Item #1:
Report Of The CSCC Meeting – July 6, 2016

07/07/16

Village of Long Grove Illinois

MEETING OF THE
CONSERVANCY SCENIC CORRIDOR COMMITTEE
Wednesday, July 6, 2016 at 7:00 P.M.

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

I. **CALL TO ORDER:**
II. **VISITORS BUSINESS:**
III. **MEETING MINUTES:** Approval of the February 3, 2016 CSCC Meeting Minutes.
IV. **OLD APPLICATIONS:** NONE
V. **NEW APPLICATIONS:**

CSCC 16-02; Consideration Of The Final Plans For The 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.

VI. **OTHER BUSINESS:**

Presentation By Dave Neu, Executive Director, Conserve Lake County Regarding The Integration Of Efforts Between Conserve Lake County And The Village Of Long Grove.

VII. **ADJOURNMENT OF MEETING**

UPCOMING MEETING: Next Meeting – August 3, 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.

Village of Long Grove Illinois

MEMORANDUM

TO: CSCC CHAIR SMITH AND COMMITTEE MEMBERS

FROM: JAMES M. HOGUE, VILLAGE PLANNER

DATE: June 20, 2016

RE: July 6, 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.

1. **CSCC 16-02;** Consideration of the final plans for the 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).

In February of this year the CSCC considered the preliminary PUD plans for this property. The recommendations of the CSCC from the February meeting are as follows;

After discussion a motion was made by Commissioner Wilson, seconded by Commissioner Smith as follows;

- The conservancy district boundaries as identified on the preliminary plans and plat may remain as identified. Per advice from village counsel the covenants and restrictions as well the PUD approval ordinance shall provide adequate protection of the integrity of the conservancy easements as shown.

- Stormwater detention easements/basins within the scenic corridor are acceptable. Detention areas within the conservancy easements are acceptable per Chapter 5, Section

7-5-3 (F) of the Village Code as part of the SUP/PUD approval. Detention basins as proposed within these areas shall utilize plantings from the approved plant species list as well as the use of native plantings which grow well in detention basins unless otherwise approved by the CSCC. Petitioner shall provide detailed drawings and plant species lists and/ or seed mixes as part of the final PUD submittal for further CSCC review and consideration.

- The CSCC concurs with the goal of better "looping" and integration of the pathway system within the development and finds no objection to the use of asphalt pathways within the scenic corridor or along the boundaries of the conservancy easements. Pathways may deviate from those identified on the preliminary plans and plat in furtherance of the goal on pathway integration and final plans shall be brought back for the review and consideration of the CSCC.

Conservancy District Soils\Scenic Corridors

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 which is attached for comparison purposes.

The attached final plat identifies some of the same boundaries for the conservancy and scenic corridor areas as was approved on preliminary plat however there are some differences. The conservancy soils which were identified in the potential right-of-way for the Route 53 extension are not shown. The conservancy soils in Outlot A (also a scenic corridor are not shown as well. The final plat also now identifies 17 lots instead of 18 as originally proposed.

The CSCC should review and approve the plantings proposed for the conservancy area (which also are stormwater detention areas) and the plantings in the scenic corridor. Please note the attached "Landscape Plan Plant List" principally identifies street trees which are required in the development. These may or may not be located in the conservancy & scenic corridor areas. Also, per the preliminary approval the CSCC noted "Detention basins as proposed within these areas shall utilize plantings from the approved plant species list as well as the use of native plantings which grow well in detention basins unless otherwise approved by the CSCC." Seed mixes are listed on the attached plans for the detention areas.

The Village Code notes the following with regard to scenic corridors and planting thereof;

"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".***

"Dimensions: The dimensions of the scenic corridor shall be as follows:

On all other property sought to be subdivided or developed as a planned unit development which lies adjacent to all other remaining state, county and streets designated as collector streets within the village, including, but not limited to, Route 53, Route 83, Route 22, Old McHenry Road, Cuba Road, Aptaksic Road, Indian Creek Road, Diamond Lake Road and Gilmer Road, ***there shall be a one hundred foot (100') easement,*** *measured from the right of way, on either side of said roads."*

"Governing Provisions: In those locations where a conservancy district area overlaps with a scenic corridor area, to the extent there is any conflict among applicable village code provisions, the scenic corridor provisions shall govern. (Ord. 2000-O-17, 8-8-2000)"

The petitioner proposed 100' Scenic Corridor Easement which are consistent with village code requirements. In this instance most of the scenic corridor does overlap with conservancy district boundaries. Therefore the plantings in the scenic corridor would not necessarily need to be from the approved plant species list.

The Village Arborist has reviewed the landscape\planting plans as well. The comments of the arborist are attached for CSCC consideration and should be incorporated into any recommendations of the CSCC as applicable.

Stormwater Detention – As identified on the preliminary plat 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.

During the preliminary approval process the CSCC determined the detention pond encroachments are acceptable in the Scenic Corridor. The CSCC also recommended the following with regard to plantings in the detention areas; *"Detention basins as proposed within these areas shall utilize plantings from the approved plant species list as well as the use of native plantings which grow well in detention basins unless otherwise approved by the CSCC."*

The CSCC should review the proposed plantings in the detention and conservancy areas and determine suitability. While the CSCC granted a certain amount of flexibility in the detention areas which are also conservancies, plantings in the remainder of the conservancy areas should be considered.

Pathways

As proposed the petitioner has identified an 8" pathway easement in a slightly different configuration than preliminarily shown. This was anticipated and consistent with the preliminary recommendation of the CSCC. Pathways will loop (partially using internal roadways) and connect to adjacent pathways to the south. The pathway configuration was reviewed and accepted as proposed by the Pathways Committee on 6.13.16.

Action by the CSCC

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

- Consider any alterations to conservancy district boundaries as identified on the final plat in comparison to the preliminary plat to limit the potential for encroachment into the

easement while providing "logical" boundaries for the conservancy easement. The CSCC should discuss the changes to the final plat regarding the conservancy district boundaries. 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.** The CSCC should review and approve the plantings proposed for the conservancy area (which also are stormwater detention areas) and the plantings in the scenic corridor.

- The comments of the arborist should be incorporated into any recommendations of the CSCC as applicable.

- Detention areas in "Outlets A, B, & C" within the scenic corridor were deemed acceptable at the preliminary approval. The CSCC should review the proposed plantings in the detention and conservancy and scenic corridor areas and determine suitability.

- Pathways will loop (partially using internal roadways) and connect to adjacent pathways to the south. The pathway configuration was reviewed and accepted as proposed by the Pathways Committee on 6.13.16. The CSCC may consider concurrence with recommendation and accept the pathways as proposed.

Warren is Primary; Kelley is Secondary.

2). OTHER BUSINESS:

1) Presentation by Dave Neu, Executive Director, Conserve Lake County regarding the integration of efforts between "Conserve Lake County" and the Village of Long Grove.

Mr. Dave Neu, Executive Director of "Conserve Lake County" will be present to discuss way to coordinate efforts between the Village and "Conserve Lake County". Attached are materials from the "Natural Areas Assurance Program" which may have applicability in the conservancy areas of the village. "Conserve Lake County" may also be able to assist with review and update of the "Approved Species List".

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

Urban Forest Management, Inc.

June 15, 2016

Mr. James Hogue
Village Planner
Village of Long Grove
3110 Old McHenry Road
Long Grove, IL 60047

RE: Karen's Corner Development
Plan/Site Review

Dear Jim,

I met with the developer at the proposed Karen's Corner development to review the existing trees on site and the Landscape Plan. The following are my observations and recommendations.

1. A list of the protected trees was included in the landscape plans, although an inventory of all trees 12" and larger was not included. The only protected trees on site are located along the property lines. All of these are black walnut and black cherry. Those located under the utility lines adjacent to Old Hicks Road have been significantly pruned and contain very poor forms. Currently, all the protected trees shown on the inventory listing are proposed to be preserved. Tree protection/silt fencing should be added to the engineering plans, showing the protection of the critical root zones of these trees.

   If the proposed bike path or sewer installation requires the removal of some of the protected trees along Old Hicks Road, they shouldn't require mitigation due to their poor conditions/forms. I would recommend adding new landscaping if openings appear in the natural screening due to the bike path or sewer, but none of the new plantings should be installed in a location where they will grow into a conflict with the overhead utility wires. Only shrubs should be installed directly under the power lines, with understory/ornamental trees not to be installed within 10' of the outer edge of the utility lines and shade trees within 20' of the outer edge of the utility wires.

2. None of the trees proposed to be removed for the berm in the southwest corner of the site are protected trees. They are primarily cottonwood with boxelder maple, black locust, mulberry, black willow and other species typically found in low, poorly drained sites. The developer is planning on constructing this berm prior to the other infrastructure construction. As long as the Village engineer does not have any issues with this, I don't have an issue with this.

3. The typical 200' landscape planting detail by Dowden Landscape Design, dated 5-20-16, is acceptable, but I would recommend adding more space between the shade trees and making sure there are no site obstructions with intersections, driveways, light poles, street signs, hydrants, etc. There should be a minimum of 20' - 30' between shade trees and 15' - 20' between ornamentals/evergreens and no vegetation within 15' of driveways, intersections, light poles/signs, etc. I would not allow any shrubs to be installed within 5' of the curb/edge of road.

960 Route 22, Suite 207 Fox River Grove, Illinois 60021 847-516-9708 FAX 847-516-9716

As noted in my initial landscape plan review dated 3-21-16, I would not recommend planting multi-stemmed trees, such as river birch, in the parkway as the sightlines may be obstructed with such trees.

If the spacing that I have proposed will not allow the quantities to be installed along the parkway, I would recommend allowing these plantings to be installed in open space areas within the project or within the lots themselves, outside of utility easements and construction envelopes.

The Village will need to determine if all trees 12" and larger need to be inventoried and located, per the ordinance requirements. Otherwise, I would only require that the engineering plans show the location of the tree protection/silt fencing before I would recommend approval.

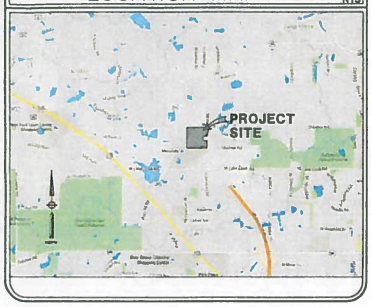
Sincerely,
URBAN FOREST MANAGEMENT, INC.

