

Item #1A:

Report Of The CSCC Meeting - February 3, 2016

CSCC 16-01. Berm & Plantings Within Scenic Corridor, 5314



**MEETING OF THE
CONSERVANCY SCENIC CORRIDOR COMMITTEE
WEDNESDAY, February 3, 2016 at 7:00 P.M.**

Village Hall, 3110 RFD, Old McHenry Road, Long Grove, Illinois

I. CALL TO ORDER:

II. MEETING MINUTES: Approval of the November 4, 2015 CSCC Meeting Minutes.

III. OLD APPLICATIONS: NONE

IV. NEW APPLICATIONS:

CSCC 16-01 ; Consideration of a request to construct a berm & plantings within a Scenic Corridor, located at 5314 Heather Knoll Ct. within the R-2 PUD District, Submitted by Ernie Vale.

CSCC 16-02; Consideration of the preliminary plat of subdivision of property to be known as the "Karen's Corner" PUD and within the R-2 Residential District, including the location of Conservancy District Boundaries & detention areas within Scenic Corridors and pathways on property commonly known as The Iverson Property at Old Hicks & Checker Roads submitted by Fidelity Wes Designers & Builders.

V. OTHER BUSINESS:

VI. ADJOURNMENT OF MEETING

UPCOMING MEETING: Next Meeting – March 2, 2016 at 7:00 p.m.

The Village of Long Grove 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 the meeting or the facilities, are requested to phone David Lothspeich, Long Grove Village Manager at 847-634-9440 or TDD 847-634-9650 promptly to allow the Village of Long Grove to make reasonable accommodations for those persons.



MEMORANDUM

TO: CSCC CHAIR SMITH AND COMMITTEE MEMBERS

FROM: JAMES M. HOGUE, VILLAGE PLANNER

DATE: January 11, 2016

RE: February 3, 2016 - MEETING ISSUE REVIEW

The following is intended to summarize the status of existing as well as new applications before the CSCC and outline actions required of the Committee.

NEW APPLICATIONS:

1. **CSCC 16-01** ; Consideration of a request to construct a berm & plantings within a Scenic Corridor, located at 5314 Heather Knoll Ct. within the R-2 PUD District, Submitted by Ernie Vale.

Petitioner is requesting that a berm be placed within a scenic corridor on the property at 5314 Heather Knoll Court in the Oak Wood Hills Unit 1 PUD\Subdivision. The property was developed as a PUD in 1978. Lot 114, which is the property in question, contains a residence which was constructed in 1984. A berm may be allowed in the scenic corridor subject to the procedures outlined in the Village Code.

Review of the property characteristics indicate both wetland and floodplain are present on approximately the south 240 feet of the scenic corridor. Review by the Village Engineer will be required as well as compliance with the Lake County Stormwater Management Regulations as they relate to both floodplain and wetlands. Site inspection indicates no "significant natural vegetation" in the scenic corridor (See Attached Photos).

Scenic Corridors

Per the Village Code scenic corridors are established as follows. Berms may be constructed in Scenic Corridors per Paragraph 4 (below);

Scenic Corridor Easements: These easements are intended to provide scenic buffers between roads and developments. See subsection [6-4-4\(C\)](#) of this code. A scenic corridor easement shall be depicted on each final plat of subdivision and each final plat of a planned unit development, and said easement shall constitute an easement in favor of the village of Long Grove, the terms of which are as follows:

1. All significant native vegetation shall be preserved and maintained, and shall not be mowed, cultivated, sprayed or in any way disturbed.
2. Nonnative vegetation may be excised, controlled, or destroyed, in accordance with the approved plans and specifications or with the prior written approval of the conservancy/scenic corridor easement committee (CSC).
3. Existing woodlands and hedgerows within the scenic corridor shall not be destroyed.
4. **If no significant natural vegetation exists and where suitable topsoil is available, berms may be constructed in accordance with the approved plans and specifications for the subdivision or planned unit development. Nonnative flowering plants and evergreen trees may be utilized, if approved by the plan commission or the CSC. It is the intent that the vegetation, whether it be native or otherwise, shall constitute a suitable screen between the development of the lot upon which the scenic corridor exists and the adjacent road right of way to ensure that visual evidence of human occupancy is minimal**

Furthermore, the Village Subdivision Code identifies the following specifications for berms in Scenic Corridors;

Berm And Buffer Standards: When berms are to be built within the scenic corridor, the berms and the scenic buffers shall meet the following standards:

- (a) Berms shall not exceed eight feet (8') in height, except adjoining a railroad track, Route 83 or 22, Gilmer Road, or in planned unit development when a higher berm is essential to the best site plan for the property.
- (b) The slope of the berms facing the road shall average no more than fifteen percent (15%), with the steepest slopes located furthest from the road. The maximum slope facing the road shall not exceed twenty percent (20%); **or** the scenic corridor must be increased in width to one hundred fifty feet (150'), and the berm shall start at least eighty feet (80') back from the right of way. (Ord. 2000-O-17, 8-8-2000)
- (c) Berms may have fifty percent (50%) slopes where they are located at least forty feet (40') back from the right of way and afforested. Afforestation shall require the following plants to be planted for every four thousand (4,000) square feet of scenic corridor:
 - (1) Three (3) 3-inch native hardwood canopy trees.
 - (2) Three (3) 2-inch native hardwood canopy trees.
 - (3) Two (2) 1¹/₂-inch understory/ornamental trees.
 - (4) Fifteen (15) 3-foot shrubs. (Ord. 2001-O-31, 10-9-2001)

Proposal/Analysis

The berm is being requested by the purchaser of the property to provide a barrier between the residence and traffic on Route 83. As proposed the berm would measure 22' wide by 560 feet

long and 8' high. The berm would run along the western property line of the subject property abutting Route 83. The berm as proposed would encroach into both wetlands and floodplain along the south 240 (+/-) feet of the subject property.

As proposed the berm appears to conform to the standards for berms as identified in the subdivision code, however, in this instance no subdivision of property is occurring. The berm will have a height of 8 feet, the slope of the berm facing the street is less than 20% and the steepest slope of the berm faces away from the roadway. A berm along Route 83 could be constructed to a height of greater than 8 feet as noted above.

A landscape plan/ species mix is presented with the proposal. Petitioner proposes a mix of Sugar Maple, Serviceberry, Honey Locust, Swamp White Oak, Red, bud, Burning Bush, Witch Hazel, Ninebark (Summer Wine Tree), Pasture\Prairie Rose and Viburnum as a planting mix. Plants would be distributed per the standards for berm plantings as found in the Village Subdivision Code noted above also.

