

Item #2:

**Report Of The May 5, 2010 CSCC Meeting:
Arbor Grove PUD – Geimer Greenhouse Property**



MEETING OF THE
CONSERVANCY SCENIC CORRIDOR COMMITTEE
AGENDA

Wednesday, May 5, 2010 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, 2009 & April 7, 2010 CSCC Meeting Minutes.

III. OLD APPLICATIONS: NONE

IV. NEW APPLICATIONS:

1. Review of a request for a pathways, berming, stormwater detention and plantings within a (reduced to 60') scenic corridor of the proposed Arbor Grove PUD/ Subdivision and a request for the excavation of lowland conservancy district soils in conjunction with the petition as submitted by Allen Kracower & Associates on behalf of Mr. Michael Burgmeier for property located at 2727 RFD and commonly known at the Geimer Greenhouse.

V. OTHER BUSINESS:

- a. Review functions & responsibilities of the CSCC
- b. Inventory & evaluation of major conservancy & scenic corridors w/in the Village
- c. Determine levels of participation w/ other Boards & Commissions
- d. Review opportunities for grant funds for conservancy improvements/ development
- e. Discussion of the potential expansion of (or addition to) the current roles and responsibilities of the CSCC
- f. Other opportunities for CSCC involvement.

VI. ADJOURNMENT OF MEETING

UPCOMING MEETING: Next Meeting – Wednesday May 19, 2010 at 7:00 p.m. (if needed).

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 29, 2010
RE: May 5, 2010 MEETING ISSUE REVIEW

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

OLD APPLICATIONS: None

NEW APPLICATIONS: None

OTHER BUSINESS:

1). Review of a request for a pathways, berming, stormwater detention and plantings within a (reduced to 60') scenic corridor of the proposed Arbor Grove PUD/ Subdivision and a request for the excavation of lowland conservancy district soils in conjunction with the SUP/PUD request as submitted by Allen Kracower & Associates on behalf of Mr. Michael Burgmeier for property located at 2727 RFD and commonly known at the Geimer Greenhouse.

Staff has received a request for 7 lot subdivision (7 buildable lots; 3 outlots) to be known as the Arbor Grove PUD Subdivision. As proposed this subdivision would be a commercial redevelopment of the Geimer Greenhouse property. The proposal is similar in scope to the Menards Development immediately to the south of the subject property. Two of the three outlots are composed of wetland areas. All will be used for stormwater management purpose and contain native plantings. A list of plantings is attached to the landscape plan. No seed mix is specified in the "Native Detention Seed Mix Matrix" identified on the landscape plan. The CSCC should consider and make recommendations on the seed mix as part of the review.

The property in question contains no flood hazard area but does contain wetlands and lowland conservancy soils (see Sheet 7 of 7 from Cross Engineering attached). While most of the wetland/lowland conservancy soils will remain undisturbed and enhanced, a small area, approximately 9,250 sq. ft. in area is proposed to be filled. Such excavation/filling may be permitted as a special use per the Village Code (excerpt as follows);

7-5-3: LOWLAND CONSERVANCY DISTRICT:

(A) *Specific Purpose: The primary purpose of the lowland conservancy district is to preserve prime wetlands, aquifer recharge, soils with poor bearing capacity, wildlife areas, shorelands, flood control areas, flood plains, aesthetic areas, recreation and existing agricultural areas in flood plains. It shall be a primary objective that conservancy district areas remain in their natural undisturbed condition.*

(C) Soil Types; Soil Legend Symbols:

Soil Legend Symbols And Names: The lowland conservancy district is classified by the following soil legend symbols and names, including, but not necessarily limited to:

<u>Soil Legend Symbols</u>	<u>Soil Name</u>
67 103	Harpster silty clay loam Houghton muck
*W103	Houghton muck, wet
107	Sawmill silty clay loam
153	Pella silty clay loam
*232	Ashkum silty clay loam
*330	Peotone silty clay loam
W330	Peotone silty clay loam, wet
465	Montgomery silty clay
513	Granby load fine sand
* Present on-site	

Special Uses:

1. Excavation of ponds.
2. Installation of dams.
3. **Any other uses which can be demonstrated to be of clearly overriding public benefit and would not frustrate the purposes of this chapter.**