Todd R. Sinn
Senior Forester

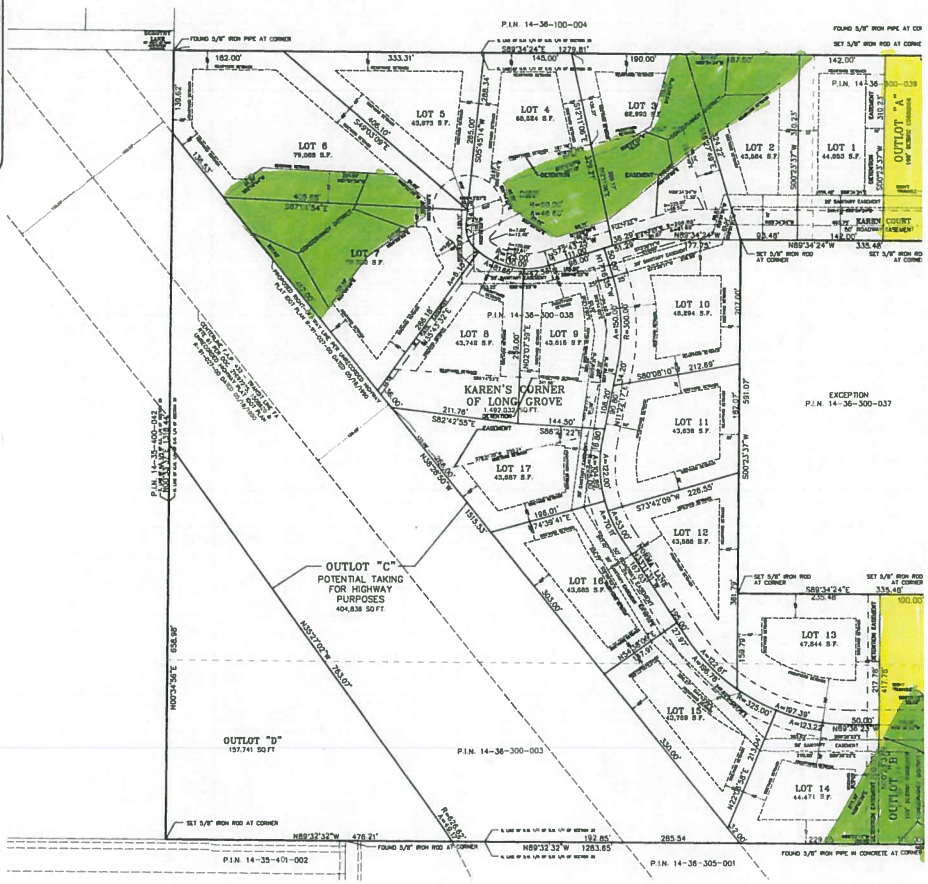
PLAT OF SUBDIVISION
OF
KAREN'S CORNER OF LONG GROVE

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

LOCATION MAP NTS



NORTH



Owner's Certificate:

State of Illinois]
ss
County of Lake]

This is to certify that the undersigned is the legal owner of the land described on the plat hereon drawn and shown hereon as subdivided, staked and platted as shown hereon, for the purpose of having this plat recorded as provided by law.

In Witness whereof hereunder set hand and Seal this ___ day of _____ A.D., 2016.

_____
Owner

Notary's Certificate:

State of Illinois]
ss
County of Lake]

I, _____, a Notary Public, in and for said County, and State aforesaid, do hereby certify _____ that personally known to me to be the same person whose name is subscribed to the foregoing instrument as such owner, appeared before me this day in person and acknowledged that they signed and delivered the annexed plat as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this ___ day of _____, A.D. 2016, at _____, Illinois.

_____
Notary Public

Village Certificate:

State of Illinois]
ss
County of Lake]

Approved this ___ day of _____ A.D. 2016.

_____
Plat Officer

_____
Village Clerk Village President
Village of Long Grove

County Clerk's Certificate:

State of Illinois]
ss
County of Lake]

I, _____, County Clerk of Lake County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid forfeited taxes, and no redeemable tax sales against any land included in the plat.

I further certify that I have received all statutory fees in connection with the annexed plat.

Given under my hand and Seal of the County of Lake, Illinois, this ___ day of _____, A.D. 2016.

_____
County Clerk of Lake County

Village Engineer's Certificate:

State of Illinois]
ss
County of Lake]

I, _____, Village Engineer for the Village of Long Grove, do hereby certify that the annexed plat has been examined by me and found to comply with the engineering requirements, as set forth in the Subdivision Regulations of Long Grove, Illinois.

Dated this ___ day of _____, A.D. 2016.

_____
Village Engineer
Long Grove

Drainage And Detention Easement:
All drainage and detention easements, excluding those easements labeled as "Drainage & Utility Easement", falling outside of conservancy districts or lowland soil conservation districts are subject to the same restrictions applicable to conservancy districts. It is prohibited to install, erect, or maintain any structure thereon, except for drainage improvements, which are part of the approved plans and specifications for the planned unit development. All such areas, after completion of any drainage improvements, which are called for within said areas by the approved plans and specifications, shall be left in their natural condition, except for any such periodic maintenance, which is required, and specifically approved by the Village. All natural vegetation within these areas shall be preserved and maintained, and these areas shall not be mowed, cultivated, sprayed or in any way disturbed, provided however that this restriction does not preclude normal and customary landscaping of drainage easement areas, which are not within a scenic corridor easement or conservancy district area, and are within front yards of lots, which areas are immediately adjacent to a public or private road, provided that any such landscaping, including but not limited to sowing and maintenance of grass, shall not impede the drainage functions of the drainage easement areas.

PRIVATE ROAD AND EMERGENCY ACCESS EASEMENT PROVISIONS AND RESTRICTIONS

THE PRIVATE ROADS AND WALKING TRAILS SHALL BE AVAILABLE FOR THE USE BY LOT OWNERS WITHIN THE DEVELOPMENT AND THEIR INVITED GUESTS AS WELL AS THE GENERAL PUBLIC FOR PEDESTRIAN PURPOSES. ALL ROADS AND WALKING TRAILS WITHIN THE PLAT OF SUBDIVISION SHALL REMAIN PRIVATE ROADS AND TRAILS AND RESPONSIBILITY FOR THE MAINTENANCE OF THE ROADS AND TRAILS SHALL REST SOLELY UPON THE LOT OWNERS WITHIN THE PLANNED UNIT DEVELOPMENT IN ACCORDANCE WITH THE COVENANTS AND RESTRICTIONS RECORDED IN CONJUNCTION WITH THE RECORDING OF THE PLAT.

ALSO THE RIGHT OF INGRESS AND EGRESS IS HEREBY GRANTED OVER, UPON AND THOUGH THE PRIVATE ROAD WALKING TRAIL EASEMENTS AND EMERGENCY ACCESS EASEMENT AT ALL TIMES FOR EMERGENCY VEHICLES OF ANY AND ALL TYPES AND FOR THE VILLAGE OF LONG GROVE MUNICIPAL STAFF AND THE LAKE COUNTY PUBLIC WORKS DEPARTMENT STAFF FOR ANY PURPOSE WHATSOEVER.

SIGHT TRIANGLE RESTRICTIONS

NO IMPROVEMENT SUCH AS FENCES, SIGNS, LANDSCAPING, ETC., SHALL BE ERECTED OR CONSTRUCTED WHICH MAY OBSTRUCT OR REDUCE TRAFFIC SIGHT LINES OR MAY CREATE ANY TRAFFIC HAZARD.

SANITARY SEWER EASEMENT PROVISIONS

EASEMENTS ARE RESERVED FOR LAKE COUNTY PUBLIC WORKS, THEIR SUCCESSORS AND ASSIGNS OVER ALL AREAS MARKED "20' SANITARY EASEMENT" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT MAINTAIN, AND OPERATE SANITARY SEWERS, TOGETHER WITH AND AND ALL NECESSARY MANHOLES, APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID LAKE COUNTY PUBLIC WORKS OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.
THE RIGHT IS ALSO GRANTED TO CUT DOWN AND TRIM OR REMOVE ANY FENCES, TEMPORARY STRUCTURES, TREES, SHRUBS, OR OTHER PLANTS WITHOUT NEED FOR PROVIDING COMPENSATION THEREFORE, ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.
EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO LAKE COUNTY PUBLIC WORKS OF THE LAND SUBDIVIDED HEREBY, OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS, AND THE PERFORMANCE OF SERVICES FOR SANITARY SEWER SERVICE AND MAINTENANCE.

SCENIC CORRIDOR PROVISIONS

A SCENIC CORRIDOR EASEMENT IS HEREBY EXPRESSLY RESERVED FOR AND GRANTED TO LONG GROVE OVER THOSE PARTS DESIGNATED AS "SCENIC CORRIDOR AREA" SHOWN HEI BE SUBJECT TO THE FOLLOWING CONDITIONS:

A. ALL SIGNIFICANT VEGETATION SHALL BE PRESERVED AND MAINTAINED AND SHALL N CULTIVATED, SPRAYED OR IN ANY WAY DISTURBED, EXCEPT AS OTHERWISE PROVIDE PLANS AND SPECIFICATIONS FOR THE PLAT OF SUBDIVISION
B. NON NATIVE VEGETATION MAY BE EXCISED, CONTROLLED, OR DESTROYED, IN ACCOR APPROVED PLANS AND SPECIFICATIONS FOR THIS PUD OR WITH THE PRIOR WRITTE CSC.
C. EXISTING WOODLANDS AND HEDGEROWS WITHIN THE SCENIC CORRIDOR SHALL NOT E EXCEPT AS OTHERWISE PROVIDED IN THE APPROVED PLANS AND SPECIFICATIONS F SUBDIVISION.
D. BERMS MAY BE CONSTRUCTED IN ACCORDANCE WI THE APPROVED PLANS AND SPE PLAT OF SUBDIVISION. NON NATIVE FLOWERING PLANTS AND EVERGREEN TREES M ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PLAT OF THE INTENT THAT THE VEGETATION, WHETHER IT BE NATIVE OR OTHERWISE, SHALL SUITABLE SCREEN BETWEEN THE DEVELOPMENT'S LOT AND THE ADJACENT ROAD RI ENSURE THAT VISUAL EVIDENCE OF HUMAN OCCUPANCY IS MINIMAL.