The CSCC should acknowledge the conformance of the berm to the applicable standards fo the Village Code and determine the appropriate planting mix for the berm. The afforestation schedule listed above (paragraph C) appears to apply as the entire square footage of the berm is greater than 4000 square feet. Nonnative flowering plants & evergreen species may be utilized subject to CSCC review and approval. Screening and buffering of the residence should be the primary consideration for plantings within the Scenic Corridor.

Helen is Primary; Kathy is Secondary

2. **CSCC 16-02;** Consideration of the preliminary plat of subdivision of property to be known as the "Karen's Corner" PUD and within the R-2 Residential District, including the location of Conservancy District Boundaries & detention areas within Scenic Corridors and pathways on property commonly known as The Iverson Property at Old Hicks & Checker Roads submitted by Fidelity Wes Designers & Builders (Demar-Iverson Property).

History: The property is located on the west side of Old Hicks Road at the intersection of Old Hicks and Checker Roads. The former Geimer Greenhouse property abuts the subject property to the west. The property consists of three parcels (PIN's 14-36-300-003, 14-36-300-038, 14-36-300-039) and contains 34.8 +/- gross acres of land area. A portion of the property (PIN 14-36-300-003) is presently within the Village zoned R-2 PUD District. The bulk of the property is under the jurisdiction of Lake County and is presently zoned "AG" Agricultural under the county zoning regulations. The property is currently vacant but does contain remnants of the former Iverson Greenhouse and Nursery which occupied the property at one time. The centerline of the proposed Route 53 Extension bisects the property (See attached Tax Map).

Conservancy District Soils

Lowland Conservancy District Soils (330 Peotone Silt) exist on the property and are proposed to be contained within Lots 1,2,3,4,7, 8, 15 & 18 and Outlots A, B & C of the preliminary site plan (See Attached). In general, the preference has been to contain conservancy soils within outlots to

provide a larger contiguous area of protected open space as well as reduce the potential for encroachment into the conservancy easement. As proposed, conservancy soils, and therefore conservancy easements, would in some instances encroach into platted lots and “building boxes”. Although past developments have been approved in the manner, this scenario is somewhat undesirable as a high potential for encroachment into the conservancy easement exists based upon previously approved subdivisions with similar characteristics.

To a certain extent this situation is unavoidable as the respect for, but the uncertainty of, the Route 53 extension limits the ability for the creation of outlots while remaining consistent with the R-2 standards as suggested by the approved Comprehensive Plan for the Village at this location.

In the past alterations to conservancy district boundaries have been considered by the CSCC. This has been done to limit the potential for encroachment while providing “logical” boundaries for the conservancy easement. Typically, enhancements to the conservancy easement (in the form of native plantings), enhanced scenic corridors or possibly pathways and/or other site improvements or amenities have been considered by the CSCC in exchange for alterations to conservancy district boundaries **prior to platting**.

Stormwater Detention – Stormwater detention will be accommodated via 5 detention basins located within the development. Detention basins will be located on Outlots B & C as well as on individual platted lots on as identified on the preliminary plat. Stormwater will be conveyed to the detention areas via 12” PVC storm sewer. Detention areas in “Outlots A, B, & C” are proposed to be included within the scenic corridor. Scenic Corridors are intended to provide a buffer between residences and traffic noises associated with collector streets, retain community character and provide habitat for plant and animal life. Existing woodlands and hedgerow within corridors are not to be destroyed. Detention areas are not anticipated in corridors per the subdivision code as follows;

(E) Scenic Corridor Easements: These easements are intended to provide scenic buffers between roads and developments. See subsection 6-4-4(C) of this code. A scenic corridor easement shall be depicted on each final plat of subdivision and each final plat of a planned unit development, and said easement shall constitute an easement in favor of the village of Long Grove, the terms of which are as follows:

- 1. All significant native vegetation shall be preserved and maintained, and shall not be mowed, cultivated, sprayed or in any way disturbed.*
- 2. Nonnative vegetation may be excised, controlled, or destroyed, in accordance with the approved plans and specifications or with the prior written approval of the conservancy/scenic corridor easement committee (CSC).*
- 3. Existing woodlands and hedgerows within the scenic corridor shall not be destroyed.*
- 4. If no significant natural vegetation exists and where suitable topsoil is available, berms may be constructed in accordance with the approved plans and specifications for the subdivision or planned unit development. Nonnative flowering plants and evergreen trees may be utilized, if approved by the plan commission or the CSC. It is the intent that the vegetation, whether it be native or otherwise, shall constitute a suitable screen between the development of the lot upon which the*

scenic corridor exists and the adjacent road right of way to ensure that visual evidence of human occupancy is minimal.

A process does exist for encroachments into conservancy areas, as follows;

7-5-6: CONSERVANCY DISTRICT ENCROACHMENTS: 

(A) When it is essential to the reasonable use of a lot or parcel that an improvement such as a driveway or utility line encroach upon or traverse a conservancy district, the location of the improvements shall be subject to the prior review and approval of the plan commission at time of final plat approval and be so delineated to the extent reasonably possible on the final plat.

(B) If for some reason the encroachment was not identified and delineated by the plan commission during the final plat process, then such an encroachment may be thereafter permitted upon application of the owner, after review and upon recommendation of the CSC, and final approval by the village board. Encroachments shall be no greater than twenty feet (20') wide and shall be located whenever possible to minimize the size of the encroachment.

(C) Once the location and nature of these permitted encroachments are reviewed and approved by the plan commission or the CSC and final approval has been obtained, the configuration of the encroachment may be altered as reasonably necessary for the enjoyment of the lot subject to the prior review and recommendation of the CSC and subsequent approval of the village board subject to the following:

- 1. The reconfiguration must be reasonably necessary for the reasonable use of the lot; and**
- 2. The reconfiguration must not result in an overall reduction of the square footage of the conservancy district; or**
- 3. The reconfiguration will result in other ecological benefits such as preservation of native vegetation such as a mature oak; or**
- 4. Such other conditions which the village board determines warrants the reconfiguration and the village board further finds that the reconfiguration will result in an overall enhancement to the ecology of the area. (Ord. 2007-0-04, 4-24-2007).**

As the CSCC is aware Conservancy District easements are similar to scenic corridors but generally more restrictive than the scenic corridor easements. Also of note, berms may be permitted in Scenic Corridors as follows;

4. If no significant natural vegetation exists and where suitable topsoil is available, berms may be constructed in accordance with the approved plans and specifications for the subdivision or planned unit development. Nonnative flowering plants and evergreen trees may be utilized, if approved by the plan commission or the CSC. It is the intent that the vegetation, whether it be native or otherwise, shall constitute a suitable screen between the development of the lot upon which the scenic corridor exists and the adjacent road right of way to ensure that visual evidence of human occupancy is minimal

If the CSCC determines the detention pond encroachments are acceptable in the Scenic Corridor staff suggests the CSCC provide direction for the preparation of detailed plans for the detentions areas, including landscaping, grading and plant mixes submitted to the CSCC for further review (likely with the final PUD plans) and be consideration in a fashion similar to that identified for Conservancy District Encroachments.

