

Item #2:
Report Of The April 20, 2011 CSCC Meeting
CSCC 11-03: 1514 Sumter Drive, Mendrala



**MEETING OF THE
CONSERVANCY SCENIC CORRIDOR COMMITTEE
AGENDA
REGULAR MEETING
Wednesday, April 20, 2011 at 7:00 P.M.**

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

- I. CALL TO ORDER:**
- II. MEETING MINUTES:** March 2, 2011 Regular Meeting Minutes.
- III. OLD APPLICATIONS:** NONE
- IV. NEW APPLICATIONS:** CSCC 11-03; Consideration of a request for grading and the addition of prairie, wild flowers, native plantings and other improvements in a Lowland Conservancy District and a reduction of the conservancy district buffer requirement from 20' down to 0' feet to allow the construction of a new single family residence on property located at 1514 Sumter Drive, submitted by property owners Ed & Sherrie Mendrala.
- V. OTHER BUSINESS:**
 - 1. Discussion of candidates for CSCC vacancies.**
- VI. ADJOURNMENT OF MEETING**

UPCOMING MEETING: Next Meeting – Wednesday, May 4, 2011 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: April 13, 2011
RE: April 20, 2011 - 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:

CSCC #11-03 – Ed & Shere Mendrala – 1514 Sumter Drive; Consideration of a request for grading and the addition of prairie, wild flowers, native plantings and other improvements in a Lowland Conservancy District and a reduction of the conservancy district buffer requirement from 20' down to 0' feet to allow the construction of a new single family residence.

Staff has received an application for grading/replanting in a lowland conservancy district as well a reduction in the conservancy yard buffer requirement from 20' down to 0' for the construction of a new single family residence on property located 1514 Sumter Drive.

History:

The property in question was originally subdivided as Country Club Estates Unit #5 recorded in 1965. It appears the property in question was comprised of Lots 223 & 224 of this unit of the Country Club Estates Development.

The property was re-subdivided in 1983 as Country Club Estates Units 5 & 7. It was at this time that the property was divided in its present configuration as Lot 21 of Country Club Estates Units 5 & 7 Subdivision. The conservancy district designation was also added to the plat at this time. This is one of the only areas of the Country Club Estates Subdivision which has Conservancy District Easements.

Proposal:

Petitioners seek to build a single family dwelling on the property. As the property is impacted by floodplain, floodway (by a tributary to Buffalo Creek) and wetlands there are significant challenges in developing this property.

The petitioners do have approval from the Lake County Health Department for the placement of a septic system on property. This is proposed to be in the front yard of the property and appears to be the only viable location (i.e. outside of the floodplain/floodway) for a septic system on the property (see attached engineering plan). Property to the east of the proposed residence is located in the floodway (as is some of the proposed grading) and the residence and additional grading & berming will be in the floodplain.

In order to make this project work stormwater detention and compensatory storage (for the floodplain encroachment) need to be placed on-site. The platted conservancy provides this opportunity. This may be considered a permitted use per the Village Code as follows;

7-5-3: LOWLAND CONSERVANCY DISTRICT:

(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.**

Staff finds that the improvements by proposed the petitioner are among the permitted uses identified in the Village Code particularly flood overflow and the movement of floodwater as well as vegetation management for the perpetuation or restoration of native species. Staff is of the opinion the proposed restoration serves to enhance the natural ecology of the area rather than disturb it.

Petitioner has submitted a seed mix which will be used to restore the disturbed areas of the conservancy district. This should represent a higher quality and more desirable plant mix than exists presently on site. Furthermore, the petitioner has applied for a Watershed Development Permit (application form attached) to ensure flood water storage, flow and related stormwater and drainage concerns are adequately met.

Runoff to the area should not be increased; in fact the proposed improvements should serve to better manage stormwater runoff. Any impacts to groundwater absorption in the conservancy area should not be negatively impacted by re-grading of the property as impervious surface is not being added to the conservancy.