CONSERVANCY DISTRICT PROVISIONS

ALL AREAS DESIGNATED "CONSERVANCY DISTRICT AREA" ON THIS PLAT ARE EASEMENTS RESERVED FOR AND GRANTED TO THE VILLAGE OF LONG GROVE AND SHALL BE MAINTAI NATURAL, UNDISTURBED CONDITION, AND NO MAN-MADE STRUCTURE OF ANY KIND SHALL THEREON, NOR SHALL ANY GRADING BE PERMITTED ON ANY CONSERVANCY DISTRICT EA ACCORDING TO THE REGULATIONS OF THE LONG GROVE CODE THAT APPLY TO THESE AR FOR THOSE IMPROVEMENTS WHICH ARE PART OF THE APPROVED PLANS AND SPECIFICAT OF SUBDIVISION. ALL NATURAL VEGETATION SHALL BE PRESERVED AND MAINTAINED AN MOWED, CULTIVATED, SPRAYED, OR IN ANY WAY DISTURBED WITHOUT FOLLOWING THE RE OF THE VILLAGE OF LONG GROVE AND THE OPEN SPACE MANAGEMENT PLAN WHICH WAS ORDINANCE GRANTING FINAL APPROVAL FOR THE PLAT OF SUBDIVISION" DULY RECORDED

THE FOLLOWING PROHIBITIONS PERTAIN TO ALL CONSERVANCY AREAS DEPICTED ON THE PROHIBITED USES:

A. NO MAN-MADE STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED IN THE FLOOD F SHOWN ON SITE ENGINEERING PLANS OR WITH VILLAGE APPROVAL.
B. THE FLOOD PLAIN SHALL NOT BE FILLED NOR SHALL THE GRADE BE ALTERED IN A AS SHOWN ON SITE ENGINEERING PLANS OR WITH VILLAGE APPROVAL.
C. NO MATERIALS SHALL BE UTILIZED OR STORED WHICH SHALL HAVE THE POTENTIAL EITHER SURFACE OR GROUND WATER EXCEPT AS SHOWN ONSITE ENGINEERING PLAN APPROVAL.
D. THERE SHALL BE NO FLOODWAY ALTERATION WITHOUT VILLAGE APPROVAL EXCEPT ENGINEERING PLANS OR WITH VILLAGE APPROVAL.
E. THERE SHALL BE NO DISTURBING OF NATURAL VEGETATION EXCEPT AS SHOWN ON PLANS OR WITH VILLAGE APPROVAL.

Surveyor's Certificate:

State of Illinois]
ss
County of Lake]

This is to certify that I, Kevin C. Lewis, a Registered Illinois Land Surveyor, No. 3681 h subdivided the below described property and as shown by the annexed plat, which is a representation of said survey and subdivision. All distances are shown in feet and decim

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 10, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM THE SOUTH 5 NORTH 901.30 FEET OF THE EAST 368.48 FEET THEREOF), IN LAKE COUNTY, ILLINO

Given under my hand and Seal at Wheeling, Illinois, this ___ day of _____

_____
Registered Illinois Land Surveyor
My license expires November 30, 2018

REVISED: 08/21/2016
DATE PREPARED: 04/27/2016

ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF.
NO DIMENSIONS TO BE ASSUMED FROM SCALING.

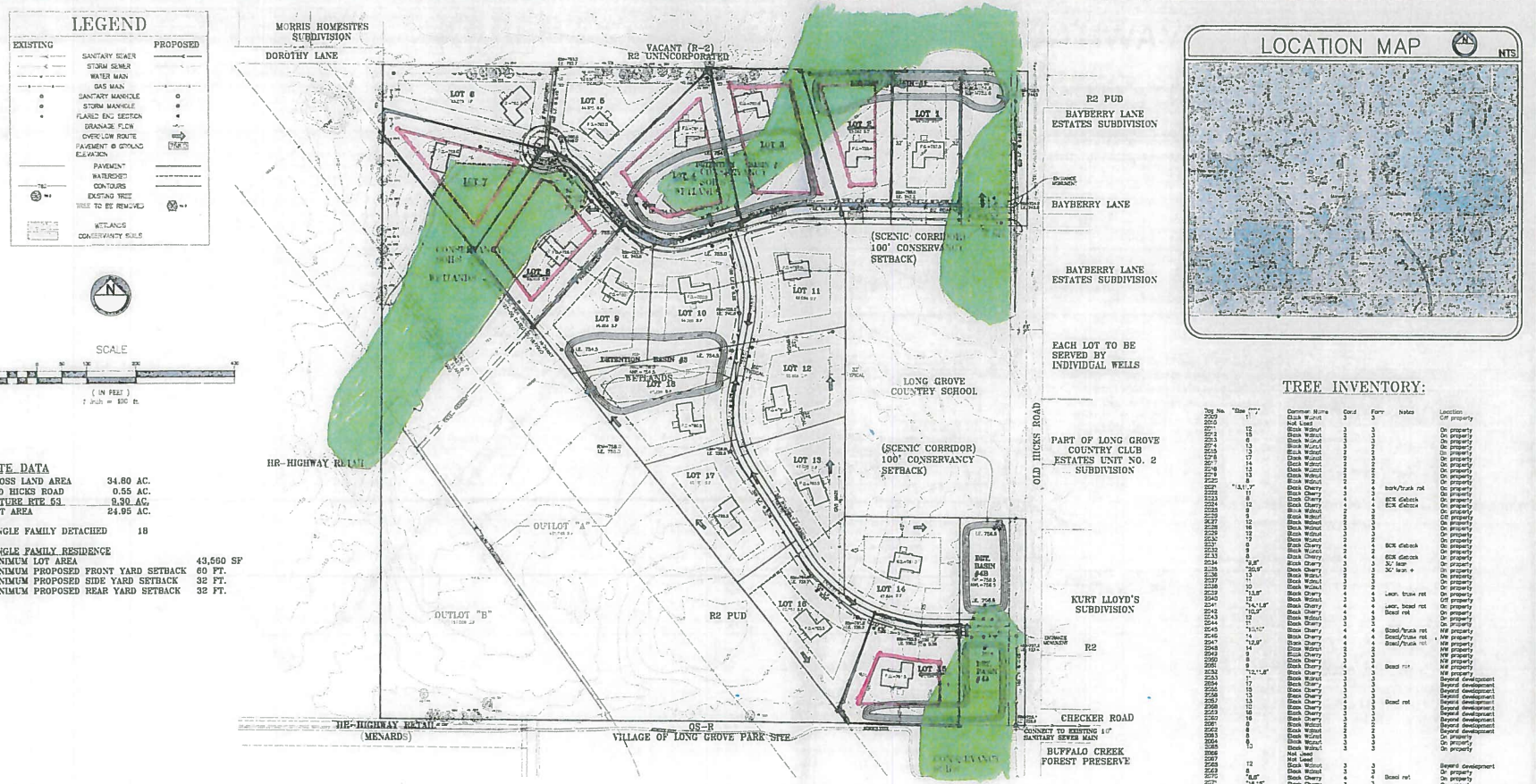
COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

REFER TO TITLE REPORT FOR ANY EASEMENTS, COVENANTS OR RESTRICTIONS THAT MAY EXIST BUT ARE NOT SHOWN HEREON.

PROJECT

PLAT OF SUBDIVISION
KAREN'S CORNER OF LONG GROVE

IGCONSULTING, INC.



SITE DATA

GROSS LAND AREA	34.80 AC.
OLD HICKS ROAD	0.55 AC.
FUTURE RTE 53	9.30 AC.
NET AREA	24.95 AC.
SINGLE FAMILY DETACHED	18

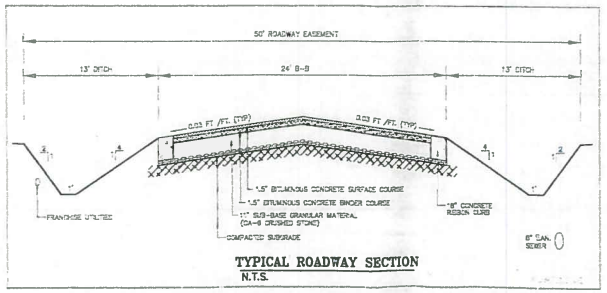
SINGLE FAMILY RESIDENCE	
MINIMUM LOT AREA	43,560 SF
MINIMUM PROPOSED FRONT YARD SETBACK	60 FT.
MINIMUM PROPOSED SIDE YARD SETBACK	32 FT.
MINIMUM PROPOSED REAR YARD SETBACK	32 FT.

CONSERVANCY SOILS

LOT LINES

BUILDING BOX

APPROVED PRELIMINARY PLAN\PLAT



TYPICAL ROADWAY SECTION
N.T.S.

LOCATION MAP

TREE INVENTORY:

Tag No.	"Size (DBH)"	Common Name	Cond	Form	Notes	Location
2000	11	Black Walnut	3	3		Off property
2010		Not Load				
2011	22	Black Walnut	3	3		On property
2012	8	Black Walnut	3	3		On property
2013	16	Black Walnut	3	3		On property
2014	13	Black Walnut	3	3		On property
2015	13	Black Walnut	3	3		On property
2016	13	Black Walnut	3	3		On property
2017	14	Black Walnut	2	2		On property
2018	11	Black Walnut	2	2		On property
2019	13	Black Walnut	2	2		On property
2020	8	Black Walnut	2	2		On property
2021	"11.1"	Black Cherry	4	4	bark/trunk rot	On property
2022	11	Black Cherry	4	4		On property
2023	8	Black Cherry	4	4	60% dieback	On property
2024	12	Black Cherry	4	4	60% dieback	On property
2025	9	Black Walnut	2	2		On property
2026	10	Black Walnut	2	2		On property
2027	16	Black Walnut	3	3		On property
2028	16	Black Walnut	3	3		On property
2029	12	Black Walnut	2	2		On property
2030	12	Black Walnut	2	2		On property
2031	8	Black Walnut	2	2	60% dieback	On property
2032	8	Black Walnut	2	2	60% dieback	On property
2033	8	Black Cherry	3	3	60% dieback	On property
2034	"8.8"	Black Cherry	3	3	30' leap	On property
2035	"20.9"	Black Cherry	3	3	30' leap +	On property
2036	13	Black Walnut	3	3		On property
2037	11	Black Walnut	2	2		On property
2038	10	Black Walnut	2	2		On property
2039	"13.5"	Black Cherry	4	4	Lean, truss rot	On property
2040	12	Black Walnut	3	3		On property
2041	"14.1,8"	Black Cherry	4	4	Lean, bead rot	On property
2042	"10.9"	Black Cherry	4	4	Bead rot	On property
2043	12	Black Walnut	3	3		On property
2044	11	Black Cherry	3	3		On property
2045	"11.5"	Black Cherry	4	4	Bead/trunk rot	NW property
2046	"14	Black Cherry	4	4	Bead/trunk rot	NW property
2047	"12.8"	Black Cherry	4	4	Bead/trunk rot	NW property
2048	14	Black Walnut	3	3		NW property
2049	8	Black Cherry	3	3		NW property
2050	8	Black Cherry	3	3		NW property
2051	8	Black Cherry	3	3	Bead rot	NW property
2052	"12.1,8"	Black Cherry	3	3		NW property
2053	11	Black Cherry	3	3		Beyond development
2054	17	Black Cherry	3	3		Beyond development
2055	15	Black Cherry	3	3		Beyond development
2056	13	Black Cherry	3	3		Beyond development
2057	13	Black Cherry	4	3	Bead rot	Beyond development
2058	13	Black Cherry	3	3		Beyond development
2059	16	Black Cherry	3	3		Beyond development
2060	16	Black Cherry	3	3		Beyond development
2061	8	Black Walnut	2	2		Beyond development
2062	8	Black Walnut	2	2		Beyond development
2063	8	Black Walnut	3	3		On property
2064	10	Black Walnut	3	3		On property
2065	13	Black Walnut	3	3		On property
2066		Not Load				
2067		Not Load				
2068	12	Black Walnut	3	3		Beyond development
2069	8	Black Walnut	3	3		On property
2070	"8.6"	Black Cherry	4	4	Bead rot	On property
2071	"14.1"	Black Cherry	3	3		On property
2072	17	Black Cherry	4	4	Bead rot	On property
2073	"7.12"	Black Cherry	4	4	Bead rot	On property
2074	15	Black Cherry	4	4	Bead rot	Beyond development
2075	"8.14"	Black Cherry	4	4	Bead rot	Beyond development
2076	15	Black Cherry	3	3		Beyond development
2077	"11.7"	Black Cherry	4	3	Bead rot	Beyond development
2078	20	Black Cherry	5	5	Dead/dying	Beyond development
2079	12	Black Cherry	3	3	30' leap	Beyond development
2080	9	Black Cherry	3	3		Beyond development
2081	13	Black Cherry	4	3	Bead rot	Beyond development
2082	"16.8"	Black Cherry	3	3		Beyond development
2083	9	Black Cherry	4	4	Trunk rot	Beyond development