Pathways

As proposed the petitioner has identified an 8" pathway easement north of the cul-de-sac on Bayberry Court and an 8" pathway segment between Lots 8 & 9 (within the proposed conservancy) running southwesterly across the potential right-of-way for the Route 53 extension and to a second proposed pathway segment running northwesterly along the line between Outlots A & B. This segment would tie into the existing "Menards" Pathway which lies north of the soccer fields and provides access into Buffalo Creek Forest Preserve.

Staff suggests consideration be given to better "looping" and integration of a 10' foot easement and pathway system within the development. It is suggested pathways be placed within the Village owned Old Hicks Road right-of-way extending from the north property line southward to connect with the existing "Menards" pathway as well as pathway segment. This pathway segment may also be potentially be considered within the Scenic Corridor if there is enough land area to accommodate the pathway and detention areas.

Pathways may be considered as permitted uses within conservancy areas as follows;

(D) Permitted Uses:

Agriculture as now practiced.

Flood overflow and movement of flood water.

Nature preserve.

Passive recreation such as nature trails.

Vegetation management for the perpetuation or restoration of native species.

Wilderness areas and wildlife refuges.

Wildlife management.

(E) Procedure For Permitted Uses: Permitted uses shall require a review and recommendation by the CSC and issuance of a permit by the village board. An application for a permitted use shall include sufficient detail to demonstrate that the permitted use will not:

- 1. Interfere with the flow or storage of floodwater;***
- 2. Increase the runoff of the area;***
- 3. Interfere with the absorption of ground water;***
- 4. Present a potential pollution hazard to ground or surface water;***
- 5. Disturb the natural ecology of the area.***

In the past this standard for pathways has been applied to Scenic Corridor Easements as well.

Action by the CSCC

The CSCC needs to address and make recommendation on the following issues;

- Consideration of alterations to conservancy district boundaries as identified on the preliminary plat to limit the potential for encroachment into the easement while providing “logical” boundaries for the conservancy easement. The CSCC has considered modification to conservancy boundaries in exchange for enhancements to the conservancy easement (in the form of native plantings), enhanced scenic corridors or possibly pathways and/or other site improvements **prior to platting.**
- Consideration of detention areas in “Outlets A, B, & C” within the scenic corridor. Scenic Corridors are intended to provide a buffer between residences and traffic noises associated with collector streets, retain community character and provides habitat for plant and animal life. Existing woodlands and hedgerow within corridors are not to be destroyed. Encroachment in the form of berms may be permitted; staff suggests the CSCC consider the detention areas in a similar manner and provide direction for the preparation of detailed plans for the detentions areas, including landscaping, grading and plant mixes to be submitted for further review (likely with the final PUD plans) and be considered in a fashion similar to that identified for Conservancy District Encroachments and in particular the “standards” for such an encroachment.
- Staff suggests consideration be given to better “looping’ and integration of the pathway system within the development. It is suggested pathways be placed within the Village owned Old Hicks Road right-of-way extending from the north property line southward to connect with the existing “Menards” pathway as well as pathway segment. This pathway segment may also be potentially be considered within the Scenic Corridor if there is enough land area to accommodate the pathway and detention areas. Pathways in Conservancy Easements may also be considered if they provide opportunities for logical extension of pathway segments which offer better “looping’ and integration of the pathway system within the development.

Warren is Primary; Kelley is Secondary.

II . OTHER BUSINESS:

Should you have any questions or concerns feel free to contact me.

Village of Long Grove
Conservancy/Scenic Corridor Application

(See back page for instructions and additional information.)

Ernie Vole

Applicant Name: Daniel Rudnicki - Ruffolo Inc. Date: 1-4-16
Applicant Address: 5314 Heather Knoll Ct.
Subdivision: Heather Knoll
Phone: 847-816-6886 E-mail: dan@ruffoloinc.com

Area (or areas) where work is to be performed:

- Lowland Conservancy District
- Upland Conservancy District
- Wooded Conservancy District
- Scenic Corridor
- Other (_____)

RECEIVED

JAN 04 2016

VILLAGE OF LONG GROVE

Description of work to be performed (Check all that apply):

Remove unwanted materials. Specify: Arbovitaeas, Sumacs

Add prairie grass and wildflowers. Specify by Latin name.: Amelanchier arborea,

Acer saccharum, Gleditsia triacanthos, Quercus bicolor, Cirsium discolor,

Add trees and shrubs. Specify by Latin name.: Fraxinus americana, Hamamelis

virginiana, Physocarpus opulifolius, Rosa carolina,

Other. Specify: Viburnum acerifolium

Professional assistance (If any) provided by:

Name of Firm: Ruffolo Inc.
Address: 242 Hwy 45, Indian Creek, IL Phone: 847-816-6886
Contact: Daniel Rudnicki

Administrative Information (To be completed by Long Grove Village Officials):

Application Submitted by: DAN RUDNICKI Application # 16-01

Date of Application Filing: 1/14/16

Application Fee Paid: Yes No Date: _____

Conservancy Verified by: JMH Date: 1.15.16

Date Forwarded to Committee: _____

Committee Recommendation: Approve Disapprove Date: _____

Date Forwarded to Board: _____

Board Decision: Approve Disapprove Date: _____

Date Notification Letter Sent to Applicant: _____

Village of Long Grove
Conservancy/Scenic Corridor Application
(Continued)

Instructions:

1. The following items must be submitted to the Village Office with this Application:
 - a. **The Application Fee (\$30.00)**
 - b. **Six (6) copies of the Plat of Survey and Project Plans**
 - c. **Six (6) copies of any lists or other attachments to the Application**
2. Work shall not be commenced until approval has been received from the Village.
3. **Grasses, flowers, trees, shrubs, and other materials to be used in the project must be selected from approved lists** available from the Conservancy and Scenic Corridor Committee (CSC) or the Village Offices. Note that the Latin names of trees, plants, and other materials must be shown on the lists, drawings and attachments submitted with the Application.
4. If work is to be performed in common areas of a subdivision, the Application must be submitted by the person(s) with responsibility for those areas.
5. Property owners are advised to inform neighbors of the work to be performed in private areas that abut or are near the property of others.
6. Members of the CSC or the Village Office are available to answer questions or provide assistance in the completion of the Application.