Additionally, as the buffer area is designed to largely protect conservancy areas during construction and as part of the construction process grading in this area is required, the relaxation of the buffer yard requirement is warranted as the disturbed area is proposed to be restored to a condition which is presumably better in terms of the quality of the conservancy than what currently exists on the property.

Staff notes that under normal circumstance such improvements are prohibited in conservancy areas as follows;

(H) Prohibited Uses And Modification:

1. **Disturbing of native vegetation. No native vegetation shall be removed, treated with herbicides, destroyed or otherwise damaged except where otherwise provided in this code.**
2. Floodway alteration.
3. No manmade structures of any kind shall be constructed in the lowland conservancy except for necessary public improvements which are part of the approved plans and specifications for a subdivision or planned unit development or except as permitted by an approved special use.
4. No materials shall be utilized or stored which shall have the potential for polluting either surface or ground water.
5. **The floodplain shall not be filled nor shall its grade be altered in any respect except as permitted by storm water management commission. (Ord. 2007-O-04, 4-24-2007)**

However, as noted above staff finds this to be a permitted use subject to CSCC review and approval. Additionally, permits have been applied for through the Stormwater Management Commission regarding alterations to the floodplain/floodway as authorized by Village Code. Staff suggests that any recommendation for approval of this proposal be conditioned on the applicant providing all necessary permits/approvals to allow the alteration of the floodplain and floodway to occur. Staff notes that any major deviations from the engineering/grading plans as proposed (See attached site plan dated 4.6.11 from Peder Finnberg) may require reconsideration/ approval by the CSCC and Village Board.

Kelley is Primary; Warren is Secondary

OTHER BUSINESS:

If Commissioners have any candidates in mind to fill the vacancies on the Commission please be prepared to discuss those at this meeting. Appointments to the CSCC are made by the Village President with the advice and consent of the Village Board. All potential candidates must complete a "Volunteer Profile Sheet" to be considered for appointment to the CSCC (or any other Board or Commission). A "Volunteer Profile Sheet" is attached. Electronic versions are acceptable. Let me know if you would like an electronic version e-mail to you or another individual.

Should you have any questions or concerns feel free to contact me at (847) 634-9440.

Village of Long Grove
Conservancy/Scenic Corridor Application

(See back page for instructions and additional information.)

Applicant Name: Ed + Sherre Mendrala Date: 4/8/11
Applicant Address: 1514 Sumner Long Grove
Subdivision: Country Club Estates
Home Phone: 847-354-5090 cell Work Phone: 847-354-5230 cell

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

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

RECEIVED

APR 11 9 2011

VILLAGE OF LONG GROVE

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

- Remove unwanted materials. Specify: _____
- Add prairie grass and wildflowers. Specify by Latin name.: _____
- Add trees and shrubs. Specify by Latin name.: _____
- Other. Specify: regrading and planting wildflowers seed mix
see Attachment

Professional assistance (If any) provided by:

Name of Firm: McGinty Bros. Inc
Address: 277788 West Case Road, Wauconda Phone: 847-526-9322
Contact: Brian Wilson

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

Application Submitted by: ED + SHERRE MENDRALA Application # 11-03
Date of Application Filing: 4/8/11
Application Fee Paid: Yes No Date: 4/8/11
Conservancy Verified by: [Signature] Date: _____
Date Forwarded to Committee: 4/12/11
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. **Seven (7) copies of the Plat of Survey and Project Plans**
 - c. **Seven (7) 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 Edward Mendrala