Code Description
1 Deadman
2 Poor
3 Average
4 Fair
5 Poor
6 Dead

The condition of the trees shall be based on a six (6) point scale with one (1) being the best and six (6) being the worst

UTILITY NOTES:

8" PVC SANITARY SEWER UNLESS OTHERWISE NOTED.
12" PVC STORM SEWER UNLESS OTHERWISE NOTED.
EACH LOT OR BUILDING TO BE SERVED BY INDIVIDUAL WELLS, ANALYSIS OF SHALLOW AQUIFER SHALL BE PERFORMED.
A SUBSURFACE DRAINAGE INVENTORY SHALL BE PERFORMED AS PART OF FINAL ENGINEERING.

REVISIONS

DATE	DESCRIPTION	DRAWN BY
09/25/15	REV. PER OWL RVW. COMMENTS	J.J.H.

CONSULTING, INC.
INTRACON & GEOCON
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090
PH. (847) 215-1133 - FAX (847) 215-1177

PRELIMINARY SITE PLAN
DESIGN: G.P. | DRAFTING: G.P.
SCALE: 1" = 100' | DATE: 07/31/2015

IVERSON PROPERTY
OLD HICKS ROAD
LONG GROVE, ILLINOIS

PROJECT No. 14604

1 of 1

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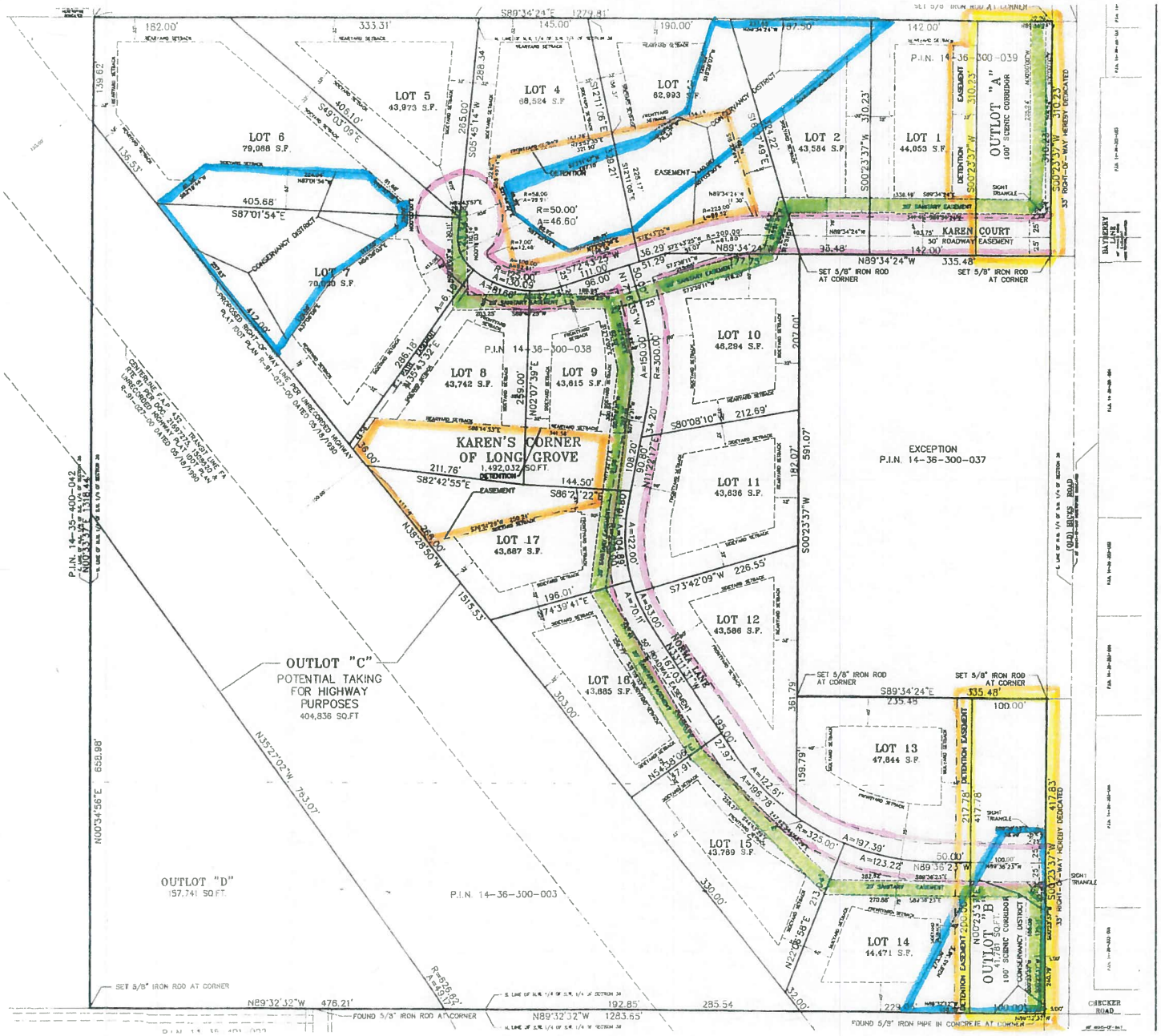


- Scenic Corridor
- Conservancy District
- Roadway Easement
- Sanitary Easement
- Detention Easement

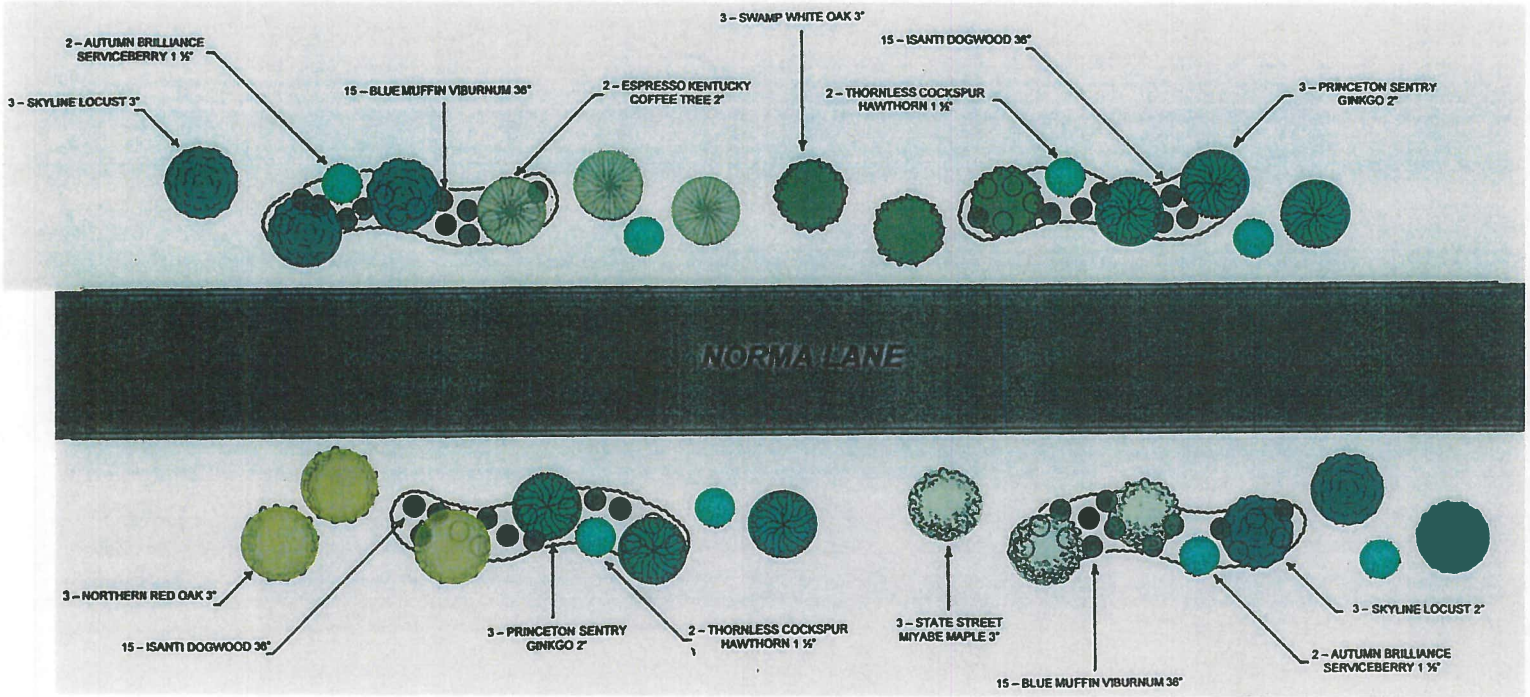
KAREN'S CORNER OF LONG GROVE

TYPICAL 200' LANDSCAPE PLANTING

FIDELITY WES

*BUILDERS * DESIGNERS * DEVELOPERS * REMODELERS*

DATE: 05.20.16 SCALE: 1"=20' DRAWN BY: CJD



Dowden Landscape Design

P.O.Box 415, Libertyville, IL 60048
Phone: (847) 362~1254
Email: dowdenassoc@sbcglobal.net