Application Process:

1. Completed Applications are forwarded to the CSC Committee by the Village Office. One or more members of the Committee will contact the Applicant or his/her contact within a few days following receipt of the Application and arrangements will be made to visit the property and discuss the work to be performed.
2. The Application will then be discussed in the Committee and a recommendation of approval or disapproval will be forwarded to the Village Board where action will be taken. The Applicant will be notified of approval or disapproval following the vote of the Board. Applicants are not required to attend the meetings of either the Committee or the Board; but, are welcome to do so if they wish.
3. Although the Committee and the Village Board will make every effort to expedite the application process, approval may take several weeks. The actual time needed for consideration will depend upon the timing of the Application and may be delayed if there are unusual circumstances involved in the project. Questions regarding the schedule of Committee and Board meetings should be addressed to the Village Office or any CSC Member.

I understand that as a Conservancy/Scenic Corridor Applicant, I shall be responsible for all professional fees incurred by the Village in connection with said request, including, but not limited to, engineering fees, attorney fees and planning fees. By signing this application, I agree to be liable for such costs, and agree to the filing and foreclosure of a lien against the Subject Property for all such costs plus all expenses relating to collection, if such costs are not paid within 30 days after mailing of a demand for payment. Furthermore, this application shall not be forward to the Village Board until the Village Manager verifies that the above described fees have been paid in full.

Name of applicant Daniel Rudnicki

Signature of applicant [Signature]

Record of CSC Activity (To be completed by the CSC):

Date Received: 1/4/16

Application Assigned to: Primary: HELEN
Secondary: EMILY

Record of Contacts with Applicant and Others: _____

CSC Recommendation: Approve Disapprove Date: _____

~~280~~ 558 lft x 28 = 15,624 ~~ft~~ ÷ 4,000 = 3.9 (4)

Sugar Maple

Serviceberry

Honey Locust

Swamp white oaks

Redbud

Burning bush

Witch Hazel

White bark

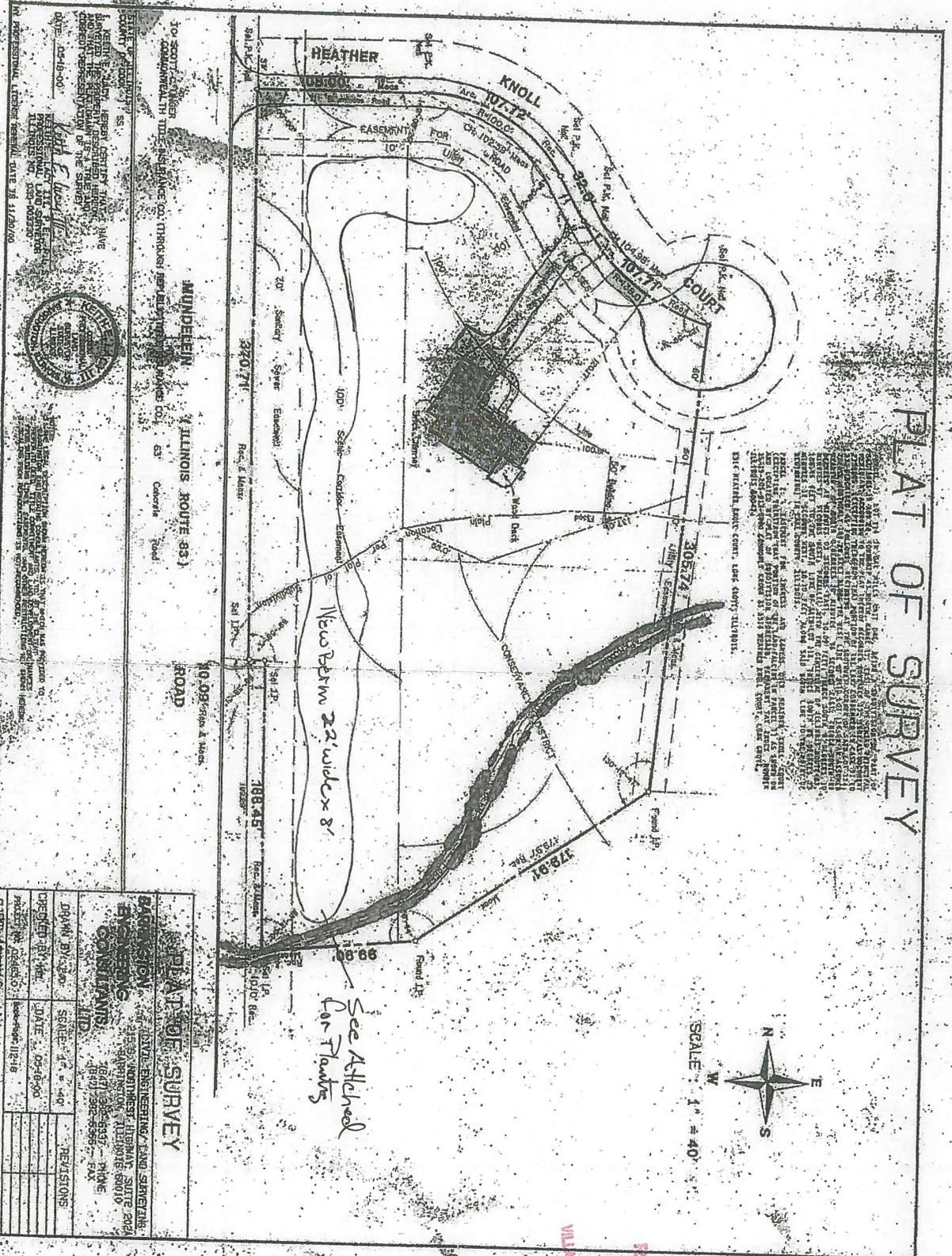
Pasture/Prairie Rose

Uiburnums
off list

- need plants
- 12 - 3" ^{Native} Hardwood canopy trees
 - 12 - 2" Hardwood canopy trees
 - 8 - 1 1/2" - under story/ornamental trees
 - 60 - 3' shrubs

PLAT OF SURVEY

THIS PLAT OF SURVEY WAS MADE BY ME, THE UNDERSIGNED, A LICENSED SURVEYOR OF THE STATE OF ILLINOIS, IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF ILLINOIS, AND IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS OF THE STATE OF ILLINOIS, AND IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF ILLINOIS, AND IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS OF THE STATE OF ILLINOIS, AND IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF ILLINOIS, AND IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS OF THE STATE OF ILLINOIS.



TO SCOTT C. HEATHER
 COMMERCIAL TRUST INSURANCE CO. THROUGH REPRESENTATIVE MUNDLEIN CO. 63 Canfield Road

STATE OF ILLINOIS
 COUNTY OF COOK
 BEING THE SOUTH 1/2 SECTION 14, T12N, R10E, S1E, MAP OF THE GENERAL PLAN OF THE VILLAGE OF WILLOW BROOK, ILLINOIS, AS SHOWN ON THE PLAT OF SURVEY OF THE SAID VILLAGE, DATED 03-18-00.

