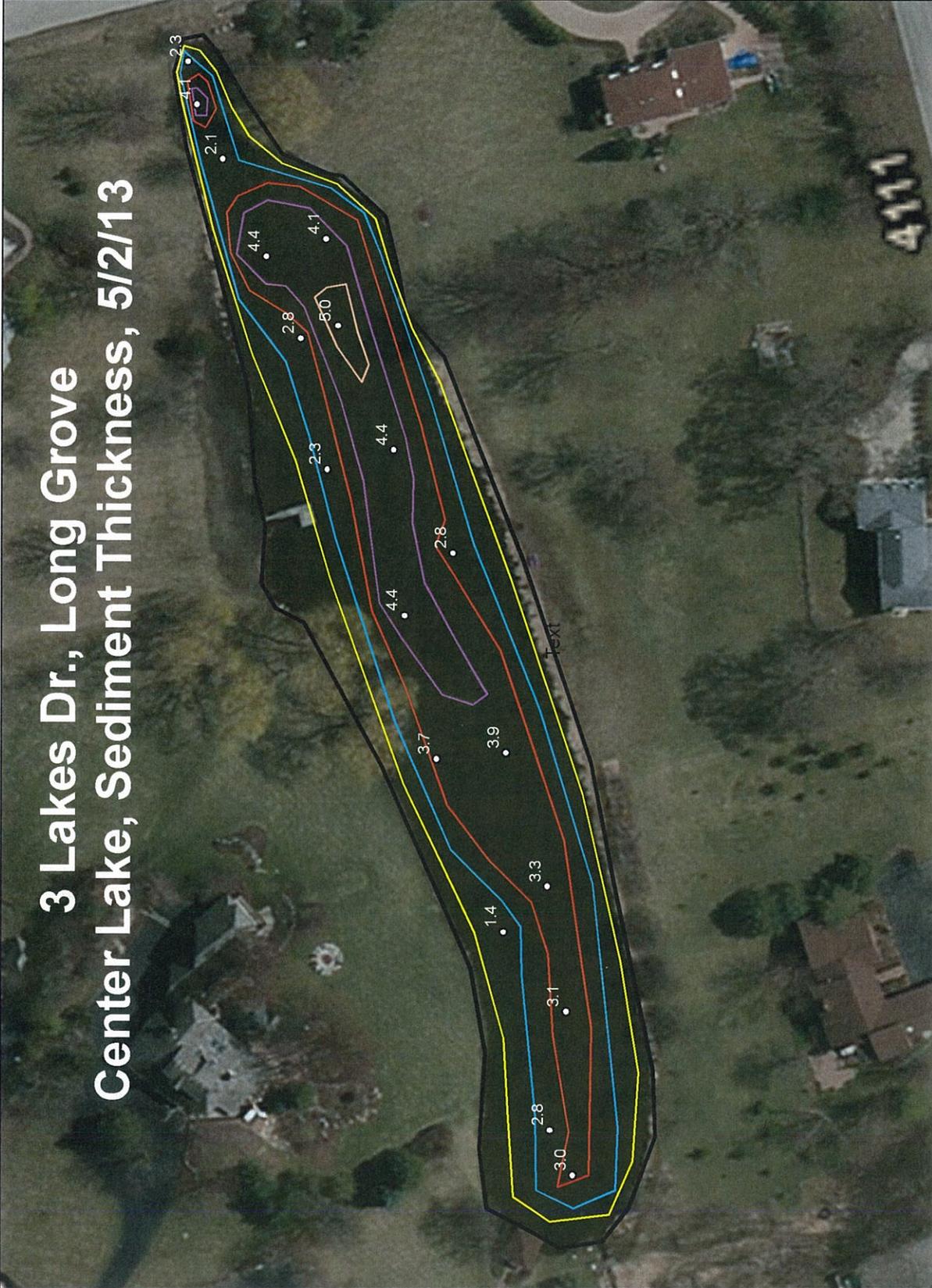


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## Legend

-  East lake shoreline
-  EastLake

# 3 Lakes Dr., Long Grove Center Lake, Sediment Thickness, 5/2/13



**300 Feet Legend**

- 1 ft sediment
- 2 ft sediment
- 3 ft sediment
- 4 ft sediment
- 5 ft sediment
- Center lake shoreline
- CenterLake

