

**CONSERVANCY & SCENIC CORRIDOR COMMITTEE**  
**MINUTES OF THE REGULAR MEETING**  
**HELD REMOTELY VIA ZOOM**  
August 19, 2020

**CALL TO ORDER:** Meeting called to order at 7:07 p.m.

Members present: Kelley Smith Chairman, Jeanette Burger and Rob Seitz.  
Members absent; Kathy Wiberg and Sharon DalCompo  
Also present: Jim Hogue, Village Planner, and members of the public.

**VISITOR BUSINESS;**

There was no visitor business.

**MEETING MINUTES – February 5, 2020**

Commissioner Burger made a motion, seconded by Commissioner Seitz to accept the February 5, 2020 Draft Meeting minutes as presented. On a voice vote all aye.

**APPLICATIONS:**

**CSCC 20-01; Consideration of the preliminary plans for the subdivision of property to be known as the “Phillip Estates” PUD (formerly Canterbury Park) and within the R-2 Residential District (reclassification required), including the location of Conservancy District Boundaries & pathways within Scenic Corridors & Conservancy Easements and native plantings on property commonly known as vacant property on the south side of Cuba Road submitted by the Phillip Estates LLC.**

Chairman Smith read the request into the record.

Planner Hogue explained the request noting the property consists of 34.82 gross acres +/- of land area and is presently zoned R-1 PUD District and was approved as the Canterbury PUD. The property is vacant.

The Canterbury project final plan\plat would allow twelve (12) single-family home sites to be situated on the property and was recommended for approval by the PCZBA on April 15, 2008. Subsequently the Village Board approved the final plan\plat via Ordinance 2008-O-16 on May 13, 2008. The property was to be serviced by a communal septic System and private wells. Despite these approvals, the property has remained vacant since that time.

The applicant and property owner note the present configuration of the property and lot sizes have made this property unmarketable. They are requesting reclassification of the property to the R-2 PUD District (with a density bonus) to allow a 19 single family lots, to be served by sewer and water, for this property.

He noted, as proposed, common open space will comprise 15.51 acres (675,729 sq. ft.) of the site. Open Space will include the 100’ Scenic Corridor along Cuba Road (outlots A & B), as well as Conservancy Easements\Stormwater detention ponds (outlots D, F,&G). Open Space is well distributed throughout the development.

The petitioner proposes a 100’ Scenic Corridor Easement that is consistent with village code requirements.

Based upon the submitted plans it appears that existing vegetation will largely be maintained in the corridor.

There are two types of conservancy soil on the property, 232 A (Ashkum Silty Clay Loam) & 330A (Peotone Silty Clay Loam) and both are lowland conservancy soils. Wetlands exist on the property as well. The petitioner has worked to preserve and enhance the wetlands to the greatest extent possible.

Conservancy soils and conservancy easements have, for the most part, been contained off private property and in common open space on both Outlots "D" & "G". However, conservancy soils (232A) are also located on a large portion of proposed Lot 6 (42,205 sq. ft. including conservancy soils), and Lots 7, 18 & 19.. However, Outlot "G" (155,187 sq. ft.) is in large part proposed as a conservancy easement and contains no conservancy soils. As noted above the non-conservancy soils on Lot "G" serve to off-set the reduction in square footage of conservancy soils on Lot 6, 7, 18 & 19.

Principal access to the development will be off the south side of Cuba Road. The internal access for the development will consist of private roads contained within "Outlot C".

A secondary emergency access to Cuba Road is proposed between Lots 3 & 4 and will be constructed of "grasscrete" paving material a 4' crushed limestone pathway will also be centered in the emergency access way.

Additional pathways will be included along the western edge of the development as well as in the 100' Scenic Corridor Easement. This pathway segment, partially proposed to be in the Cuba Road right-of way, will connect Deerwood Drive on the west with the Forest Preserve property (Herons Creek) on east side of the development. Pathways in the Cuba Road right-of-way (R.O.W.) will require the approval of the Village Board and may be considered as part of the overall approval of the development proposal.

Staff notes consideration should be given to continuing the pathway segment along the west side of the outlot and the west lot line of Lot 6 then heading east, between Lots 6 & 7 to form a loop with the internal access road. Should pathways ultimately become part of the Route 53 Extension R.O.W. a pathway "stub" would exist for connectivity to a future pathway to the west.

The property will be subject to the Village Tree Preservation Ordinance. Landscaping, per Title 6 of the subdivision code will be required at a minimum. The Village Arborist has reviewed the landscape\planting plans as well. The comments of the arborist are attached for CSCC consideration and should be incorporated into any recommendations of the CSCC as applicable.

