



MEMORANDUM

**TO:** CSCC CHAIR SMITH AND COMMITTEE MEMBERS

**FROM:** JAMES M. HOGUE, VILLAGE PLANNER

**DATE:** September 12, 2016

**RE:** September 21, 2016 - MEETING ISSUE REVIEW

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

**NEW APPLICATIONS:**

**CSCC #16-03 ;** Consideration of a request to remove unwanted material; replanting of trees, shrubs, grasses and wildflowers within an Upland & Lowland Conservancy District on property known as 4268 Golf Lane (Lot #2 Ponds of Skycrest Subdivision) submitted by Mr. Ronald P Sorce.

Staff has received the attached application for removal of unwanted materials (dead trees, invasives, debris) within an upland and lowland conservancy easement for property located within The Ponds of Skycrest Subdivision located on the west side of Golf Road of off Hillcrest Road west of Route 83. The property in question is platted as "Lot 2" of the Ponds of Skycrest. In 2005 approval was sought and granted to consolidate (re-subdivide) the then existing five (5) zoning lots in the existing Skycrest Estates Subdivision into three (3) zoning lots ranging from 2.02 Acres to 4.82 acres in size. Lot 2 was of particular concern with conservancy issues.

The CSCC reviewed the proposed subdivision during its May 18, 2005 meeting and recommended approval. During this meeting, the CSCC considered the following: (1) approval of building pad areas disturbing the maximum 40% of the upland conservancy areas to be depicted on the plat of subdivision and staked on site. These wooded areas consist primarily of a large number of non-protected tree species, i.e. Willow, Cottonwood, Buckthorn, etc; (2) as a straight subdivision, the conservancy areas will be located as part of the individual lots and not as common lots that are the responsibility of the HOA. The individual lots have been configured to limit the impact on wetland and conservancy soils and (3) the proposed landscaping materials for the disturbed conservancy area will be reviewed by the CSCC for conformance the list of approved plantings with each individual building permit (since the actual area disturbed will not be known until the homes are designed).

The application is being submitted in conformance with the previous CSCC recommendations.

Two types of conservancy, upland and lowland are present on the property. These are defined as follows;

*"The "lowland conservancy district" shall be defined as the greater of all land lying below the highest flood of record as set forth in the hydrologic investigations, atlas series HA 208 Q 71, published by the U.S. geological survey, Washington, D.C.; the floodplain topographic maps of Buffalo Creek, Indian Creek and Kildeer Creek, prepared by U.S. department of agriculture, soil conservation service; or soil types as identified in the soil survey of Lake County, Illinois, published by the U.S. department of agriculture, in cooperation with the Illinois agricultural experiment station, or as these sources may be revised from time to time".*

*"Upland conservancy areas" shall mean those areas having the following characteristics:*

- 1. A forest area with canopy trees six inches (6") in diameter or greater measured at breast height (dbh) covering one-fourth (1/4) acre or more, or a stand of eight (8) or more trees with a cumulative dbh of eight inches (8") or more. Canopy trees shall consist of the following species and their cultivars: American basswood, ash, beech, birch (paper), box elder, buckeye, cherry, cottonwood, elm, locust, hackberry, hickory, linden, maple, northern catalpa, oak, pine, walnut, willow. Where the canopy trees consist of more than seventy percent (70%) of the following species: box elder, silver maple, and/or black locust, then only half such area shall be considered in calculating the upland conservancy; or*
- 2. Areas with more than one-fourth (1/4) acre having a slope greater than twelve percent (12%) (7 degrees), based on a field survey; or*
- 3. Areas of morley silt loam (194E) or morley silt loam eroded (194E2) greater than twelve percent (12%) (7 degrees), based on an on site field determination.*

In addition the upland conservancy has a "reasonable use limitation" as follows;

*"Reasonable Use Limitation: In upland conservancy areas up to a maximum of forty percent (40%) of the protected area on a given lot or parcel may be disturbed or otherwise utilized for the use and enjoyment of the owner provided that no less than sixty percent (60%) of the protected area shall be left undisturbed."*

This limitation has been previously granted (in 2005) on this lot. The boundary line between the two types of conservancy district is the Base Flood Elevation (identified as "BFE" ) on the submitted plans. The upland conservancy is on the inside of the BFE line the lowland conservancy is on the outside of the BFE line.