# 3 Lakes Dr., Long Grove Center Lake, Bathymetric Map, 5/2/13



300 Feet

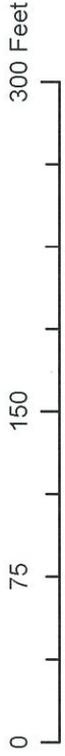
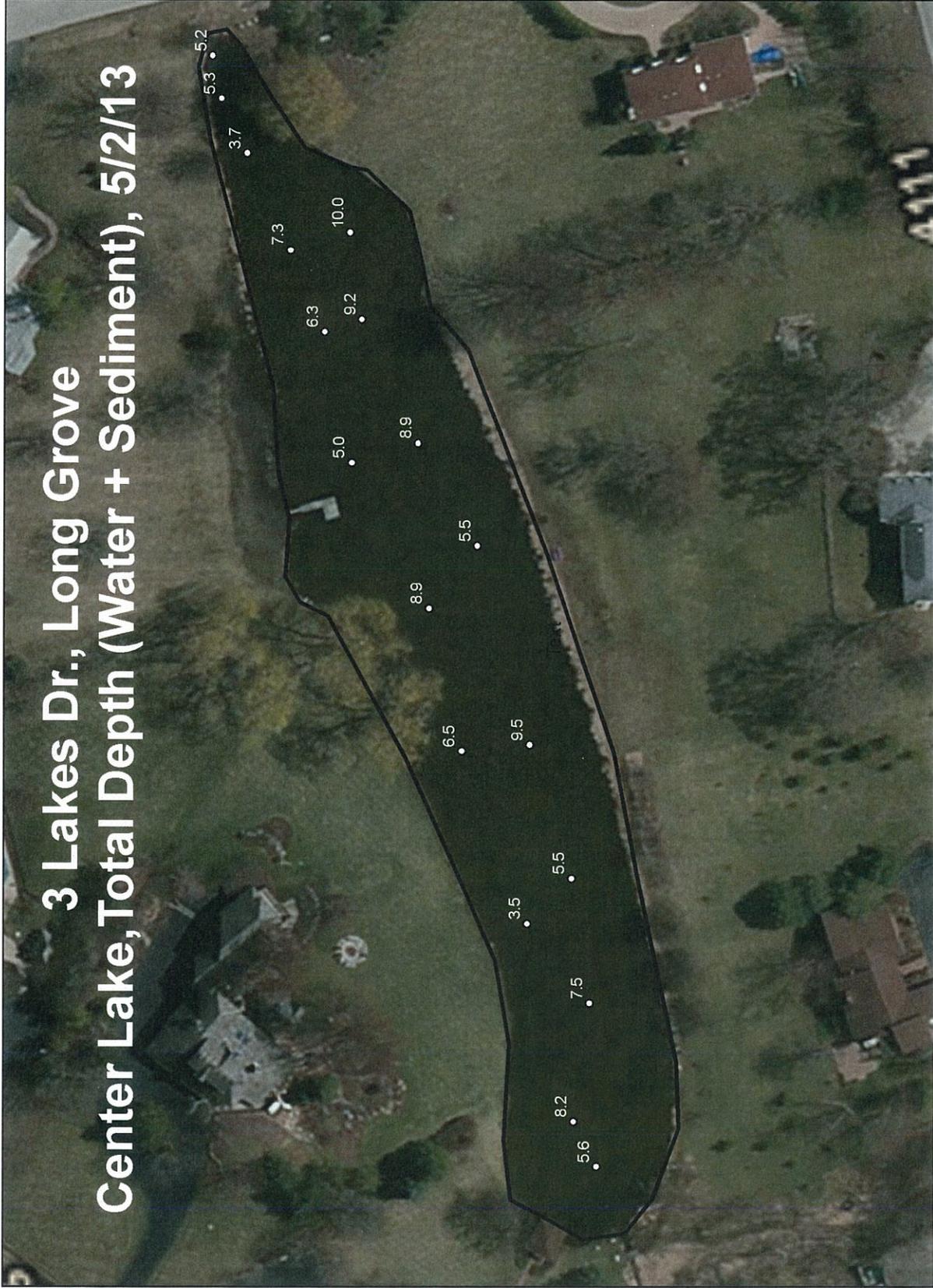