KAREN'S CORNER OF LONG GROVE – LANDSCAPE PLAN – CUL-DE-SAC AND INTERSECTION PLAN

EXISTING TREES/VEGETATION – To Remain As Is

SNOW STAGING AREA(S) – Intentionally left bare to prevent snow damage to plants

DETENTION AREA(S) Seeded with Stormwater Basin & Wetland Buffer Low Profile Prairie Mix – see LANDSCAPE PLAN PLANT AND MATERIALS page

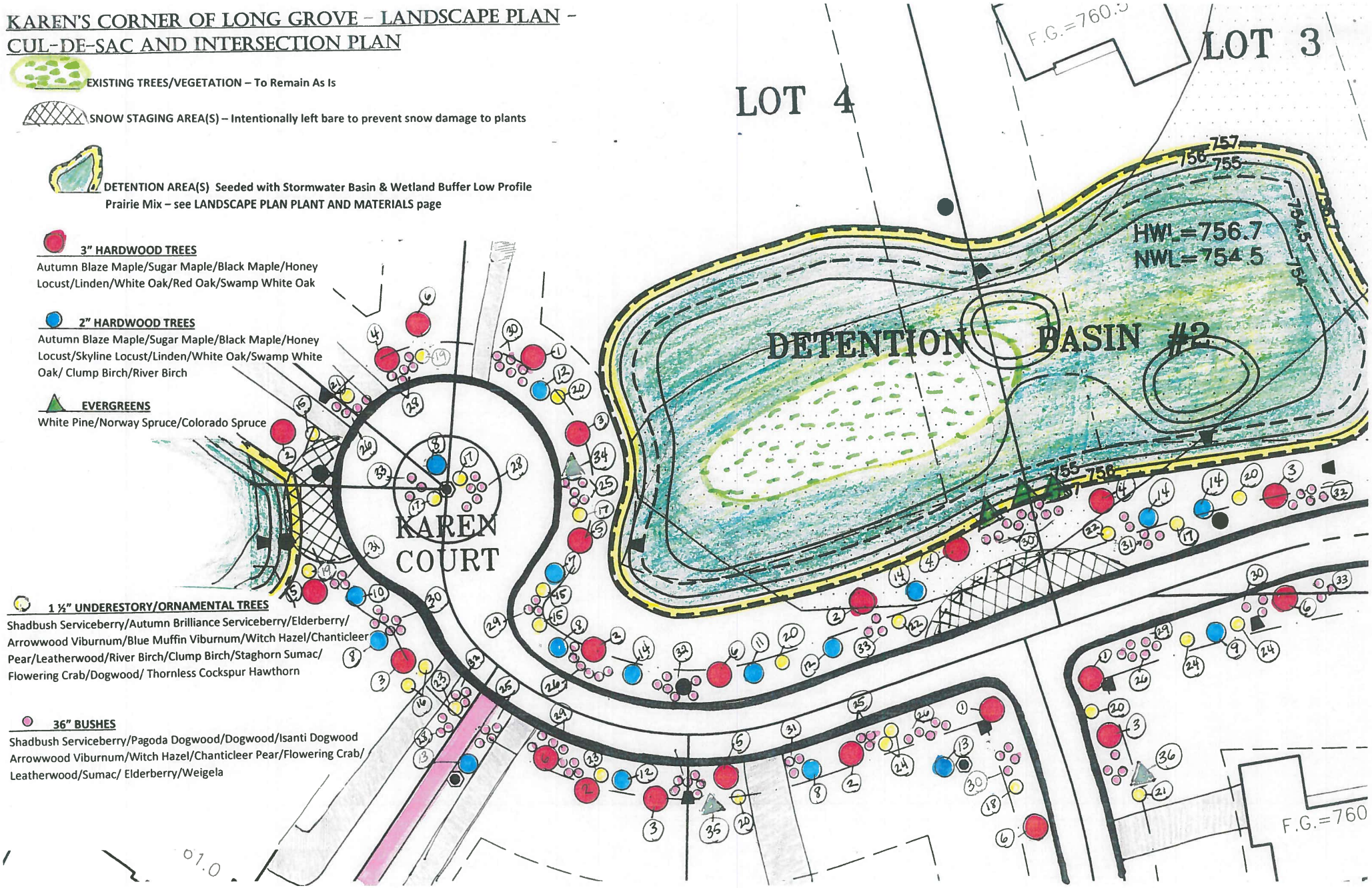
3" HARDWOOD TREES
Autumn Blaze Maple/Sugar Maple/Black Maple/Honey Locust/Linden/White Oak/Red Oak/Swamp White Oak

2" HARDWOOD TREES
Autumn Blaze Maple/Sugar Maple/Black Maple/Honey Locust/Skyline Locust/Linden/White Oak/Swamp White Oak/ Clump Birch/River Birch

EVERGREENS
White Pine/Norway Spruce/Colorado Spruce

1 ½" UNDERESTORY/ORNAMENTAL TREES
Shadbush Serviceberry/Autumn Brilliance Serviceberry/Elderberry/ Arrowwood Viburnum/Blue Muffin Viburnum/Witch Hazel/Chanticleer Pear/Leatherwood/River Birch/Clump Birch/Staghorn Sumac/ Flowering Crab/Dogwood/ Thornless Cockspur Hawthorn

36" BUSHES
Shadbush Serviceberry/Pagoda Dogwood/Dogwood/Isanti Dogwood Arrowwood Viburnum/Witch Hazel/Chanticleer Pear/Flowering Crab/ Leatherwood/Sumac/ Elderberry/Weigela



KAREN'S CORNER OF LONG GROVE – PATHWAYS

EXISTING PATHWAY (Long Grove Park District)

PROPOSED PATHWAY -

6' wide crushed gravel with 1' mown on each side

USE OF INTERIOR AND EXTERIOR ROADAYS

To Create Pathway Loop

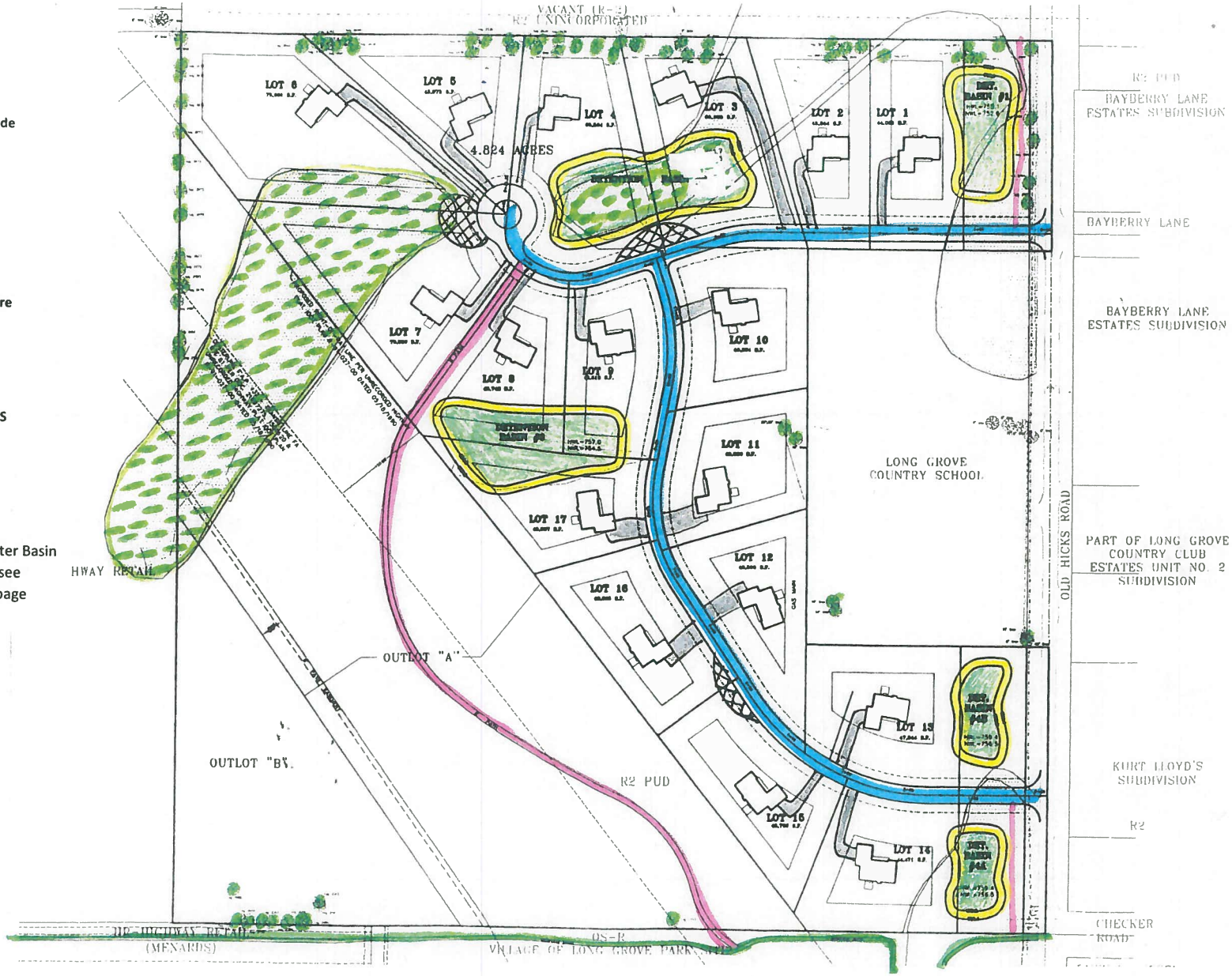
SNOW STAGING AREA(S) – Intentionally left bare

to prevent snow damage to plants

EXISTING TREES/VEGETATION TO REMAIN AS IS

EXISTING INVENTORIED TREES TO REMAIN

DETENTION AREAS – Seeded with Stormwater Basin & Wetland Buffer Low Profile Prairie Mix – see LANDSCAPE PLAN PLANT AND MATERIALS page



KAREN'S CORNER OF LONG GROVE – LANDSCAPE PLAN – BERM

Note: Specific Species and number within each Category subject to availability, but the idea is to plant some of each type listed within the category throughout the subdivision for variety.