Procedure For Special Use: Application for a special use shall be made to the plan commission. If the plan commission makes a recommendation for the issuance of a special use permit, the village board may, if it deems it necessary or advisable, also require the review and recommendation of the CSC. An application for a special use shall include sufficient detail to demonstrate that the special use will not:

1. Interfere with the flow or storage of flood water;
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.

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 flood plain shall not be filled nor shall its grade be altered in any respect except as permitted by storm water management commission.*

There is one area of lowland conservancy soils identified on the property one of which will be disturbed by the development (See attached – highlighted in green). The area would be filled to accommodate a small portion of total parking area on-site. As the bulk of the wetland/lowland conservancy soils will remain protected and enhanced by the proposal, and the area of disturbance is on the edge of the conservancy soils, staff suggests that the request be considered more as an adjustment to the boundaries of the lowland area rather than a wholesale elimination of a large area of lowland conservancy soils.

The CSCC should also review and comment on the proposal in general with regard to the work in the lowland conservancy/wetland areas, as well as improvements (pathways, plantings, detention and bermed areas) located within the scenic corridor. The following excerpts from the Village Code with regard to scenic corridors are included for CSCC consideration in their review;

Vegetation Within Developments: 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:

- (a) All significant natural vegetation shall be preserved and maintained, and shall not be mowed, cultivated, sprayed or in any way disturbed.*
- (b) Nonnative vegetation may be excised, controlled, or destroyed, in accordance with the approved plans and specifications or with the prior written approval of the CSC.*
- (c) Existing woodlands and hedgerows within the scenic corridor shall not be destroyed.*
- (d) 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.*

3. *Dimensions: The dimensions of the scenic corridor shall be as follows:*

- (a) On all property sought to be subdivided or developed as a planned unit development lying adjacent to an interstate highway, limited access expressway or four (4) lane median highway, there shall be a two hundred foot (200') scenic corridor easement, measured from the right of way, on either side of said interstate highway, limited access expressway or four (4) lane median highway.*
- (b) 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.*

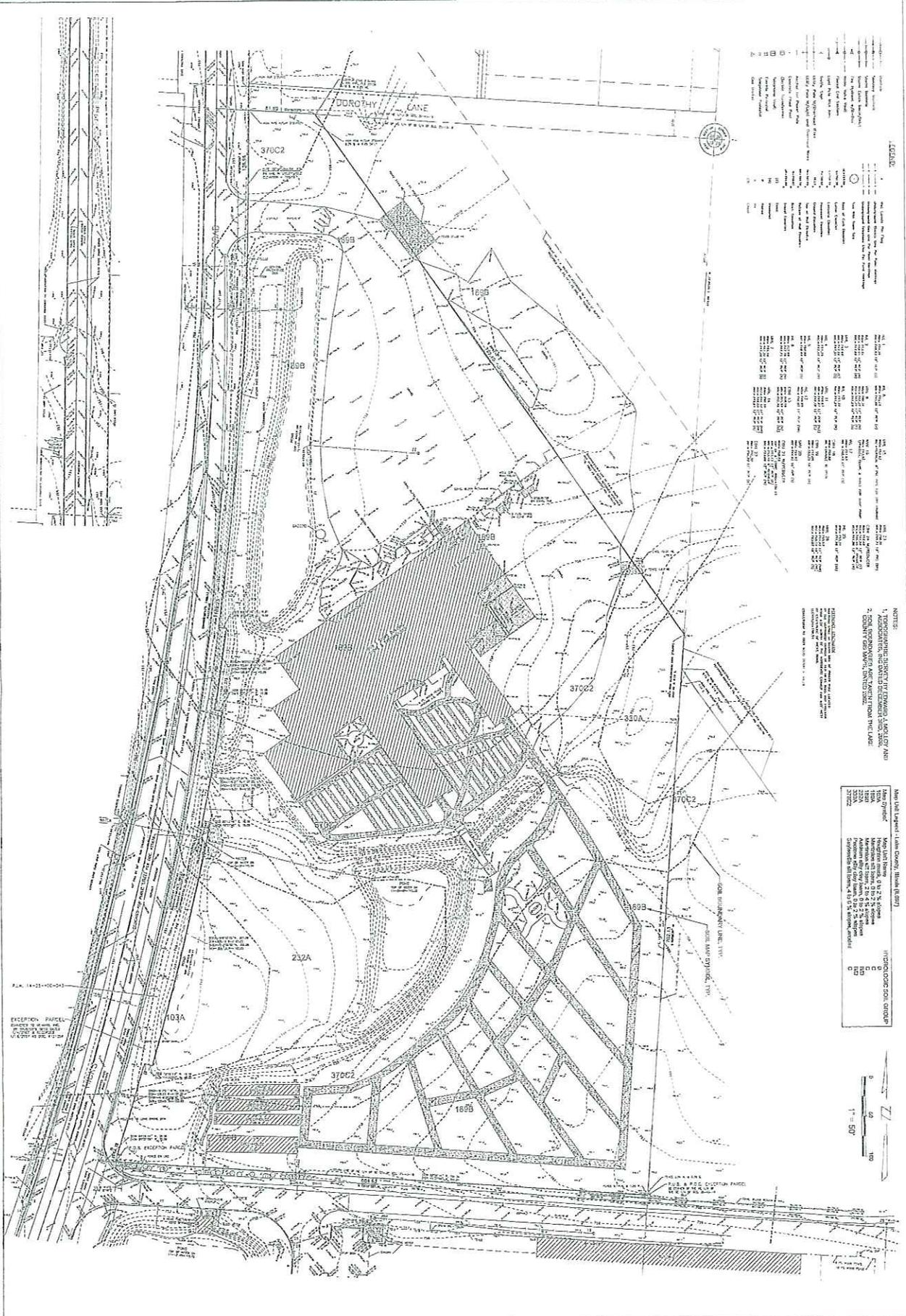
4. Plan Approval: As a condition of approval of a final plat, the developer shall submit a development plan of all scenic corridor easements, showing the dimensions thereof, the extent and nature of all significant natural vegetation, both forest and prairie, all berms sought to be constructed, the amount and size and type of all planting sought to be installed. The plan shall be reviewed and approved by the plan commission. (Ord. 2000-O-17, 8-8-2000)