1 inch = 83 feet

## Legend

- 1 ft
- Center lake shoreline
- 3 ft
- CenterLake
- 5 ft

# 3 Lakes Dr., Long Grove Center Lake, Total Depth (Water + Sediment), 5/2/13

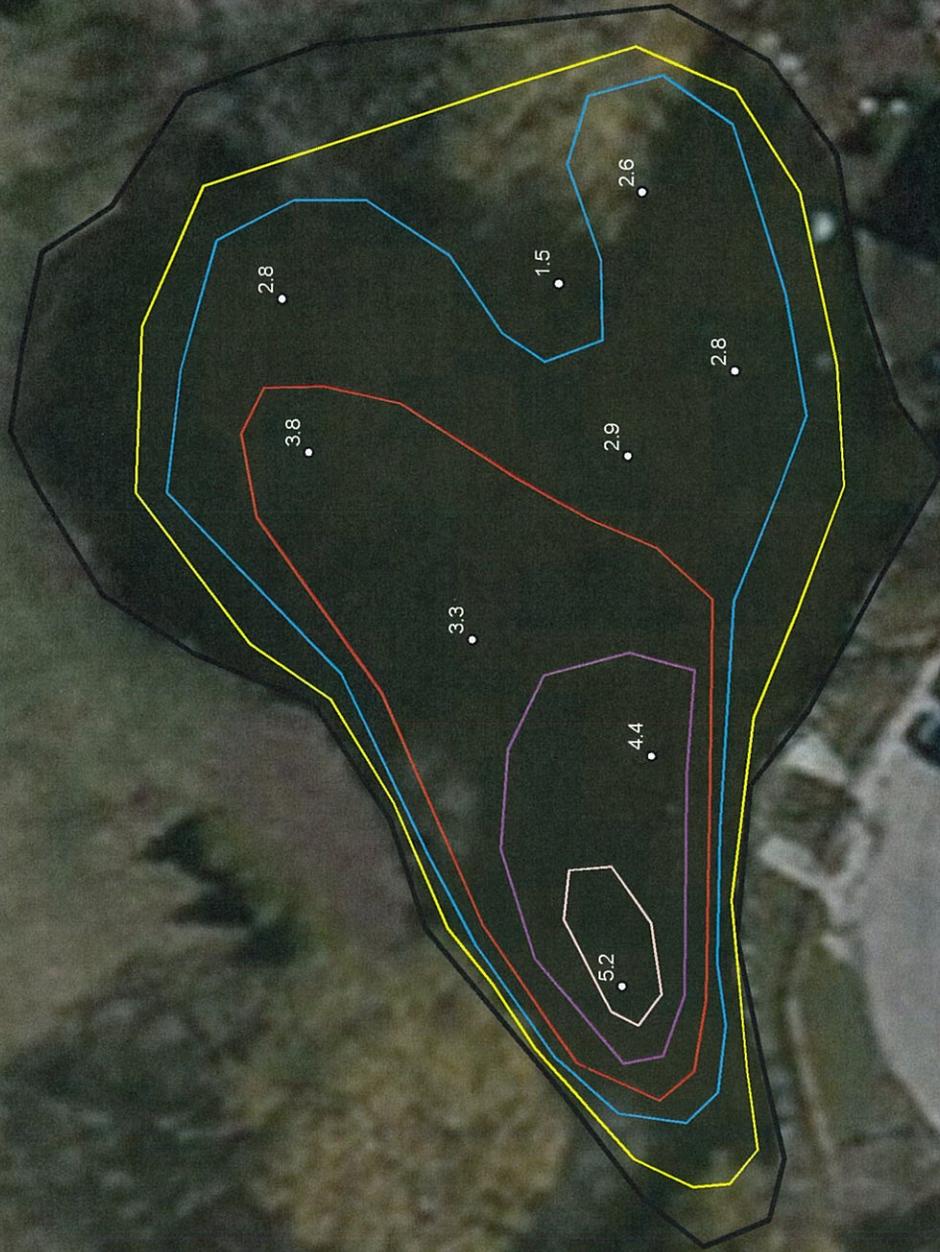


1 inch = 83 feet