3" HARDWOOD TREES
Sugar Maple/Black Maple/Honey Locust/Linden/White Oak/ Red Oak/Swamp White Oak/Shagbark Hickory/Kentucky Coffee Tree/Quaking Aspen/American Elm

2 ½" HARDWOOD TREES
Sugar Maple/Black Maple/Honey Locust/Linden/White Oak/ Red Oak/Swamp White Oak/Shagbark Hickory/Kentucky Coffee Tree/Quaking Aspen/American Elm

1 ½" UNDERSTORY/ORNAMENTAL TREES
Pagoda Dogwood/Dogwood/Red Bud/ Blackhaw Viburnum/ Witch Hazel/River Birch/Clump Birch/Staghorn Sumac

36" BUSHES
Dogwood/Serviceberry/New Jersey Tree Shrub/Arrowwood Viburnum/Witch Hazel/Ninebark/High Bush Viburnum/ Sumac/ Burning Bush/Weigela

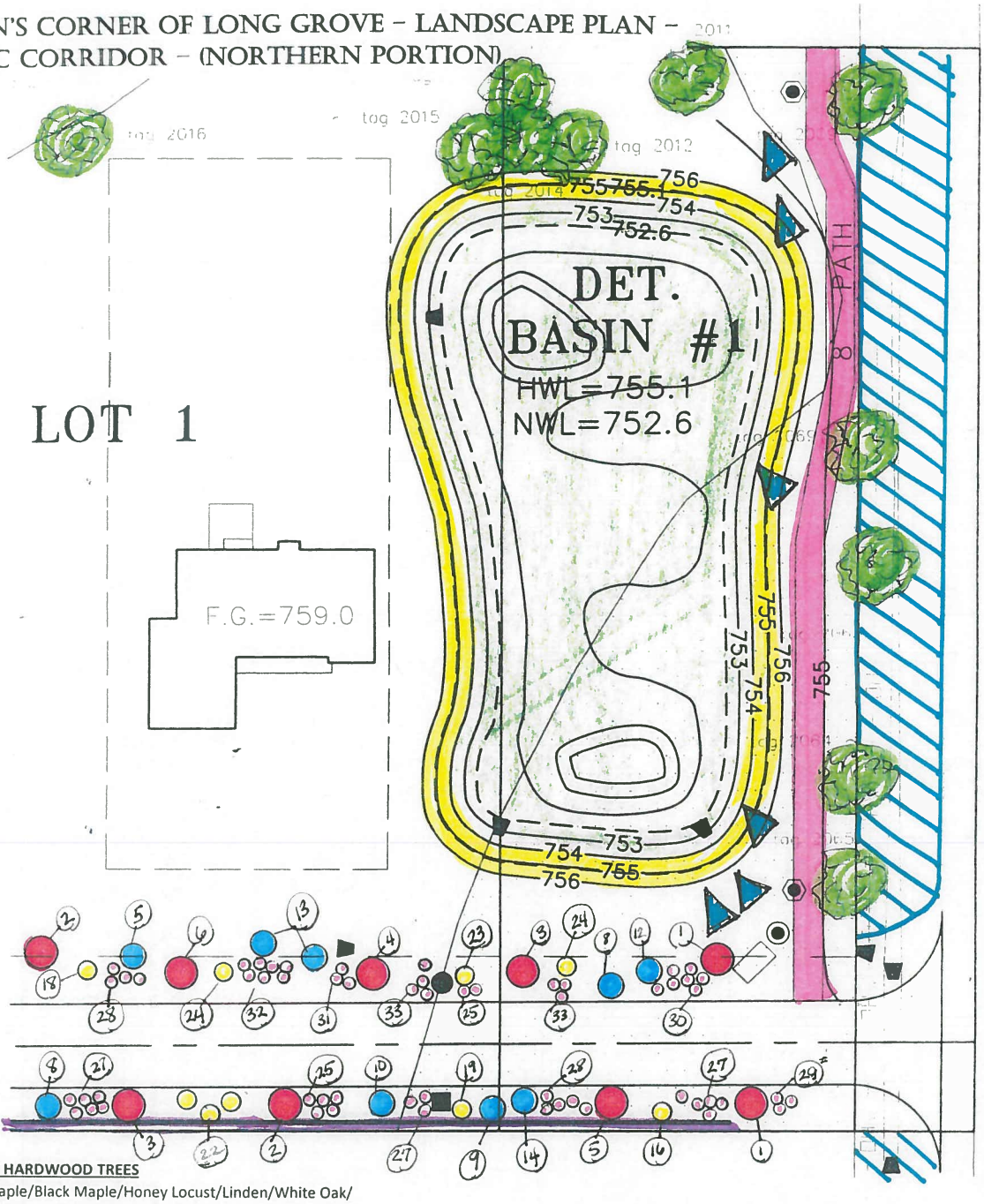
PATHWAY
6'Wide Crushed Gravel with 1' Mowed on Each Side

FLAT AREA AT TOP OF BERM

Berm sides and top to be Seeded with blend of 50% Perennial Ryegrasses; 25% Kentucky Bluegrass; 25% Creeping Red Fescue, stabilized with straw blankets stapled every 3-4 feet in grid pattern.

After grass is established and berm stabilized, random areas will be removed and seeded with a combination of Midwest and Bird & Butterfly Wildflower Mix featuring: Coneflowers, Coreopsis, Gaillardia, Shasta Daisy, Prairie Clover, Corn Poppy, Black-Eyed Susan, Mexican Hat, Aster, Prairie Aster, Evening Primrose, California Poppy, Lupine, Siberian Wallflower, Candytuft, Gayfeather, Blue Flax, Scarlet Sage, Lemon Mint, Sweet Alyssum

KAREN'S CORNER OF LONG GROVE – LANDSCAPE PLAN – SCENIC CORRIDOR – (NORTHERN PORTION)



3" HARDWOOD TREES
Sugar Maple/Black Maple/Honey Locust/Linden/White Oak/ Red Oak/Swamp White Oak/Shagbark Hickory/Kentucky Coffee Tree/Quaking Aspen/American Elm

2 ½" HARDWOOD TREES
Sugar Maple/Black Maple/Honey Locust/Linden/White Oak/ Red Oak/Swamp White Oak/Shagbark Hickory/Kentucky Coffee Tree/Quaking Aspen/American Elm

1 ½" UNDERSTORY/ORNAMENTAL TREES
Pagoda Dogwood/Dogwood/Red Bud/ Blackhaw Viburnum/ Witch Hazel/River Birch/Clump Birch/Staghorn Sumac

36" BUSHES
Dogwood/Serviceberry/New Jersey Tree Shrub/Arrowwood Viburnum/Witch Hazel/Ninebark/High Bush Viburnum/ Sumac

EVERGREENS
For extra screening for the neighbors , we will be adding a total of 15-20 Evergreen trees (White Pine/Scotch Pine/Ponderosa Pine) to the entire scenic corridor areas along Old Hicks

PROPOSED PATHWAY

EXISTING TREES TO REMAIN

EXISTING VEGETATION TO REMAIN AS IS

DETENTION AREAS – Seeded with Stormwater Basin & Wetland Buffer Low Profile Prairie Mix – see LANDSCAPE PLAN PLANT AND MATERIALS page

RETAINING WALL: 8"x 18" x 12" Clifton Wall Straight Retaining Block (or similar), stacked to height(s) per plan. Bottom row buried 6" below grade.

KAREN'S CORNER OF LONG GROVE – LANDSCAPE PLAN – SCENIC CORRIDOR – (SOUTHERN PORTION)

NOTE: Specific Species and number within each Category subject to availability, but the idea is to plant some of each type listed for variety

3" HARDWOOD TREES

Sugar Maple/Black Maple/Honey Locust/Linden/White Oak/ Red Oak/Swamp White Oak/Shagbark Hickory/Kentucky Coffee Tree/Quaking Aspen/American Elm

2 ½" HARDWOOD TREES

Sugar Maple/Black Maple/Honey Locust/Linden/White Oak/ Red Oak/Swamp White Oak/Shagbark Hickory/Kentucky Coffee Tree/Quaking Aspen/American Elm

1 ½" UNDERSTORY/ORNAMENTAL TREES

Pagoda Dogwood/Dogwood/Red Bud/ Blackhaw Viburnum/ Witch Hazel/River Birch/Clump Birch/Staghorn Sumac

36" BUSHES

Dogwood/Serviceberry/New Jersey Tree Shrub/Arrowwood Viburnum/Witch Hazel/Ninebark/High Bush Viburnum/ Sumac

EVERGREENS

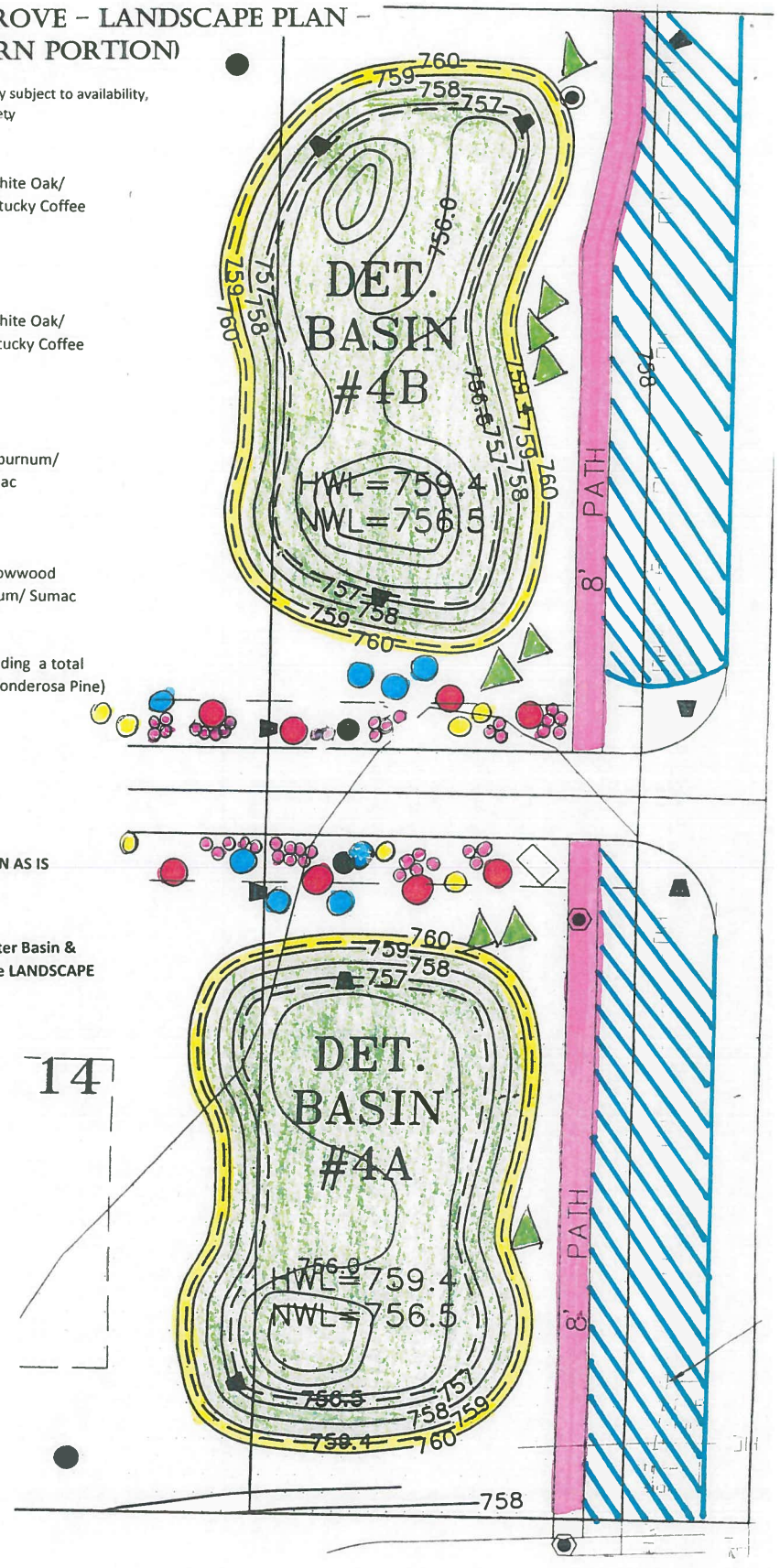
For extra screening for the neighbors , we will be adding a total of 15-20 Evergreen trees (White Pine/Scotch Pine/Ponderosa Pine) to the entire scenic corridor areas along Old Hicks

