

CONSERVANCY & SCENIC CORRIDOR COMMITTEE
MINUTES OF THE REGULAR MEETING
Reed-Turner Woodland
April 19, 2017

CALL TO ORDER: Meeting called to order at 7:05 p.m.

Members present: Kelley Smith Chairman, Warren Schmitt, Kathy Wiberg, Sharon DalCompo and Jeanette Burger.

Members absent; None

Also present: Jim Hogue, Village Planner, Petitioners Oscar & Heather Bautista, Mike Sarlitto, Village Trustee .

MEETING MINUTES – September 21, 2016

Commissioner Wiberg made a motion, seconded by Commissioner DalCompo, to accept the September 21, 2016 Draft Meeting minutes as presented. On a voice vote all aye.

VISITOR BUSINESS; None

APPLICATIONS:

CSCC 17-01; Consideration of the preliminary plans for the subdivision of property to be known as the “Deer Trail of Long Grove” PUD and within the R-3 Residential District, including the location of Conservancy District Boundaries & pathways within Scenic Corridors and native plantings on property commonly known as property on the west side of Old Hicks Road submitted by Swanson Development LLC.

Mr. Charles Crook, representing the Swanson Development L.L.C. gave an overview of the proposed development.

A 31 unit “conservation design” PUD subdivision with a density bonus requested upon annexation into the Village (R-3 zoning requested). An annexation agreement is also proposed for the development. The development (Deer Trail Subdivision) would cluster homes together within the development while encouraging the preservation of existing natural features as open space. Pathways, enhanced natural areas including wetlands and prairie areas are proposed to be protected on the property while serving to enhance the overall design of the development. Home sites are proposed to be surrounded by open space thus maintaining the rural character of the development within the village.

Ten acres (or 26 %) of the property will be impacted by development. The remaining 28 acres (or 74%) of the property will be preserved as common open space. The required 100’ scenic corridor buffer along Old Hicks Road will be replanted with native trees and plantings to enhance the character of the area as well as the development.

Homes will range in size from 2,800 to 4,500 sq. ft. with lot sizes ranging from 15,000 to 25,000 square feet. This is in response to market conditions that have identified a trend of smaller homes on smaller lots with high quality amenities as opposed to large house/ large lot developments. Net site density (excludes 50% of wetlands & conservancy areas) is calculated at .95 +/- acres of land area per dwelling unit. Gross site density is 1.24 acres of land area per dwelling unit.

Planner Hogue noted conservancy soils were present on the property. He identified the following issues for

CSCC consideration;

- Consider any alterations to conservancy district boundaries as identified on the preliminary plan as the encroach into the proposed lots. The CSCC should evaluate the potential for encroachment into the easement while providing “logical” boundaries for the conservancy easement 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. In particular, the CSCC should consider these recommendations as they relate to the scenic corridor plantings.
- The CSCC should review the proposed plantings in the detention and conservancy and scenic corridor areas and determine suitability.
- Pathways will surround the development and well as being integrated within the development. The CSCC should review and make recommendations on the appropriateness of the pathway system as it relates to the scenic corridor and conservancy easements.

After discussion the CSCC made the following recommendations to the PCZBA regarding this request;

- Preliminary plant species for conservancy areas and scenic corridors are acceptable; substitutions may occur with further CSCC review when final approvals are considered.
- The pathway system is acceptable as proposed; motorized vehicle barriers (including signage) are recommend to discourage such vehicles on pathways.
- Modifications to the conservancy district boundaries to remove conservancy restrictions from platted lots and add into common areas, as identified on the “Grading Plan” submitted by Pearson, Brown and Associates (dated 12.15.16), are acceptable.

OTHER BUSINESS;

1) LG C/SCC Native Plant List Comparison

Commissioner Burger presented research she had gathered about native plants in Lake County and how this related to the approved Village Plant species list. Specifically she presented the Lake County portion of the “Flora of the Chicago Region”.

The Commission discussed the history of the approved plant species list and how that list was derived.

The Commission was encouraging and appreciative of the effort from Commissioner Burger and looked forward to future updates on this project.

2) Update – Proposed amendments to the Village of Long Grove Comprehensive Plan

Planner Hogue noted that the Steering Committee was almost done with their review of the document. Once that task is completed public hearings will be held on the document. It is anticipated this will occur in the fall of this year.

ADJOURNMENT OF MEETING; Commissioner Wiberg moved to adjourn, seconded by Commissioner DalCompo. On a voice vote, all aye. Meeting adjourned at 9:33 P.M.

Respectfully submitted,

James M. Hogue

James M. Hogue, Village Planner