Signature of applicant 

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

Date Received: 4/8/11

Application Assigned to: Primary: KELLEY
Secondary: WARREN

Record of Contacts with Applicant and Others: _____

CSC Recommendation: Approve Disapprove Date: _____

Mendota Proposed Seed Mix

Species	Total lbs
<i>Andropogon (Schizachyrium) scoparius</i> Little Bluestem	1
<i>Aster novae-angliae</i> New England Aster	0.1
<i>Calamagrostis canadensis</i> Blue Joint Grass	0.025
<i>Carex amethystina xanthocarpa</i> Yellow Sedge	0.025
<i>Carex bebbii</i> Bebb's Sedge	0.025
<i>Carex bicknellii</i> Bicknell's Sedge	0.025
<i>Carex normalis</i> Normal Sedge	0.025
<i>Carex vulpinoidea</i> Fox Sedge	0.1
<i>Cassia fasciculata</i> Partridge Pea	0.1
<i>Elymus canadensis</i> Canadian Wild Rye	0.25
<i>Elymus virginicus</i> Virginia Wild Rye	0.25
<i>Glyceria striata</i> Fowl Manna Grass	0.01
<i>Iris virginica shrevei</i> Blue Flag Iris	0.1
<i>Juncus torreyi</i> Torrey's Rush	0.01
<i>Leersia oryzoides</i> Rice Cut Grass	0.01
<i>Liatris pycnostachya</i> Prairie Blazingstar	0.1
<i>Liatris spicata</i> Spike Blazingstar	0.05
<i>Lobelia siphilitica</i> Blue Lobelia	0.01
<i>Monarda fistulosa</i> Bergamot	0.01
<i>Panicum virgatum</i> Switch Grass	0.1
<i>Parthenium integrifolium</i> Wild Quinine	0.05
<i>Petalostemum (Dalea) purpureum</i> Purple Prairie Clover	0.1
<i>Physostegia virginiana</i> False Dragonhead	0.01
<i>Poa palustris</i> Marsh Blue Grass	0.01
<i>Pycnanthemum virginicum</i> Common Mountain Mint	0.01
<i>Ratibida pinnata</i> Yellow Coneflower	0.1
<i>Rudbeckia hirta</i> Black-eyed Susan	0.1
<i>Solidago (Oligoneuron) riddellii</i> Riddell's Goldenrod	0.01
<i>Solidago (Oligoneuron) rigida</i> Stiff Goldenrod	0.05
<i>Spartina pectinata</i> Cord Grass	0.1
<i>Sporobolus heterolepis</i> Dropseed	0.1
<i>Verbena hastata</i> Blue Vervain	0.01
<i>Vernonia fasciculata</i> Common Ironweed	0.01
<i>Veronicastrum virginicum</i> Culver's Root	0.01
<i>Zizia aurea</i> Golden Alexander	0.01
Total lbs	3.005

Contact Info:**Brian Wilson****Restoration Manager****McGinty Bros., Inc.****3744 East Cuba Road****Long Grove, IL 60047****847-456-1297****bwilson@mcgintybros.com**



DRIVE

150 FT

80 FT

19

8067 59 FT

205 FT

Prepared for P
by [illegible]

[illegible text]

WATERSHED DEVELOPMENT PERMIT APPLICATION

Revised 12/07

Office Use	1. COMMUNITY AND STATUS <input type="checkbox"/> Stormwater <input type="checkbox"/> Conditional <input type="checkbox"/> Certified <input type="checkbox"/> Non-Certified	<input type="checkbox"/> Isolated Wetlands <input type="checkbox"/> Conditional <input type="checkbox"/> Certified <input type="checkbox"/> Non-Certified	2. Map Number (office use only)	3. STORMWATER APP. PERMIT # _____	4. COMMUNITY APP. NO. (to be assigned by Community)
	5. NAME & ADDRESS OF PROPERTY OWNER Edward Mendrala 342 S. Valor Court Palatine, IL Daytime Phone: 847-354-5090 Fax: 847-394-2621 Email: -		6. NAME & ADDRESS OF ENGINEER/AGENT Peder A. Finnberg, P.E. Heritage Land Consultants, LLC 758 Ridgeview Drive McHenry, IL 60050 Daytime Phone: 815-344-3252 Fax: 815-344-3257 Email: -		6. NAME & ADDRESS OF CERT. WETLAND SPECIALIST - - - - Daytime Phone: - Fax: - Email: -