REPRESENTED BY
 Raymond B. Johnson, Inc.
 1111 S. FREDERICK ST.
 CHICAGO, ILL. 60607



THIS PLAT OF SURVEY WAS MADE BY ME, THE UNDERSIGNED, A LICENSED SURVEYOR OF THE STATE OF ILLINOIS, IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF ILLINOIS, AND IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS OF THE STATE OF ILLINOIS, AND IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF ILLINOIS, AND IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS OF THE STATE OF ILLINOIS.

PLAT OF SURVEY	
RAYMOND B. JOHNSON, INC. CIVIL ENGINEERING, LAND SURVEYING & CONSULTANTS LTD.	
2153 N. NORTHWEST HIGHWAY, SUITE 200 MARRIOTTVILLE, INDIANA 46041 PHONE: (317) 398-8395 FAX: (317) 398-8395	
DRAWN BY: JMB	SCALE: 1" = 40'
CHECKED BY: JMB	DATE: 03-18-00
PROJECT NO. 021200000	DATE: 03-18-00
CLIENT: MUNDLEIN CO.	DATE: 03-18-00
DATE: 03-18-00	REVISIONS:

RECEIVED
 JAN 04 2001
 VILLAGE OF WILLOW BROOK

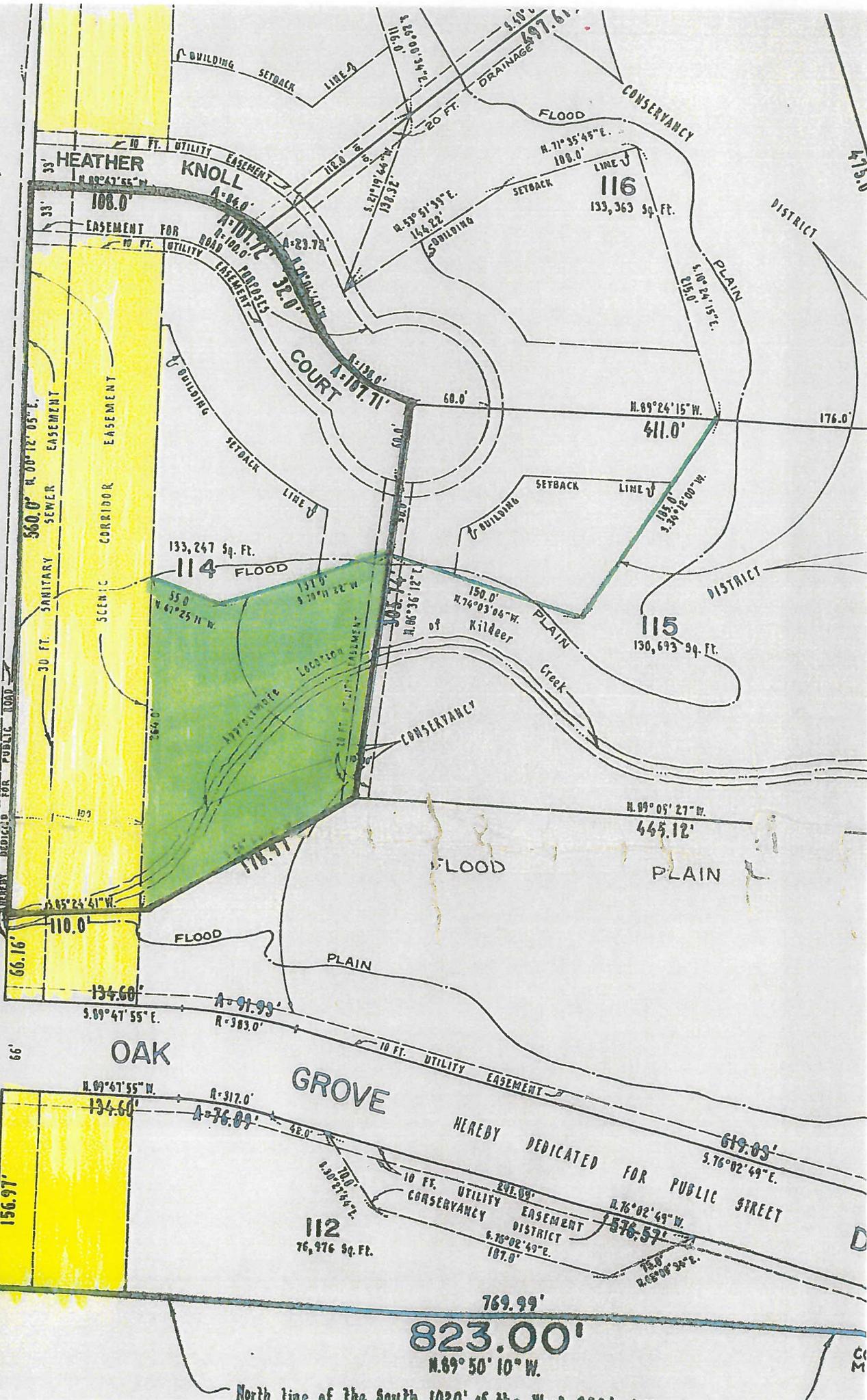
12.8

N.00°15'55"E. 1628.31'

(S.A.R. 16) (MUNDELEIN ROAD)

Center line of Pavement
MARKED DEDICATED FOR PUBLIC ROAD

West line of the East half of the Northeast quarter of Section 19-43-11



North line of the South 1020' of the West 823' of the East 1/2 of the Northeast 1/4 of Section 19-43-11

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 1/13/2016



SUBJECT PROPERTY

 Tax Parcels

Disclaimer:

The selected feature 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 of Information Technology
18 N County St
Waukegan IL 60085
(847) 377-2373

Map Printed on 1/13/2016



 **SUBJECT PROPERTY**

-  Tax Parcels
-  FEMA Base Flood Elevation
-  Floodway Areas in Zone AE
-  Special Flood Hazard Areas
-  Other Flood Areas
-  Wetlands

Disclaimer:

The selected feature 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 of Information Technology
18 N County St
Waukegan IL 60085
(847) 377-2373

Map Printed on 1/13/2016



- | | | |
|---|--|--|
|  Tax Parcels |  Floodway Areas in Zone AE |  Wetlands |
|  Minor Contour |  Special Flood Hazard Areas | |
|  Major Contour |  Other Flood Areas | |
|  FEMA Base Flood Elevation | | |

Disclaimer:

The selected feature 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.



