



MEMORANDUM

TO: Village President and Village Board
FROM: James M. Hogue, Village Planner
DATE: April 21, 2011
RE: Board & Commissions Report for 4/26/11

This memo is intended to update the Village Board as to the status of projects and activities of the Long Grove Plan Commission & Zoning Board of Appeals (PCZBA), Conservancy & Scenic Corridor Committee (CSCC) and the Architectural Commission (AC).

AC; 4.18.11 Meeting Cancelled –

CSCC; 4.20.11 – 1 Action Item –

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.

Chairman Smith read the request into the record and indicated he and Commissioner Schmitt had been to the site. He noted that inspection of the conservancy area during the site visit revealed that most plants in the area were not of a high quality and the conservancy in general was of a low quality. In his opinion any improvements to the conservancy area could only serve to improve the quality of the conservancy. He also noted there is both floodplain and floodway on the property. Concerns were raised with regard to placing a structure in the floodplain as illustrated on the submitted site/engineering plan.

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.

Planner Hogue further explained the request. He indicated this property had been re-subdivided in 1983 into its present configuration. The conservancy district classification was added to the plat at that time. This portion of Country Club Estates is the only portion of the development in which conservancy districts exist.

Development in floodplains can occur provided proper engineering and permitting procedures are followed. Floodway is also present on the property. Structures cannot be placed in the floodway. Floodway covers approximately 2/3 of the property and severely limits the placement of structures, septic fields and other improvements on the 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. 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 and may be considered a permitted use per the Village Code 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.

Commissioner Wiberg had reviewed the proposed seed mix for the restoration of the disturbed area of conservancy and found the proposal to be acceptable per the requirements of the Village Code.

The CSCC then discussed the reduction of the buffer yard setback from the required 20' to 0'. It was noted that normally a small encroachment into the conservancy was sometimes allowed during building construction; other times the conservancy area was fenced off to protect the area from disturbance during construction. In this instance, given the limitations of the property due to the floodplain/floodway issues and the low quality of the conservancy, encroachment and a reduction of the buffer yard appear warranted. As the conservancy is of a very low quality and will need to be disturbed to make the project viable due to the limitations of the property, the proposed restoration of the conservancy (once construction is complete) should serve to enhance and vastly improve the condition of the conservancy area from what exists today.

The CSCC was also concerned with maintenance of the property behind the proposed structure and suggested a 5' mowed pathway be considered around the perimeter of the residence to the detention area to allow for access and maintenance.