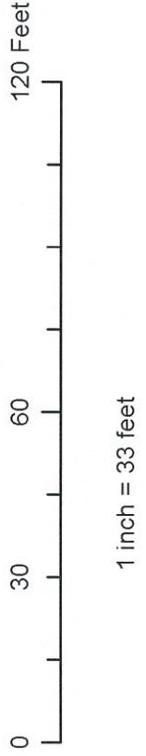
### Legend

-  Center lake shoreline
-  CenterLake

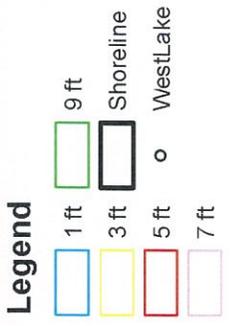
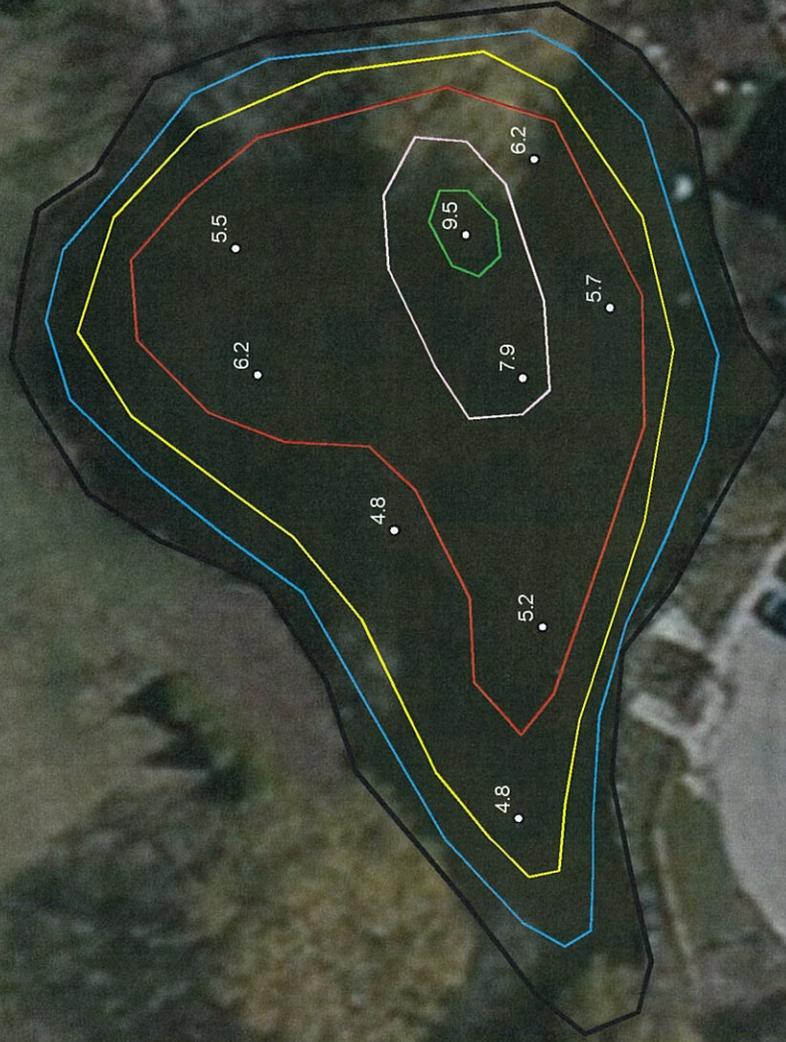
# 3 Lakes Dr., Long Grove West Lake, Sediment Thickness, 5/2/13