He then urged the CSCC to address and make recommendation on the following issues;

- Consider the conservancy district boundaries as identified on the preliminary plan and in particular the trade off with the proposed Lot 6. The CSCC should evaluate the "logical" boundaries for the conservancy easement boundaries as proposed. 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.
- The CSCC should review the proposed plantings in the detention and conservancy and scenic corridor areas and determine suitability.

- Pathways will be integrated within the development and the modification as suggested should be considered. The CSCC should review and make recommendations on the appropriateness of the pathway system as it relates to the scenic corridor and conservancy easements.

Representatives of the petitioner, Mr. Steve Cross, Project Engineer and Mr. Larry Dziurdzik, Landscape Architect, further explained the project and answered questions from the CSCC regarding overall design, stormwater management and the proposed plant species list.

After discussion the CSCC made the following recommendations;

- The conservancy district and scenic corridor district boundaries as identified on the preliminary plan\plat were found to be logical and contiguous as proposed. The CSCC noted the trade-off between on private non-conservancy open space land in Outlot “G” was acceptable as were the boundaries of the proposed scenic corridor and conservancy easements as proposed.
- The comments of the Village Arborist are hereby incorporated into this recommendations of the CSCC as applicable.
- The proposed plantings in the detention, conservancy and scenic corridor areas were determined to be suitable and of high quality with the exception of Lolium multiflorum (Italian Rye) any of the following may be substituted for this species in the seed mix;- Elyhordeum Macounii, Elyhordeum Montanense, Elymus Canadensis, Elymus Macgregoril, Elymus Riparius, Elymus Submuticus, or Elymus villosus (all native ryes).
- Pathways as identified in the development are accepted and appropriate as they relate to the scenic corridor and conservancy easements with consideration being given to the modification of the “western loop” (Lots 6 & 7) as suggested.

A motion was made by Commissioner Burger, Seconded by Commissioner Seitz, to forward these recommendations on to the PCZBA for their consideration at public hearing. On a voice vote; all aye.

### **OTHER BUSINESS;**

#### **a.) Discussion of natural plantings on landscape islands (Rt. 83 & O.M.R entering the CBD).**

Planner Hogue reports that Long Grove resident Rick Scardino contacted Village President Jacob regarding the possibility of improving the median islands along Route 83 and Old McHenry Road with landscaping.

Chairman Smith and I had a “ZOOM” meeting with Mr. Scardino on June 4th at which time there was a discussion of landscaping the median islands.

Planner Hogue then identified two basic topics for discussion;

1. Are median plantings something which should be considered, and if so;
2. What types of low maintenance natural plantings would be most attractive and best suited to these locations.

He also noted cost, including planting and in particular, maintenance, with median plantings as an issue. Low maintenance natural plantings might be possible consideration for medians.

The CSCC discussed the matter noting that well planted and maintained medians are attractive, while unkempt medians are an eyesore and likely better kept in turf grass for ease of maintenance. The Commission thought natural plantings could be a possibility but where they may be successfully located is a big question. It was noted that certain native species (not too tall or aggressive) may be acceptable and thrive in medians, however whatever plantings are determined to be appropriate should be further reviewed and evaluated by a landscape professional for appropriateness and viability given the environmental challenges of right-of-way medians.

Costs for both installation and maintenance are big issues for research and consideration with this concept.

A test plot at a particular location (to be determined) may be a viable low cost alternative in determining the viability of such a concept.

Mr. Rick Scardino, Long Grove residential and commercial real estate professional noted that in his business dealings landscaping delivered a lot of aesthetic value for the price. He cited several other communities in the area which enhanced their overall appearance with median plantings while noting those in Long Grove were “pedestrian” at best.

He was aware of the cost issues associated with a proposal of this nature and suggested local landscape firms be contacted to see if they would consider volunteering their time, materials and effort in exchange for signage advertising their business in the median. It was thought this could lead to a competition of sorts with the various companies involved.

He offer to assist with research and the many contacts he has in the landscaping and design field with regard to this project.

The CSCC thanked him for his time and input on the matter.

#### **b.) Updated Plant Species List**

Commissioner Burger noted that 1700 plant species are in the updated list. She is working to determine which species are readily available to make the list smaller and more practical for those using it. This pared down list would then be approved and the list made available to the public.

If however, a proposal for other species not on the approved list, but on the “master list” were submitted in an application they may be considered as well. She is working to find commercial vendors which have the “desired species” readily available.

**ADJOURNMENT OF MEETING**; Commissioner Burger moved to adjourn, seconded by Commissioner Seitz. On a voice vote, all aye. Meeting adjourned at 9:27 P.M.

Respectfully submitted,

*James M. Hogue*

James M. Hogue, Village Planner