Removal of the materials indicated is a maintenance function and does not require CSCC review and approval. Restoration of the area "disturbed" by the maintenance in the conservancy easement is proposed with a mix of trees, shrubs and plants. Fourteen (14) plant species are proposed for the restoration as well as a deer resistant short prairie seed mix. Of these seven (7) do not appear to be on the "Approved Species List". The seed mix\restoration should be reviewed and approved by the CSCC. Kelley is primary; Sharon is secondary.

### **OTHER BUSINESS:**

- 1) Helen Wilson Resignation – Commissioner Wilson will be resigning to take a spot on the PCZBA
- 2) Consideration of 2017 Meeting Dates – Attached is the proposed 2017 meeting calendar. This calendar maintains the "status quo" for CSCC meeting dates. A motion to approve this calendar is required.

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: RONALD P. SORCE Date: 1 SEPT 2016  
Applicant Address: 3030 W. SALT CREEK LN., ARINGTON HTS, IL.  
Subdivision: PONDS OF SKYCREST LOT # 2  
Phone: 847-392-2600 E-mail: RSORCE@SORCEARCHITECTURE.COM

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

- Lowland Conservancy District
- Upland Conservancy District
- Wooded Conservancy District
- Scenic Corridor
- Other ( \_\_\_\_\_ )

RECEIVED

SEP 02 2016

VILLAGE OF LONG GROVE

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

- Remove unwanted materials. Specify: SEE ATTACHED
- Add prairie grass and wildflowers. Specify by Latin name.: SEE ATTACHED
- Add trees and shrubs. Specify by Latin name.: SEE ATTACHED
- Other. Specify: \_\_\_\_\_

Professional assistance (If any) provided by:

Name of Firm: P. SELF LANDSCAPE ARCHITECT.  
Address: ONE ANN CT. HAWTHORN WOODS, IL. Phone: 847-438-4922  
Contact: PAM. SELF

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

Application Submitted by: R. SORCE Application # 16-03  
Date of Application Filing: 9/2/16  
Application Fee Paid:  Yes  No Date: 9/2/16  
Conservancy Verified by: [Signature] Date: 9/5/16  
Date Forwarded to Committee: 9/5/16  
Committee Recommendation:  Approve  Disapprove Date: \_\_\_\_\_  
Date Forwarded to Board: \_\_\_\_\_  
Board Decision:  Approve  Disapprove Date: \_\_\_\_\_  
Date Notification Letter Sent to Applicant: \_\_\_\_\_

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

**Instructions:**

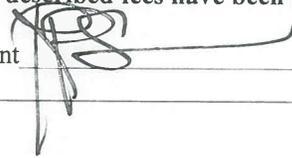
1. The following items must be submitted to the Village Office with this Application:
  - a. **The Application Fee (\$30.00)**
  - b. **Six (6) copies of the Plat of Survey and Project Plans**
  - c. **Six (6) copies of any lists or other attachments to the Application**
2. Work shall not be commenced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

**Application Process:**

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

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

Name of applicant RONALD P. SORCE

Signature of applicant 

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

Date Received: 9/2/16

Application Assigned to: Primary: KELLEY

Secondary: SHARON

Record of Contacts with Applicant and Others: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

CSC Recommendation:  Approve  Disapprove Date: \_\_\_\_\_

Date: 7/14/16

Nixon Residence

4268 Golf Road, Long Grove, IL 60047

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SEP 02 2016

COST ESTIMATE

Prepared By: Pamela Self Landscape Architecture

VILLAGE OF LONG GROVE

All pricing shown is an average based on previous experience.

This is not a quote or contract, it is meant for estimating purposes only.