The petitioner is requesting that the scenic corridor be reduced from the required 100' to minimum of 60' feet. This standard may be varied as part of the PUD/Subdivision process.

These comments will be forwarded to the PCZBA at the anticipated date of the continued public hearing on the special use permit/PUD request scheduled for June 1, 2010.

Per the previous direction of the CSCC; Bob is the primary contact. Lee is secondary.

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



LEGEND

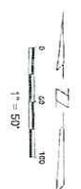
1	Proposed Building Footprint	2	Proposed Parking
3	Proposed Driveway	4	Proposed Utility
5	Proposed Easement	6	Proposed Survey
7	Proposed Access	8	Proposed Retention Wall
9	Proposed Stormwater	10	Proposed Erosion Control
11	Proposed Fencing	12	Proposed Signage
13	Proposed Landscaping	14	Proposed Site
15	Proposed Utility	16	Proposed Survey
17	Proposed Access	18	Proposed Retention Wall
19	Proposed Stormwater	20	Proposed Erosion Control
21	Proposed Fencing	22	Proposed Signage
23	Proposed Landscaping	24	Proposed Site
25	Proposed Utility	26	Proposed Survey
27	Proposed Access	28	Proposed Retention Wall
29	Proposed Stormwater	30	Proposed Erosion Control
31	Proposed Fencing	32	Proposed Signage
33	Proposed Landscaping	34	Proposed Site
35	Proposed Utility	36	Proposed Survey
37	Proposed Access	38	Proposed Retention Wall
39	Proposed Stormwater	40	Proposed Erosion Control
41	Proposed Fencing	42	Proposed Signage
43	Proposed Landscaping	44	Proposed Site
45	Proposed Utility	46	Proposed Survey
47	Proposed Access	48	Proposed Retention Wall
49	Proposed Stormwater	50	Proposed Erosion Control
51	Proposed Fencing	52	Proposed Signage
53	Proposed Landscaping	54	Proposed Site
55	Proposed Utility	56	Proposed Survey
57	Proposed Access	58	Proposed Retention Wall
59	Proposed Stormwater	60	Proposed Erosion Control
61	Proposed Fencing	62	Proposed Signage
63	Proposed Landscaping	64	Proposed Site
65	Proposed Utility	66	Proposed Survey
67	Proposed Access	68	Proposed Retention Wall
69	Proposed Stormwater	70	Proposed Erosion Control
71	Proposed Fencing	72	Proposed Signage
73	Proposed Landscaping	74	Proposed Site
75	Proposed Utility	76	Proposed Survey
77	Proposed Access	78	Proposed Retention Wall
79	Proposed Stormwater	80	Proposed Erosion Control
81	Proposed Fencing	82	Proposed Signage
83	Proposed Landscaping	84	Proposed Site
85	Proposed Utility	86	Proposed Survey
87	Proposed Access	88	Proposed Retention Wall
89	Proposed Stormwater	90	Proposed Erosion Control
91	Proposed Fencing	92	Proposed Signage
93	Proposed Landscaping	94	Proposed Site
95	Proposed Utility	96	Proposed Survey
97	Proposed Access	98	Proposed Retention Wall
99	Proposed Stormwater	100	Proposed Erosion Control