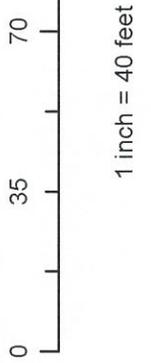
- Legend**
- 1 ft sediment
  - 2 ft sediment
  - 3 ft sediment
  - 4 ft sediment
  - 5 ft sediment
  - Shoreline
  - WestLake



# 3 Lakes Dr., Long Grove West Lake, Bathymetric Map, 5/2/13



140 Feet



# 3 Lakes Dr., Long Grove West Lake, Total Depth (Sediment + Water), 5/2/13



0 35 70 140 Feet

1 inch = 40 feet



**Legend**

-  Shoreline
-  WestLake



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July 24, 2013

Mr. Dave Lothspeich  
Village of Long Grove  
3110 RFD  
Long Grove, IL. 60047

Subject: **Water Conveyance Modification/Pond Sediment Removal**

Mr. Lothspeich,

Pursuant to my evaluation of the site and our subsequent communications, I have gathered the following information relating to modifications to existing storm water BMP's in the Village that are intended to allow function as designed. It is important to note most ponds that were created as part of a planned development exist to regulate the flow of water to receiving bodies, and to act as a sedimentation basin so that the receiving waters do not become impaired. Routine maintenance of these storm water retention ponds is required for them to function properly.

There is a short-term need to remove sediment and modify conveyance piping so that water flows above NWL are transported without impediment. To achieve this, the 'leveler pipe' going under Three Lakes Drive can be extended into a newly installed 4' diameter concrete structure, with the elevation of the top of the structure being an acceptable NWL. This would keep all sediment that the pond is designed to retain from entering and settling in the pipe. The budget cost for this work (including design and permitting) is \$16,400.

To accomplish this, some amount of sediment in the area of the leveler pipe and the site of the proposed concrete structure must be removed and the work area must be accessible (i.e. not below a water surface). Lowering of the pond level is required by pumping water around the work site. The cost to remove, haul, and dispose of a limited amount of wet material (less than 50 cubic yards) is \$70/cubic yard. A savings of up to 50% of this cost can be realized if there is an approved suitable site within the Village for the removed sediment.

The cost for sediment removal from any of the entire Three Lakes system is a function of volume to be removed, accessibility, weather the work is done mechanically (requiring the pond to be pumped down) or hydraulically (where the pond levels and the pond function is unaffected by the sediment removal operation. In the Sediment Report dated May 2, 2013, we calculated the volume of sediment in all three ponds to be approximately 15,000 cubic yards, with approximately 12,000 cubic yards targeted for

removal. Specialized equipment can effectively remove sediment in high priority areas such as the leveler pipe area, which we feel would require the removal of approximately 50 cubic yards.

**To remove and dispose of 50 cubic yards of sediment, pump down the pond level, obtain necessary permits (requiring some design work), and provide/install concrete structure and leveler pipe extension would be \$20,400.**

**The cost to remove and dispose of sediment from the area described as the 'far east side of the lake...where it empties toward IL 82 & Aptikisic Rd.) is \$110/cubic yard with the price being different as a result of accessibility.**

The sediment that has accumulated in the pond is either carried in by the water from off-site, or a result of eroded/failing adjacent shorelines. In many cases, efforts to remove sediment from lakes and ponds are simultaneous with programs to stabilize or repair shorelines that are likely to contribute to future sediment accumulation.

Shoreline repair costs vary from \$15/linear foot for simple seeding with native plants, matting, and two years of maintenance to upwards of \$200/linear foot for frontages that require grading, armoring, planting, or geo-engineering techniques. We can refer you to several publications on this topic. The importance of engaging waterfront property owners in enlightened and responsible shoreline management is illustrated by the grants that are available for this work that ultimately leads to improved water quality.

Integrated Lakes Management, Inc. handles all aspects of lake and pond management. We are happy to meet with you, elected officials, homeowners, or others to discuss our recommendations and various options. Please let me know if you have any immediate questions.