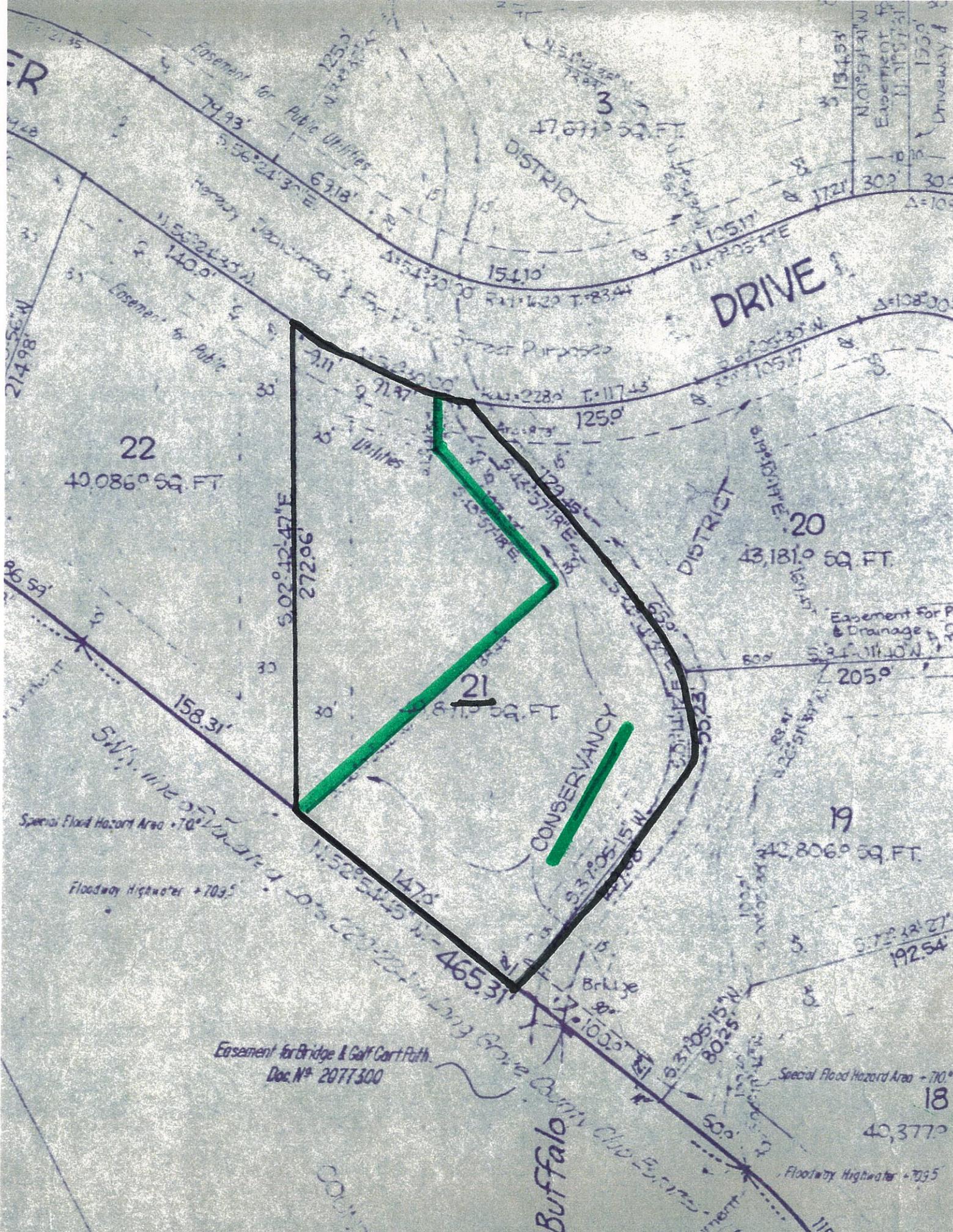
Planner Hogue noted pathways/nature trails are allowable in conservancy areas subject to the review and approval of the CSCC.

After discussion Chairman Smith made a motion, seconded by Commissioner Borg, to recommend approval 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 as submitted by Ed & Shere Mendrala for property located at 1514 Sumter Drive (Lot 21 of Country Club Estates Units 5 & 7 Subdivision) subject to the following conditions;

- 1). The petitioner secures all required permits, including but not limited to LCSMC and the Army Corps, for any and all improvements (e.g. grading, construction of a residence, etc.) to be placed within the floodplain/flood hazard area.
- 2). All improvements, construction and grading on the property shall be in substantial conformance with the "Site plan for Compensatory Storage" dated 4.6.2011 as prepared by Pender A. Finnberg P.E. and submitted to the CSCC for review and approval.
- 3). All disturbed area of the conservancy shall be restored with the "Mendrala Seed Mix" as proposed by the petitioners and submitted for CSCC review by Brian Wilson, Restoration Manager; McGinty Brothers Inc.
- 4). A 5' mowed path shall be permitted adjacent to the perimeter of the proposed residence within the Conservancy District to provide access and maintenance to the proposed detention area as indicated on the "Site Plan for Compensatory Storage" dated 4.6.2011 as prepared by Pender A. Finnberg P.E. and submitted to the CSCC for review and approval.

On a voice vote; all aye and no nays. Motion approved as conditioned.

PCZBA; 4.5.11 Regular Meeting; Cancelled



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 amnethens 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 vulpinoides</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

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