PROPOSED PATHWAY

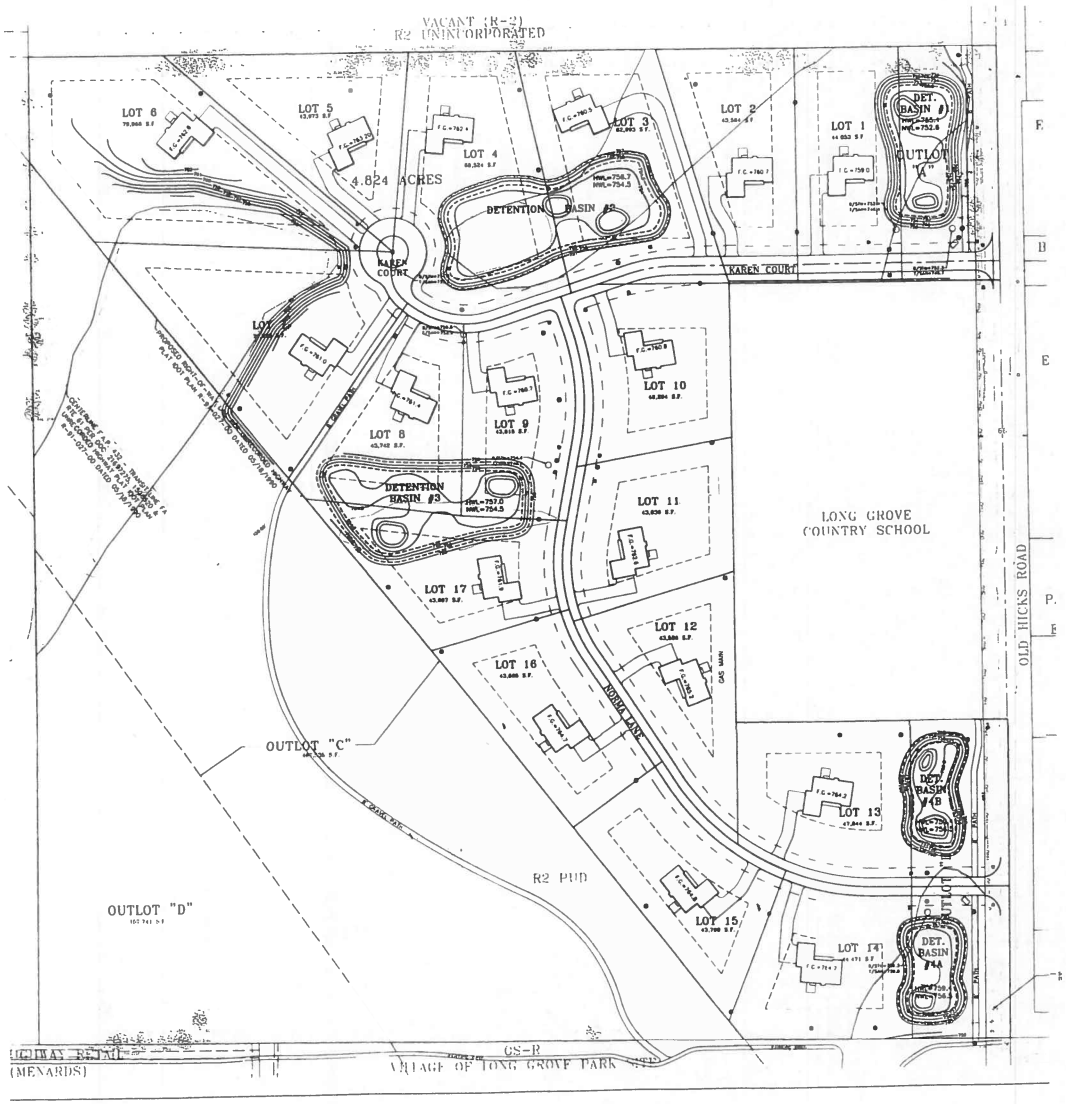
EXISTING TREES TO REMAIN

EXISTING VEGETATION TO REMAIN AS IS

DETENTION AREA(S) Seeded with Stormwater Basin & Wetland Buffer Low Profile Prairie Mix – see LANDSCAPE PLAN PLANT AND MATERIALS page



KAREN'S CORNER OF LONG GROVE – TREE INVENTORY



TREE INVENTORY
9-1-15
IG #14604

Tag No.	Size (")	Common Name	Cond	Form	Notes	Location
2009	11	Black Walnut	3	3		Off property
2010					Not Used	
2011	12	Black Walnut	3	3		On property
2012	15	Black Walnut	2	3		On property
2013	8	Black Walnut	3	3		On property
2014	13	Black Walnut	3	2		On property
2015	13	Black Walnut	2	2		On property
2016	17	Black Walnut	2	3		On property
2017	14	Black Walnut	2	2		On property
2018	13	Black Walnut	2	2		On property
2019	13	Black Walnut	2	2		On property
2020	8	Black Walnut	2	2		On property
2021	13,11,7	Black Cherry	4	4	Included bark & trunk rot	On property
2022	11					On property
2023	8	Black Cherry	4	4	80% dieback	On property
2024	12	Black Cherry	4	4	80% dieback	On property
2025	9	Black Walnut	2	3		On property
2026	9	Black Walnut	2	2		Off property
2027	12	Black Walnut	2	3		On property
2028	16	Black Walnut	3	3		On property
2029	12	Black Walnut	3	3		On property
2030	12	Black Walnut	2	2		On property
2031	8	Black Cherry	4	4	80% dieback	On property
2032	9	Black Walnut	2	2		On property
2033	8	Black Cherry	4	4	80% dieback	On property
2034	9,8	Black Cherry	3	3	30° lean	On property
2035	20,9	Black Cherry	3	3	30° lean +	On property
2036	13	Black Walnut	2	2		On property
2037	11	Black Walnut	3	3		On property
2038	10	Black Walnut	2	2		On property
2039	13,8	Black Cherry	4	4	Lean, trunk rot	On property
2040	12	Black Walnut	3	3		Off property
2041	14,11,8	Black Cherry	4	4	Lean, basal rot	On property
2042	10,9	Black Cherry	4	4	Basal rot	On property
2043	12	Black Walnut	3	3		On property
2044	11	Black Cherry	3	3		On property
2045	10,10	Black Cherry	4	4	Basal and trunk rot	
2046	14	Black Cherry	4	4	Basal/trunk rot	
2047	12,9	Black Cherry	4	4	Basal/trunk rot	
2048	14	Black Walnut	2	2		
2049	9	Black Cherry	3	3		
2050	8	Black Cherry	3	3		
2051	9	Black Cherry	4	4	Basal rot	
2052	12,11,8	Black Cherry	3	3		
2053	11	Black Walnut	3	3		Beyond development
2054	17	Black Cherry	3	3		Beyond development
2055	15	Black Cherry	3	3		Beyond development
2056	13	Black Cherry	3	3		Beyond development
2057	13	Black Cherry	4	3	Basal rot	Beyond development
2058	10	Black Cherry	3	3		Beyond development
2059	16	Black Cherry	3	3		Beyond development
2060	16	Black Cherry	3	3		Beyond development
2061	8	Black Walnut	2	2		Beyond development
2062	8	Black Walnut	2	2		Beyond development
2063	8	Black Walnut	3	3		On property
2064	8	Black Walnut	3	3		On property
2065	10	Black Walnut	3	3		On property
2066					Not Used	
2067					Not Used	
2068	12	Black Walnut	3	3		
2069	8	Black Walnut	3	3		On property
2070	8,8	Black Cherry	4	4	Basal rot	On property
2071	16,15	Black Cherry	3	3		On property
2072	17	Black Cherry	4	4	Basal rot	On property
2073	14,12	Black Cherry	4	4	Basal rot	On property
2074	10	Black Cherry	4	4	Basal rot	Beyond development
2075	16,14	Black Cherry	4	4	Basal rot	Beyond development
2076	15	Black Cherry	3	3		Beyond development
2077	11,7	Black Cherry	4	3	Basal rot	Beyond development
2078	21	Black Cherry	5	5	Dead/dying	Beyond development
2079	12	Black Cherry	3	4	30° lean	Beyond development
2080	9	Black Cherry	3	3		Beyond development
2081	13	Black Cherry	4	3	Basal rot	Beyond development
2082	16,8	Black Cherry	3	3		Beyond development
2083	9	Black Cherry	4	4	Trunk rot	Beyond development

Code	Description
1	Specimen
2	Good
3	Average
4	Fair
5	Poor
6	Dead

The condition of the trees shall be based on a six (6) point scale with one (1) being the best and six (6) being the worst