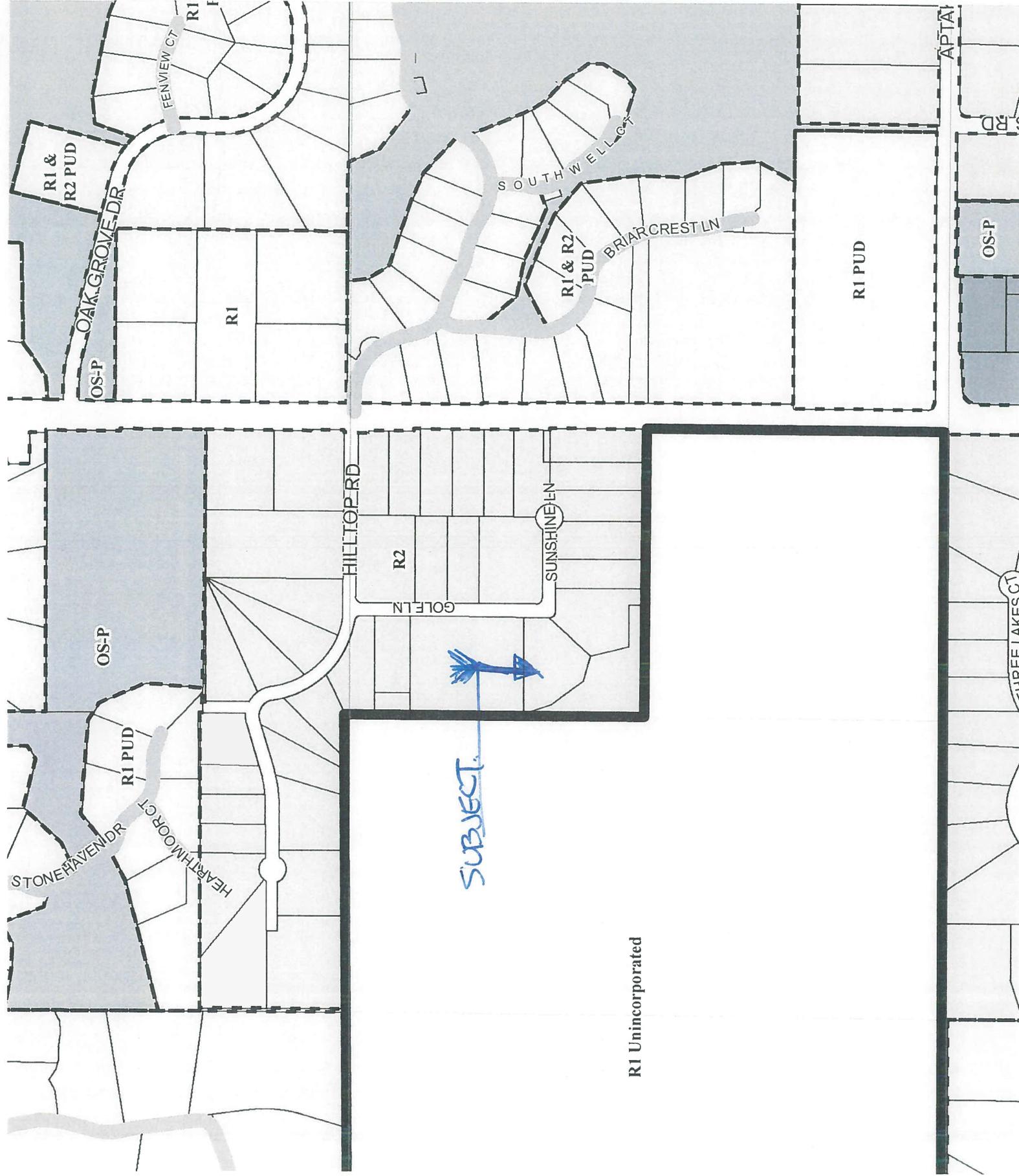
ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
<b>Removals/Site Prep</b>					
1	Top soil & fine grade within work limits	TBD	cu yd	\$45.00	\$0.00
2	Removals - clearing & prepping planting areas	-	lump sum	-	\$750.00
<b>Planting</b>					
3	Acer japonicum Aconitifolium	1	6' ht	\$1,890.00	\$1,890.00
4	Gleditsia triacanthos Skyline	1	3" cal	\$1,035.00	\$1,035.00
5	Liquidambar styraciflua Slender Silhouette	1	2.5" cal	\$750.00	\$750.00
6	Quercus bicolor	2	3" cal	\$1,155.00	\$2,310.00
7	Quercus mehlenbergii	1	3" cal	\$1,230.00	\$1,230.00
8	Buxus macrophylla Green Velvet	42	18" w	\$105.00	\$4,410.00
9	Ceanothus americanus	5	18"	\$60.00	\$300.00
10	Corylus americana	8	36"	\$66.00	\$528.00
11	Viburnum x 'Cayuga'	3	36"	\$75.00	\$225.00
12	Calamagrostis acutiflora Karl Forester	6	1 gal	\$18.00	\$108.00
13	Miscanthus sinensis Gracillimus	2	1 gal	\$18.00	\$36.00
14	Liriope spicata	9	10/flat	\$54.00	\$486.00
15	Bouteloua dactyloides - Buffalo Grass / No Mow Lawn Mix	7,480	sf	\$0.75	\$5,610.00
16	Deer Resistant Short Prairie for Medium Soils from Prairie Nursery	4,762	sf	\$1.00	\$4,762.00
17	Lawn	5,685	sf	\$0.20	\$1,137.00
18	Mulch - shredded hardwood	3	cy	\$45.00	\$135.00
19	Mulch - leaf mulch	2	cy	\$45.00	\$90.00
20	Planting bed amendments	500	sf	\$1.50	\$750.00
				<b>Total:</b>	<b>\$26,542.00</b>
<b>Miscellaneous</b>					
21	Lighting	-	allowance	-	\$2,500.00
22	Irrigation	-	allowance	-	\$2,500.00
				<b>Total:</b>	<b>\$5,000.00</b>