01 14 2016
534 PFD



01 14 2016

SSY PFD

01 14 2016
SSY PFD



Item #1B:

Report Of The CSCC Meeting - February 3, 2016
CSCC 16-02. Plat Detention & Pathways, Karen's Corner



3110 Old McHenry Road 60047-9635
Phone: 847-634-9440 Fax: 847-634-9408
www.longgrove.net

PLAN COMMISSION ZONING BOARD OF APPEALS GENERAL ZONING APPLICATION

1.0 General Information (See Subsection 5-11-8(E) of the Long Grove Zoning Code).

1.1 Applicant Name: KC1, INC.
Address: 201 ROBERT PARKER COFFIN RD, LONG GROVE 60047
Telephone Number: 847-980-9686 E-mail Address: Mike@Fidelitywes.com
Fax number: 847-883-0132
Applicant's Interest in Property: CONTRACT PURCHASER

1.2 **Owner (if different from Applicant).**
Name: Therese R. Iverson, Individually, and Therese R. Iverson
As Trustee Under the Therese R Iverson Living Trust Dated 2/11/10
Address: 3455 Devon Pines, Keswick, VA 22947
40 Bobbi O'Reilly, WEICKERT REALTORS/MCKEE
Telephone Number: 847-634-6500 E-mail Address: _____
Fax number: 847/634-6510

1.3 **Property.**
Address of Property: 19919 W Dorothy Lane, 20470 W Hicks Road and
0 North Hicks Road, Lake County, IL 60047
Legal Description: Please attach SEE EXHIBIT A Parcel Index Number(s): 1436300038, 1436300003,
1436300039
Present Zoning Classification _____ Size of Property (in acres) 34.4
R-2 PUD as to 14-36-300-003; Remainder is Unincorporated
Has any zoning reclassification, variation, or special use permit/PUD been granted for the Property?
Yes: X No: _____
SEE ABOVE
If yes, please identify the ordinance or other document granting such zoning relief: _____

Item 13

NARRATIVE

December 2, 2015

RE: Iverson Property – aka KAREN'S CORNER

The proposed Karen's Corner development is located at the southwest corner of Long Grove, just north of Lake Cook road and just east of existing Route 53. The property is a former farm field and nursery that has fallen into disuse over the past 20 years and has remained largely vacant. Existing uses and zoning classifications for properties around the site include: homes built under R2 and R-2PUD residential zoning; vacant County AG; OS-R Open Space; and HR Highway Retail, consisting of Menards directly southwest, Finch's Beer Company Tap Room directly west; a Montessori School encompassed by the property to the east; and a vacant field, designated R-2 Unincorporated to the north. The trend of development in the area is single family homes to the east and north and commercial to the south and west.

In keeping with the R2 PUD zoning for much of that area of Long Grove, Karen's Corner will consist of 18 single family home sites of one-plus (1+) acres. The look and feel of Karen's Corner, including lot size, setbacks and home size, will be similar to the existing nearby PUD subdivisions of Country Club Estates and Country Club Meadows. These luxury custom homes will appeal to families wishing to live in Long Grove for the rural atmosphere, excellent schools, nearness to downtown Long Grove and other shopping areas and easy access to major roadways.

The homes would be served by sanitary sewer from the Menards line and by individual wells, neither of which would have any appreciable impact on existing or possible future residential or commercial uses on nearby properties.

In addition to the existing surrounding use characteristics, there is a designated future taking of a significant portion of the property for the Route 53 extension diagonally through the southwest half of the property. The project has been designed to be sensitive to the possible Route 53 extension.

Access to the development would be through two entrances off of Old Hicks Road, one to the north and one to the south of the Montessori school property, and are connected to allow for use by residents and emergency vehicles should one entrance be impassable for any reason.

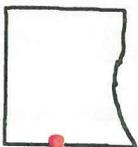
Karen's Corner will have considerable open space and will retain the natural existing wetlands. Retention areas have been located in existing lowland areas where water naturally flows and stays. Landscaping within the subdivision and along the outer roadway that meets or exceeds Village Code requirements will enhance Karen's Corner and the surrounding area. Individual lots would be maintained by their respective owners, while the streets, entry areas and other common properties would be maintained by a Homeowner's Association.

An added benefit of Karen's Corner and to nearby residents are walking paths that will connect to the existing Long Grove Park District path south of the subdivision, through the open space and from the cul-de-sac to the northern vacant land.

Development of single family homes on this parcel as proposed is consistent with the surrounding area and in keeping with the zoning and preferred use of this area of Long Grove.

Lake County, Illinois






LakeCounty
 Geographic Information System

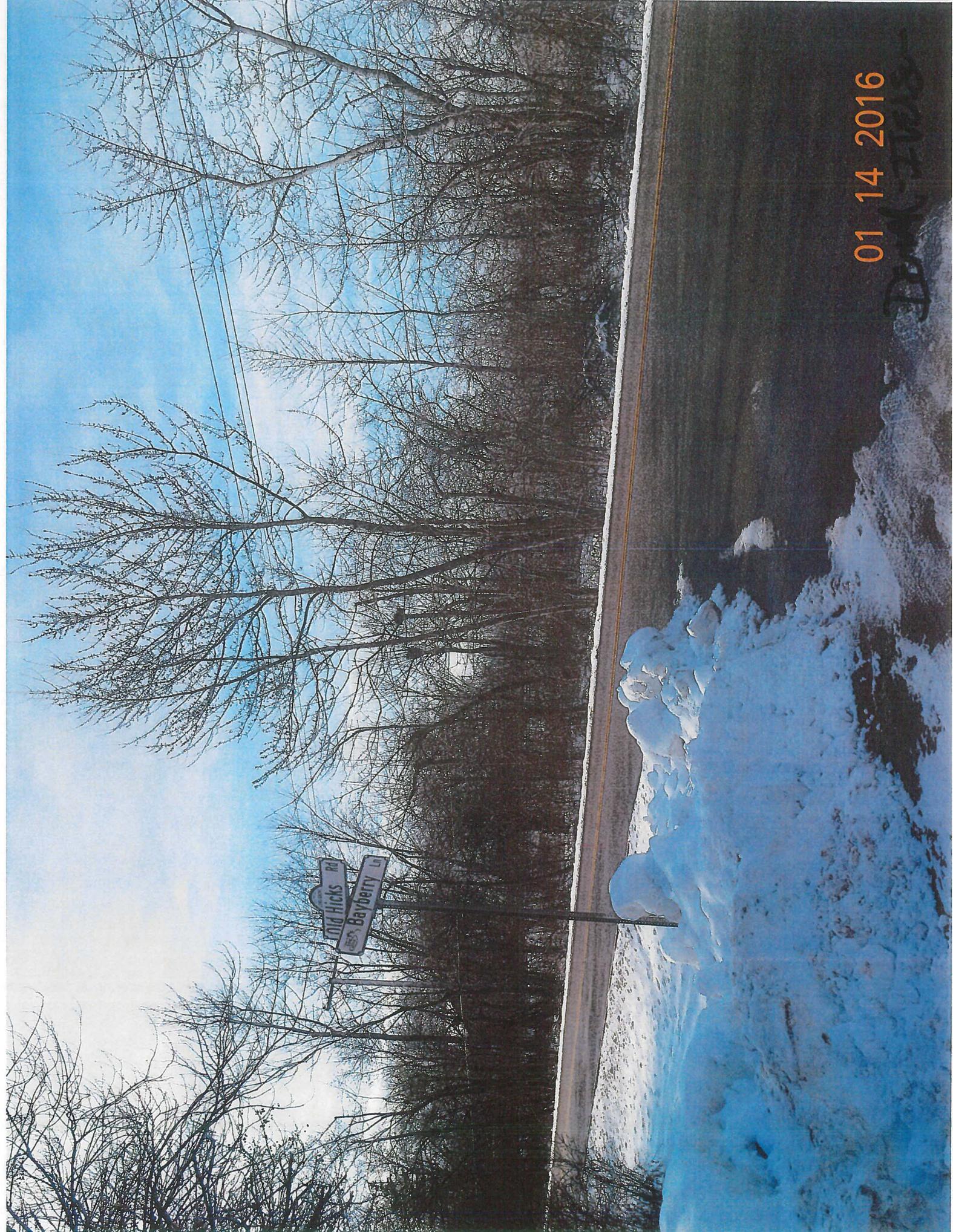
Lake County
 Department of Information Technology
 18 N County St
 Waukegan IL 60085
 (847) 377-2373
 Map Printed on 12/21/2015