Sincerely,

Keith Gray

cc: Sandy Kubillus





September 24, 2013

Mr. Dave Lothspeich  
Village of Long Grove  
3110 RFD  
Long Grove, IL. 60047

**Subject: Facilitating Unimpeded Hydraulic Connection of Ponds  
Under Three Lakes Drive, Long Grove, IL.**

Mr. Lothspeich,

Pursuant to my evaluation of the site and our subsequent communications, I have gathered the information necessary provide services that will allow the storm water retention ponds and connecting conveyances to function as designed. It is important to note most ponds that were created as part of a planned development exist to regulate the flow of water to receiving bodies, and to act as a sedimentation basin so that the receiving waters do not become impaired. Routine maintenance of these storm water retention ponds is required for them to function properly.

Immediate but short-term (less than 5 years) relief from flooding that was experienced this last spring can be achieved by removing sediment immediately upstream of and in the piping connecting the pond to the catch basin that is next to Three Lakes Drive. A total of 250 cubic yards of material is expected to be removed.

To accomplish this, a temporary dam will be constructed in the west pond approximately 80' west of Three Lakes Dr. Water will be pumped from the work area back to the pond to the west.

Once the work area is dry, the material in the dewatered area will be mechanically removed and loaded onto trucks for disposal at an approved off-site location. High pressure water will be used to clear out the piping from the work area to the catch basin.

When the targeted sediment has been removed and that process complete, the temporary dam will be removed, and any damaged landscape returned to original condition (sod for turf grass and asphalt for damage to the edge of Three Lakes Drive).

The cost for this field portion of the project is \$38,600.

A certain amount of planning and permitting may be required that will address issues such as:

- where dewatering discharge is pumped
- erosion control
- plans to deal with water during a rain event
- receiving site for material removed

Potential permitting authorities may include: Village of Long Grove, Lake County Stormwater Management Commission (SMC), and US Army Corp. of Engineers (ACOE).

Either a permit from the ACOE or a letter saying that none is required is necessary for the Village to issue their permit which may have requirements that are unforeseen. Further, Lake County SMC will establish requirements for the project based on ACOE's position. We estimate that the effort required to develop the work plan, draft and send letters and applications to regulatory bodies, and obtain all necessary approvals would be 40 hours at \$120/hr. If we become aware of unforeseen demands that may require time beyond the 20 hours estimated, we will notify your organization immediately before continuing.

Management of this project is expected to require 26 hours at \$120/hr..

Summary of costs:

-Develop plan, apply for permits, make modifications as needed.....	\$ 4,800 (est.)
-Permit fees and other costs.....	\$ 1,500 (est)
-Project execution (sediment removal work as described).....	\$38,600
-Project management.....	<u>\$ 3,120</u>
Total estimated project cost.....	\$48,020

The sediment that has accumulated in the pond is either carried in by the water from off-site, or a result of eroded/failing adjacent shorelines.

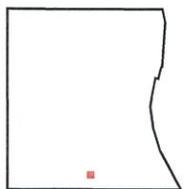
Shoreline repair costs vary from \$15/linear foot for simple seeding with native plants, matting, and two years of maintenance to upwards of \$200/linear foot for frontages that require grading, armoring, planting, or geo-engineering techniques. We can refer you to several publications on this topic. The investment made by waterfront property owners in sustainable shoreline management is one that will preserve property and prolong the need for large scale sediment removal projects in the future.

Integrated Lakes Management, Inc. handles all aspects of lake and pond management. We are happy to meet to discuss our recommendations and various options. Please let me know if you have any immediate questions.

Sincerely,

Keith Gray

# Lake County, Illinois



**LakeCounty**  
Geographic Information System

Lake County Department  
of Information Technology  
18 N County St  
Waukegan IL 60085  
(847) 377-2373

Map Printed on 10/22/2013



-  2011 Buildings
-  Lake County Border
-  Water
-  Municipalities
-  Tax Parcels
-  Parks
-  Railroads
-  Trails

## Disclaimer

The selected soil feature layer may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.

# Lake County, Illinois



**LakeCounty**  
Geographic Information System

Lake County Department  
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18 N County St  
Waukegan IL 60085  
(847) 377-2373

Map Printed on 10/22/2013



-  2011 Buildings
-  Forest Preserves
-  Lake County Border
-  Tax Parcels
-  Trails
-  2012 Aerial Photography

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