**GRAND TOTAL: \$31,542.00**

**Not Included:**

Furniture

Hardscape on walks & raised terrace



SUBJECT



R1 Unincorporated







EX EXHAUST  
EX NEIGHBOR DRIVE

EX NATURAL MEADOW

20 CONSERVANCY BLDG SETBACK

Approximate Location  
of 50% Expansion Area  
50% Expansion Area

40 5 YARD BLDG SETBACK

20 CONSERVANCY  
BUILDING SETBACK

BUILDING AREA ENVELOPE

BFE +0.225'  
TOP OF FOOT. +3.4

BFE + BASE FLOOD ELEVATION

EX NATURAL MEADOW

20 CONSERVANCY  
BUILDING SETBACK

40 5 YARD  
BUILDING SETBACK

EX NATURAL MEADOW

WETLAND BORDER

APPROXIMATE WATER LINE JULY 2016

WETLAND BORDER

WETLAND BORDER

APPROXIMATE WATER LINE JULY 2016

PROPERTY LINE

WETLAND

WETLAND  
BUFFER

EX NATURAL MEADOW

WETLAND

EX NATURAL MEADOW

WETLAND

EX NATURAL MEADOW



APPROXIMATE LOCATION  
of Septic System with  
50% Expansion Area

FFE: +102.9  
TOP OF FINISH +101.4

APPROXIMATE WATER LINE, JULY 2016

COTTONWOOD  
25'

WETLAND BORDER

WETLAND BUFFER

50' WETLAND BUFFER

OFF - BASE FLOOD ELEVATION

MIXED MEADOW SEED

GREEN VELVET BOXWOOD (8) 2' o.c.

MADEIRA GRASS (2)

HEN ERGET TEA (5)

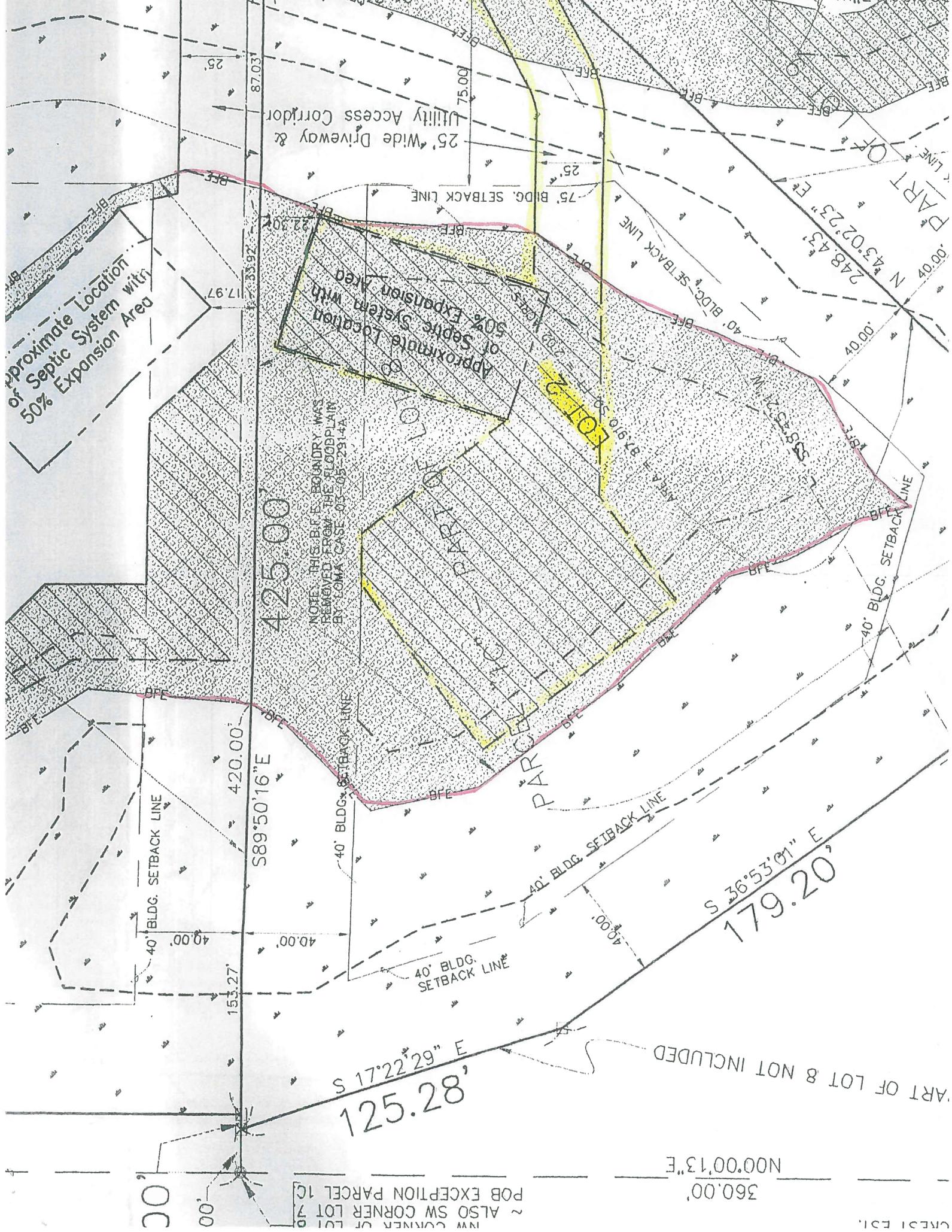
FEATHER REED GRASS (1)