8A. CHECK THE ONE CONDITION THAT APPLIES: <input type="checkbox"/> Exempt, Watershed Development Permit Not Required (IV.A.2) <input checked="" type="checkbox"/> Minor Development (IV.A., IV.B.) <input type="checkbox"/> Major Development outside the floodplain (IV.A., IV.B., IV.D., IV.G.) <input type="checkbox"/> Major Development inside the floodplain (IV.A., IV.B., IV.C., IV.D., IV.G.) <input type="checkbox"/> Public Road Development (IV.A., IV.F.) <input type="checkbox"/> Public Development in the floodplain (Appendix E.J.2.) <input type="checkbox"/> Existing Conditions BFE Only (no development) <input type="checkbox"/> Soil Erosion and Sediment Control Review Only	8B. CHECK ALL CONDITIONS THAT APPLY: <input type="checkbox"/> Isolated Wetland Impact (IV.E.) <input type="checkbox"/> Request Letter of No Wetland Impact (LONI) (IV.E.) <input type="checkbox"/> Development in a floodway (IV.C.3.) <input type="checkbox"/> A floodplain map revision or amendment (IV.C.2.g.; IV.C.3.d.(8)) <input type="checkbox"/> Watercourse with drainage area >20 acres and <100 acres (IV.A., IV.D.) <input type="checkbox"/> Watercourse with drainage area >100 acres and <640 acres (IV.A., IV.D.) <input checked="" type="checkbox"/> Earth Change Approval (ECA) (IV.A.4.b.) <input type="checkbox"/> Variance Request (V.) <input type="checkbox"/> BFE or floodway determination (IV.C.) <input type="checkbox"/> Designated Erosion Control Inspector (DECI) Required <input type="checkbox"/> Pre-application meeting held _____ <input checked="" type="checkbox"/> Hydrologically Disturbs 5000 sq. ft. or more.
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9A. STORMWATER DATA SUMMARY	Unit	9B. WETLAND DATA SUMMARY																																																																																																								
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9C. Check box if State (IL) funds are being used for this development

10A. DESCRIPTION OF DEVELOPMENT Lot 21 Country Club Estates		10C. SINGLE FAMILY HOME ONLY Estimated future home value: \$900,000	
10B. NAME OF DEVELOPMENT Lot 21 Country Club Estates		11. LEGAL DESCRIPTION	
10D. LOCATION OF DEVELOPMENT 1514 Sumter Drive, Long Grove		NE <u>31</u> <u>43</u> <u>11</u> 1/4 Section Section Township Range	
Street Address 1514 Sumter Drive		PIN <u>15-31-201-075</u> (If more than three PIN exists for the project, please include on a separate attachment)	
Municipality Long Grove			
Des Plaines River Watershed		Wheeling Drainage Ditch Sub-Watershed	

12. LIST ALL LOCAL, STATE, AND FEDERAL PERMIT APPLICATION, OR APPROVAL LETTERS REQUIRED FOR DEVELOPMENT

Permit Type	Issuing Agency	Permit Number	Application Filing Date	Permit Issue Date
Building	Lake Co. Bldg Dept.			
Septic	Lake Co. Health Dept.			
Watershed Dev.	SMC			

13A. UNDER PENALTY OF INTENTIONAL MISREPRESENTATION AND/OR PERJURY, I declare that I have examined and/or made this application and it is true and correct to the best of my knowledge and belief. I agree to construct said development in compliance with the permitted documents. I realize that the information that I have affirmed hereon forms a basis for the issuance of the Watershed Development Permit(s) herein applied for and approval of plans in connection therewith shall not be construed to permit any construction upon said premises or use thereof in violation of any provision of any applicable ordinance or to excuse the owner or his successors in title from complying therewith.

Signature of Property Owner, or Authorized Agent	Date	
13B. I CERTIFY that the plans/documents submitted for the above-referenced development have been prepared under the supervision of a professional engineer or certified wetland specialist as appropriate.		
Signature of Professional Engineer	P.E.#	Date
Signature of Certified Wetland Specialist	CWS#	Date
Print Name of Engineer	Print Name Of Certified Wetland Specialist	