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 Tax Parcels	 ADID
 Forest Preserves	 <i>SUBJECT PROPERTY</i>
 Special Flood Hazard Areas	
 Wetlands	

Disclaimer: The selected feature 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.

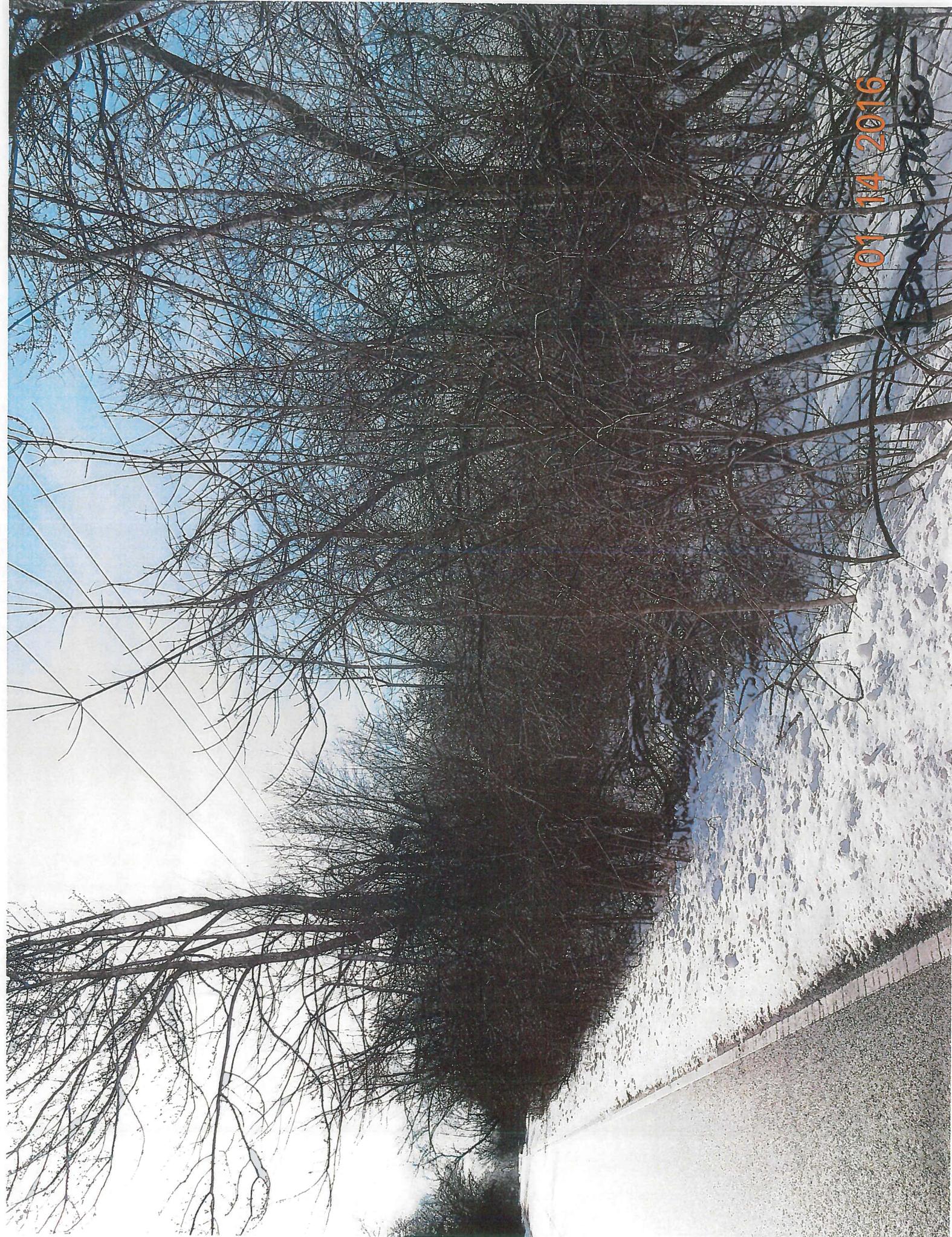


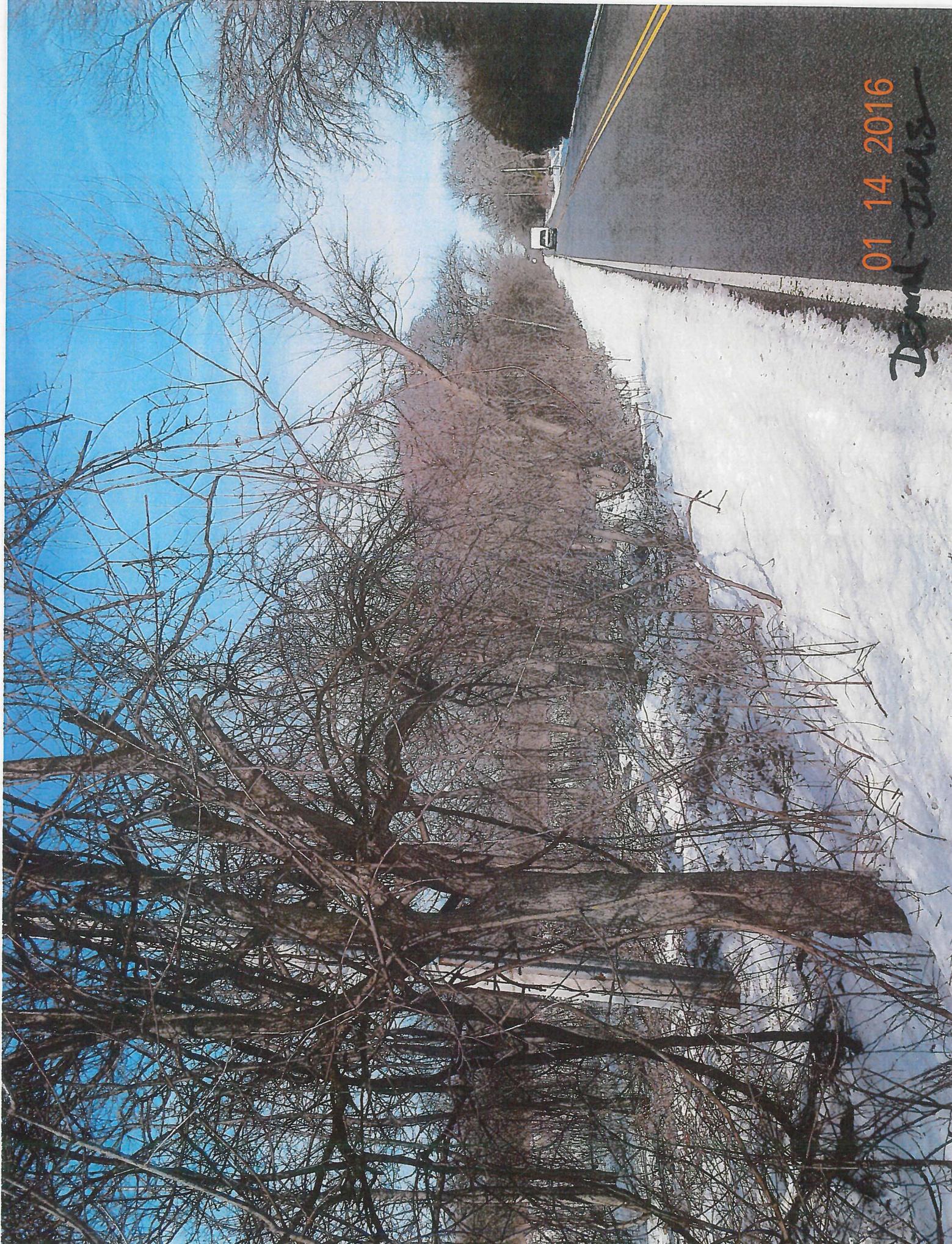
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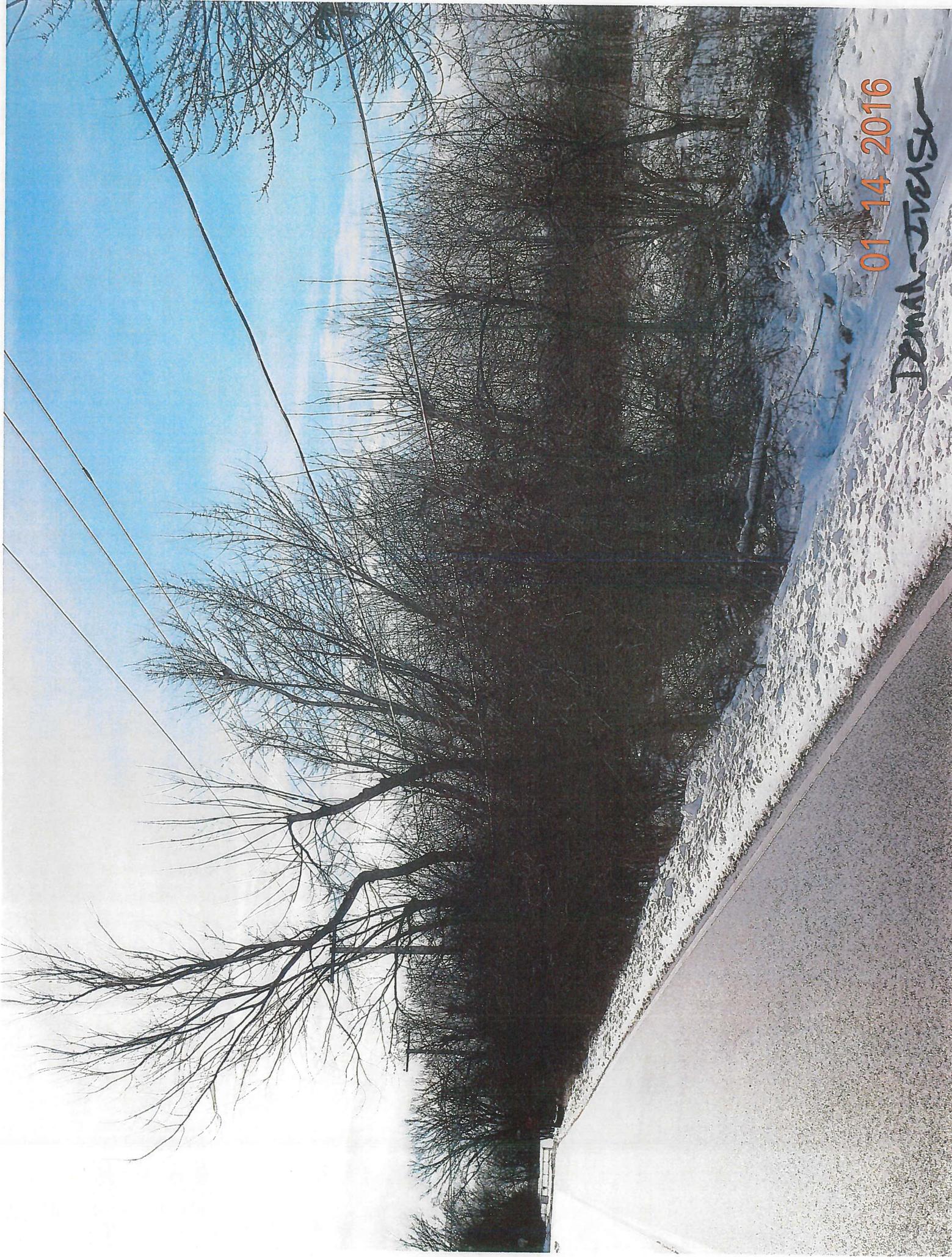
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