FEATHER REED GRASS (3)

GREEN VELVET BOXWOOD (14) 2' o.c.

CHINKAPIN OAK (1)





Approximate Location of Septic System with 50% Expansion Area

25' Wide Driveway & Utility Access Corridor

NOTE: THIS B.F.E. BOUNDARY WAS REMOVED FROM THE FLOODPLAIN BY LOMA CASE 03-05-2914A

Approximate Location of Septic System with 50% Expansion Area

40' BLDG. SETBACK LINE

420.00'

S89°50'16" E

425.00'

40' BLDG. SETBACK LINE

40' BLDG. SETBACK LINE

40' BLDG. SETBACK LINE

S 36°53'01" E  
179.20'

1722'29" E  
125.28'

PART OF LOT 8 NOT INCLUDED

N00°00'13" E  
360.00'

00'  
00'

NW CORNER OF LOT 7  
~ ALSO SW CORNER LOT 7  
POB EXCEPTION PARCEL 1C

WEST ESI.

PART OF LOT 7

AREA 37.910 SQ. FEET

PART OF LOT 8  
N 43°02'23" E  
248.43'

75' BLDG. SETBACK LINE

40' BLDG. SETBACK LINE

40' BLDG. SETBACK LINE

25'

87.03'

75.00'

17.97'

33.92'

22.30'

40.04'

40.04'

40.04'

40.04'

40.04'

40.04'