KAREN'S CORNER OF LONG GROVE - LANDSCAPE PLAN - PLANTS AND MATERIALS

#	COMMON NAME	BOTANICAL NAME	TOTAL
	3" HARDWOOD TREES		
1	Autumn Blaze Maple	Acer Freemanii	22
2	Sugar Maple	Acer Sacjari,	18
3	Skyline Honey Locust	Gleditsia Triacanthos	30
4	Red Oak	Quercus Brorealis	11
5	Swamp White Oak	Quercus Bicolor	12
6	Linden	Tilia Europaea	22
34	White Pine	Pinus parviflora	8
35	Norway Spruce	Picea abies	3
36	Colorado Spruce	Pincea pungens	7
			133
	2" HARDWOOD TREES		
7	Autumn Blaze Maple	Acer Freemanii	19
8	Sugar Maple	Acer Sacjari,	21
9	Skyline Honey Locust	Gleditsia Triacanthos	28
10	Red Oak	Quercus Brorealis	9
11	Swamp White Oak	Quercus Bicolor	9
12	Princeton Sentry Ginkgo	Ginkgoaceae	4
13	Whitespire Clump Birch	Betula Populiflolia	12
14	River Birch	Betula Nigra	13
34	White Pine	Pinus parviflora	7
35	Norway Spruce	Picea abies	3
36	Colorado Spruce	Pincea pungens	8
			133
	1 1/2' UNDERSTORY/ORNAMENTALS		
15	Shadbush Serviceberry	Amelanchier Alnifolia	2
16	Arrowwood Viburnum	Viburnum Dentatum	12
17	Autumn Brilliance Serviceberry	Amelanchier Grandiflora	2
18	Witch Hazel	Hamamelis Mollis	2
19	Chanticleer Pear	Pyrus calleryana	3
20	River Birch	Betula Nigra	7
21	Whitespire Clump Birch	Betula Populiflolia	7
22	Staghorn Sumac	Rhus typhina	18
23	Flowering Crab	Malus (Korea)	15
24	Dogwood	Cornus	20
			88
	36" BUSHES		
25	Isanti Dogwood	Cornus Sericea	132
26	Viburnum(Blue Muffin/Koreanspice	Viburnum Dentatum/Cayaga Koreanspice	132
27	Shadbush Serviceberry	Amelanchier Alnifolia	15
28	Red Twig Dogwood	Cornus alba	140
29	Leatherwood	Dirca palustris	18
30	Sumac	Rhus aromatica/copallina	67
31	Elderberry	sambucus caerula	15
32	Burning Bush	Euonymus alatus	132
33	Vernal Witchhazel	Hamamelis vernalis	12
			663
	EXTRA EVERGREENS		
34	White Pine	Pinus parviflora	8
35	Norway Spruce	Picea abies	5
36	Colorado Spruce	Pincea pungens	6
			19
	PLANTS FOR ENTRANCE AREA		
	Purple Fountain Grass		4
	Boxwood		6
	Black-Eyed Susan		10
	Holly Bush		6

	A	B	C	D	E	F	G	H	I
1	Stormwater Basin & wetland buffer Low Profile Prairie Mix (Basin 1: 753.0 - 756.0". Basin 2: 755.0 - 757.0". Basin 3: 755.0 - 758.0". Basin 4: 757.0 - 760.0")								
2									
3	Grasses Species								
4	ACRONYM	SCIENTIFIC NAME	COMMON NAME	C-Value	W-Value	WETNESS	SEEDS/OZ	OZ/ACRE	LB/ACRE
5									
6	BOUCUR	*Bouteloua curtipendula*	SIDE-OATS GRAMA	8	5	UPL	6000	192	12
7	ELYCAN	*Elymus canadensis*	CANADA WILD RYE	4	1	FAC-	5200	16	1
8	PANVIR	*Panicum virgatum*	SWITCH GRASS	5	-1	FAC+	14000	4	0.25
9	SCHSCO	*Schizachyrium scoparium*	LITTLE BLUESTEM GRASS	5	4	FACU-	15000	96	6
10							Grass/Sedge Subtotals		19.25
11									
12	Flowers & Other Broadleaves								
13	ACRONYM	SCIENTIFIC NAME	COMMON NAME	C-Value	W-Value	WETNESS	SEEDS/OZ	OZ/ACRE	LB/ACRE
14									
15	ALLCER	*Allium cernuum*	NODDING WILD ONION	7	1	[FAC-]	7600	3	0.19
16	AMOCAN	*Amorpha canescens*	LEAD PLANT	9	5	UPL	16000	1	0.06
17	ASCTUB	*Asclepias tuberosa*	BUTTERFLY WEED	7	5	UPL	4300	8	0.5
18	BAPALB	*Baptisia alba*	WHITE WILD INDIGO	8	2	FACU+	1700	4	0.25
19	CHAFAS	*Chamaecrista fasciculata*	PARTRIDGE PEA	5	4	FACU-	2700	0.8	0.5
20	CORPAL	*Coreopsis palmata*	PRAIRIE COREOPSIS	6	5	UPL	10000	4	0.25
21	DALPUR	*Dalea purpurea*	PURPLE PRAIRIE CLOVER	9	5	UPL	15000	6	0.38
22	ECHPAL	*Echinacea pallida*	PALE PURPLE CONEFLOWER	8	5	UPL	5200	4	0.25
23	ECHPUR	*Echinacea purpurea*	PURPLE CONEFLOWER	3	5	UPL	6600	4	0.25
24	HELHEL	*Heliopsis helianthoides*	FALSE SUNFLOWER	5	5	UPL	6300	4	0.25
25	LESCAP	*Lespedeza capitata*	ROUND-HEADED BUSH CLOVER	4	3	FACU	8000	4	0.25
26	MONFIS	*Monarda fistulosa*	WILD BERGAMOT	4	3	FACU	70000	1	0.06
27	PARINT	*Parthenium integrifolium*	WILD QUININE	8	5	UPL	7000	2	0.13
28	PENDIG	*Penstemon digitalis*	FOXGLOVE BEARD TONGUE	4	1	FAC-	130000	3	0.19
29	POTARU	*Potentilla arguta*	PRAIRIE CINQUEFOIL	9	4	FACU-	230000	0.25	0.02
30	PYCTEN	*Pycnanthemum tenuifolium*	SLENDER MOUNTAIN MINT	7	0	FAC	220000	0.25	0.02
31	RATPIN	*Ratibida pinnata*	YELLOW CONEFLOWER	4	5	UPL	30000	2	0.13
32	RUDFUS	*Rudbeckia fulgida var. sullivantii*	SHOWY BLACK-EYED SUSAN	8	-3	[FACW]	27100	10	0.63
33	RUDHIR	*Rudbeckia hirta*	BLACK-EYED SUSAN	1	3	FACU	92000	8	0.5
34	SOLJUN	*Solidago junce*	EARLY GOLDENROD	5	5	UPL	290000	0.25	0.02
35	SOLRIG	*Solidago rigida*	STIFF GOLDENROD	4	4	FACU-	41000	0.5	0.03
36	SYMERI	*Symphyotrichum ericoides*	HEATH ASTER	5	4	FACU-	200000	0.25	0.02
37	SYMLAE	*Symphyotrichum laeve*	SMOOTH BLUE ASTER	9	5	UPL	55000	1	0.06
38	SYMOOL	*Symphyotrichum oolentangiense*	SKY-BLUE ASTER	8	5	UPL	80000	1	0.06
39	TRAOHI	*Tradescantia ohiensis*	COMMON SPIDERWORT	2	2	FACU+	8000	5	0.31
40	VERSTR	*Verbena stricta*	HOARY VERVAIN	4	5	UPL	28000	3	0.19
41	ZIZAUR	*Zizia aurea*	GOLDEN ALEXANDERS	7	-1	FAC+	11000	5	0.31
42							Forbs Subtotals		7.98
43							SEED MIX TOTALS		27.23

RETAINING WALL: 8"x 18" x 12" Clifton Wall Straight Retaining Block (or similar), stacked to height(s) per plan. Bottom row buried 6" below grade.

NOTES: Total quantity of plant material to comply with Village of Long Grove Street Tree ordinance. Locations shown for illustration purposes; actual locations may vary based on driveway locations and compliance with spacing recommendations per Village Arborist letter dated June 15, 2016, with excess plant materials placed elsewhere in the subdivision. Specific species and quantity within each category subject to availability.

CONSERVE
LAKE COUNTY
Healthy Land for a Better Life

Managing Natural Areas in Developments

Increasingly, land that contains important natural resources is being considered for development. Some of this land has natural resources that need to be protected and maintained forever. Conserve Lake County is launching a **Natural Areas Assurance Program** to provide assurance to the municipality, regulators, future occupants and the community at large that the natural areas and open space within a new development is **protected**, and that the natural resources and functions will be **maintained forever.** These projects become a partnership between Conserve Lake County, developers, municipalities and regulators such as the Village, County or Army Corps of Engineers.

- Assurance that the land is permanently protected
- Funded, long-term management of the natural areas
  - Written into the conservation easement documents
  - Property owner assessments with Special Service Area backup
  - Overseen by an independent, knowledgeable conservation organization
  - Includes funds for monitoring, contract management and education
  - Five year cycle of site evaluation, management recom-mendations and assessment adjustment to adapt to changing conditions
- May be requested by the Army Corps of Engineers, County regulators, municipalities, or developers

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Natural Areas Assurance Program for Developments

The Natural Areas Assurance Program for Developments provides assurance to the municipality, the regulators, the future occupants and the community that the natural areas and open space within the development is protected from further development and that the natural resources and functions will be maintained forever.

Increasingly, land that contains important natural features is being considered for development. Some of this land has conservation values that need to be protected. On the other hand, some contain degraded or virtually non-existent natural environments. *We believe that the development process offers a wonderful opportunity to protect and restore natural areas.* In other words, our interest in working with developers is to be able to *increase* the conservation values of the natural areas within the development and to educate new homeowners on the environment.

To participate in the Natural Areas Assurance Program:

- The conservation easement will be tailored to protect the specific natural values and functions of the land.
- An easement defense fund is required. This fund will pay the annual costs of monitoring the easement and the costs to defend the conservation easement, if necessary, in court. We will consider the easement area's size, complexity and risk when assigning a value for the fund. This is typically paid by the developer prior to obtaining permits.
- A fund of $10,000 is required upfront to pay for Conserve Lake County's legal costs to establish the conservation easement. If Conserve Lake County's legal bills are less than $10,000, a refund will be made for the difference. If Conserve Lake County's legal bills are greater than $10,000, no additional funds will be required from the developer.
- Management (and restoration if necessary) in order to bring the entire conservation easement area up to a sustainable level (Floristic Quality Assessment Index of 35+) is required.
  - This restoration, typically funded by the developer, will cover all existing and created natural areas.
  - The Landscaping Plan and Short-Term Management Plan for this period will be reviewed and approved by Conserve Lake County.
  - There needs to be coordination between contractor responsible for the restoration of the natural area and any other construction or landscaping that is done within the development.