NOTES:

1. TOPOGRAPHIC SURVEY BY EDWARD J. MOLLOY AND ASSOCIATES, INC., LONG GROVE, ILL. (1987)
2. CONVEYANCE SURVEY BY EDWARD J. MOLLOY AND ASSOCIATES, INC., LONG GROVE, ILL. (1987)
3. CONVEYANCE SURVEY BY EDWARD J. MOLLOY AND ASSOCIATES, INC., LONG GROVE, ILL. (1987)
4. CONVEYANCE SURVEY BY EDWARD J. MOLLOY AND ASSOCIATES, INC., LONG GROVE, ILL. (1987)
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6. CONVEYANCE SURVEY BY EDWARD J. MOLLOY AND ASSOCIATES, INC., LONG GROVE, ILL. (1987)
7. CONVEYANCE SURVEY BY EDWARD J. MOLLOY AND ASSOCIATES, INC., LONG GROVE, ILL. (1987)
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9. CONVEYANCE SURVEY BY EDWARD J. MOLLOY AND ASSOCIATES, INC., LONG GROVE, ILL. (1987)
10. CONVEYANCE SURVEY BY EDWARD J. MOLLOY AND ASSOCIATES, INC., LONG GROVE, ILL. (1987)

Map Data Legend - 1:400 Scale, North (8/87)

1	Proposed Building Footprint	11	Proposed Stormwater
2	Proposed Parking	12	Proposed Erosion Control
3	Proposed Driveway	13	Proposed Fencing
4	Proposed Utility	14	Proposed Signage
5	Proposed Easement	15	Proposed Landscaping
6	Proposed Access	16	Proposed Site
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9	Proposed Erosion Control	19	Proposed Access
10	Proposed Fencing	20	Proposed Retention Wall



Site Data

Total Site Area	± 14.21 Ac.
Route 53 ROW Dedication	+ .122 Acres
Lot 1	± 1.298 Acres ± 7,500 Sq. Ft. Building Parking: 34 Spaces - 4.5 / 1,000 Sq. Ft.
Lot 2	± 1.045 Acres ± 10,000 Sq. Ft. Building Parking: 45 Spaces - 4.5 / 1000 Sq. Ft.
Lot 3	± 1.337 Acres ± 6,500 Sq. Ft. Building Parking: 53 Spaces - 8.1 / 1000 Sq. Ft.
Lot 4	± 1.560 Acres ± 10,000 Sq. Ft. Building Parking: 80 Spaces - 8 / 1000 Sq. Ft.
Lot 5	± 2.072 Acres ± 17,000 Sq. Ft. Building Parking: 104 Spaces - 6.1 / 1000 Sq. Ft.
Lot 6	± 2.708 Acres ± 42,000 Sq. Ft. Multi-Story Building Parking: 201 Spaces - 4.8 / 1000 Sq. Ft.
Lot 7	± .846 Acres ± 7,000 Sq. Ft. Building Parking: 37 Spaces - 5.3 / 1000 Sq. Ft.
Total Commercial Area	± 100,000 Sq. Ft.

Outlot A	.355 Acres
Outlot B	.393 Acres
Outlot C	1.977 Acres

Total Parking Provided - 554 Spaces
 Parking Ratio - 5.54 / 1000 Sq. Ft.
 FAR - .16
 Impervious Coverage - 55%



Mike Burgmaler Real Estate
 600 Industrial Drive
 Cary, IL 60013

**Preliminary
 SITE PLAN
 Arbor Grove
 VILLAGE OF LONG GROVE, ILLINOIS**

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 & ASSOCIATES, INCORPORATED
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March 8, 2010