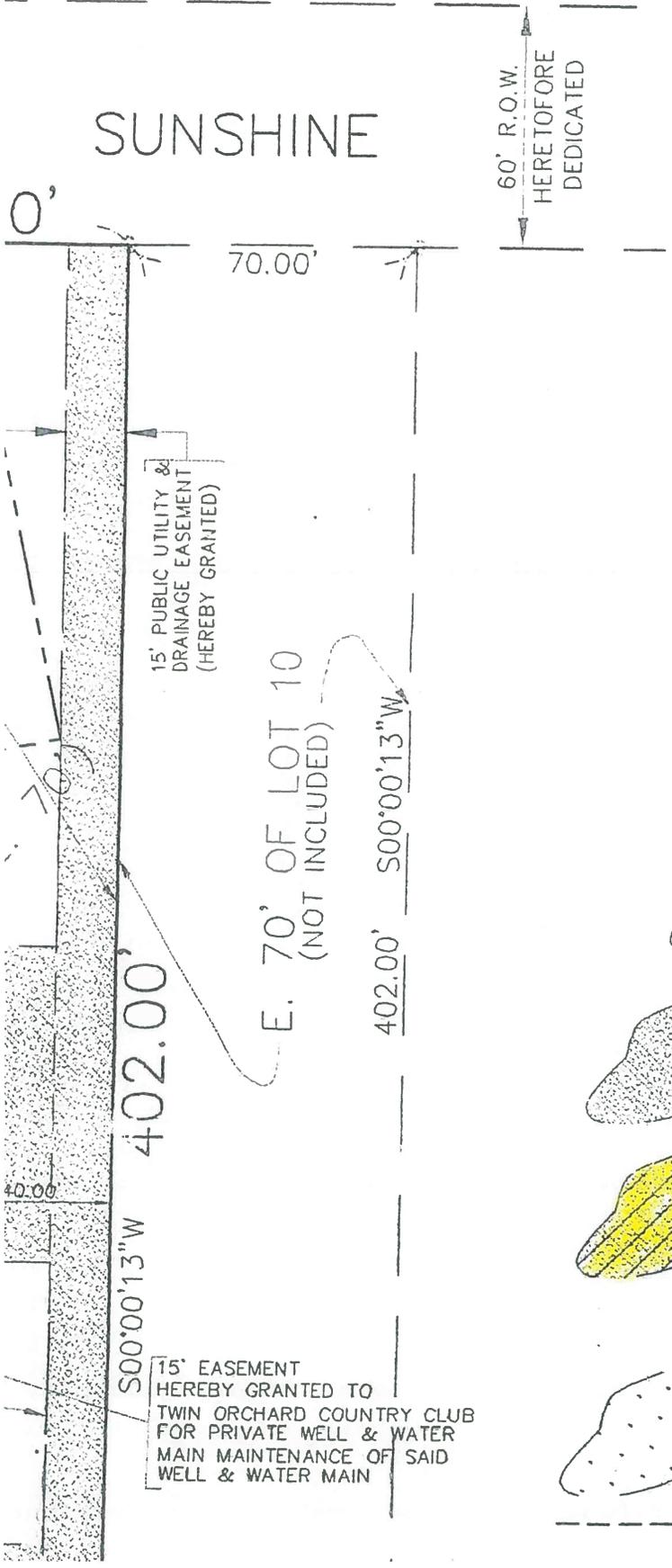
40.04'

(C) NO MATERIALS SHALL BE UTILIZED OR STORED WHICH SHALL HAVE THE POTENTIAL FOR POLLUTING EITHER SURFACE OR GROUND WATER EXCEPT AS SHOWN ON SITE ENGINEERING PLANS OR WITH VILLAGE APPROVAL.

(D) THERE SHALL BE NO FLOODWAY ALTERATION WITHOUT VILLAGE APPROVAL EXCEPT AS SHOWN ON SITE ENGINEERING PLANS OR WITH SMC APPROVAL.

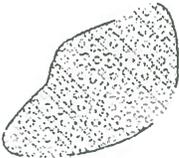
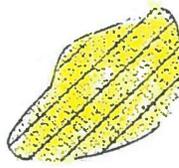
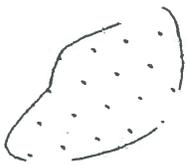
(E) THERE SHALL BE NO DISTURBING OF NATURAL VEGETATION EXCEPT AS SHOWN ON SITE ENGINEERING PLANS OR WITH VILLAGE APPROVAL.

(F) THERE SHALL BE NO FURTHER DISTURBANCE OF THE UPLAND CONSERVANCY DISTRICT, EXCEPT WITHIN THE 40% DISTURBANCE AREAS AS SHOWN ON THIS PLAT, WHICH ARE BEING APPROVED IN ACCORDANCE WITH SECTION 5-10-4(E) OF THE VILLAGE CODE.



SUNSHINE LANE

LEGEND

- FOUND IRON PIPE
- SET IRON PIPE
- ⊙ GOLF COURSE WELL
-  UPLAND CONSERVANCY DISTRICT
-  UPLAND CONSERVANCY DISTRICT 40% DISTURBANCE AREAS (APPROVED BY CONSERVANCY/ SCENIC CORRIDOR COMMITTEE AND VILLAGE BOARD OF TRUSTEES PERSUANT TO VILLAGE CODE SECTION 5-10-4 (E))
-  LOWLAND CONSERVANCY DISTRICT
- WETLAND BOUNDARY

15' PUBLIC UTILITY & DRAINAGE EASEMENT (HEREBY GRANTED)

E. 70' OF LOT 10 (NOT INCLUDED)

15' EASEMENT HEREBY GRANTED TO TWIN ORCHARD COUNTRY CLUB FOR PRIVATE WELL & WATER MAIN MAINTENANCE OF SAID WELL & WATER MAIN

60' R.O.W. HERETOFORE DEDICATED

0'

70.00'

402.00'

500'00"13"W

40.00'