



## MEMORANDUM

**TO:** CSCC CHAIR SMITH AND COMMITTEE MEMBERS  
**FROM:** JAMES M. HOGUE, VILLAGE PLANNER  
**DATE:** November 23, 2020  
**RE:** December 2, 2020 - 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.

**A). CSCC 20-02; Consideration of a request to replant a conservancy district and to allow the addition of trees, shrubs, prairie grass and wildflowers species for property located at 6881 September Blvd submitted by property owners Aleksandr & Svetlana Dekhtyar.**

Staff has received the attached application to allow the addition of trees, shrubs, prairie grass, and wild flowers within a lowland conservancy easement for property located within Eleanora Estates PUD located on the north side of Indian Creek Road and across from Creekside Drive. The property in question is platted as "Lot 4" of the Lake Eleanora Estates PUD and is located on the south side of September Blvd. and west of Ellis Avenue.

### **Background**

The conservancy on the property was platted as part of the PUD in 1988 and appears to have been illegally converted to turf grass between 2007 & 2008 per aerial photography through Lake County GIS. The current property owners acquired the property in 2014 and the conservancy had been converted when they acquired the property (see 2014 aerial attached).

The applicant noted flooding in the basement of residence on the property (twice) and in an attempt to alleviate this situation began work on a drainage improvement in a protected wetland/conservancy easement without permits. The Village Engineer was alerted to this situation and issued a stop work order in June of this year (see attached).

A permit to do the work has been issued (per the attached plans), but as a condition of approval they need an approved restoration plan for the disturbance in the conservancy.

The applicant would like to have the drainage improvements completed before spring (as house flooding cause the work w/o permits to commence) in case of a wet spring. As work the restoration will not commence until spring, I am comfortable with the drainage plans proceeding so long as we are working toward compliance with the condition of approval.

Restoration of the area “disturbed” by the drainage improvements is proposed with a mix of wild flowers, namely a mix of three species of Black-eyed Susan’s (see attached). Although a location map was provided the location of proposed species is unclear. In total 50 plants of each species are proposed for a total of 150 plants.

From the historical perspective this appears to be a lowland conservancy district, however soil 146 B (soils map attached), Elliott Silt Loam, is not listed as a conservancy soil. There is a small portion of soil type 330 A, Peotone Silty Clay Loam which is a conservancy soil, located in the southwest corner of the property.

The easement is platted however, and should be respected. A portion of the recorded plat of subdivision is attached. Prior to this land being developed this area was active farmland.

\_\_\_\_\_ is primary; \_\_\_\_\_ is secondary.

Should you have any questions feel free to contact me; e-mail is best.

### **B). Route 22 Landscape Plan – Comment Summary**

Commissioner Burger had submitted comments for discussion by the entire CSCC. These comments have been formalized by staff and are being brought back for final consideration by the CSCC. These are attached to this packet.

Comments from the Village Arborist have been incorporated into the CSCC comments as well.

Two thoughts;

- 1). some of the species noted have no concerns listed (just an “\*” under comments);
- 2). A review of species which are part of the “approved plant species list” or native to Lake County may be useful as part of the Route 22 analysis. The “master plant list” noted most plants are native to North America, not necessarily the County or Village.

Once finalized, these findings will be presented to the Village Board for further consideration.

**C). Discussion of natural plantings on landscape islands (Rt. 22; Rt. 83 & O.M.R entering the CBD).**

Thus far discussion on this matter has resulted the in following;

- I. Direction from the Board;
  - a. Explore the possibilities on a preliminary basis with emphasis on;
  - b. Providing preliminary suggestions for natural plantings in landscape islands.
  - c. Fiscal Impacts\Financial Costs associated with these improvements.
  - d. A suggested plants list for natural plantings in medians.
  
- II. CSCC Discussion/Direction
  - a. The OMR medians have been determined the best starting point for beautification.
  - b. The Route 83 medians are too large to consider at this time.
  - c. “Test plots” in the OMR medians may be a good starting point.
  
- III. Tasks to be Accomplished (By Staff & Committee)
  - a. Compile “Best Practices Data” for landscape medians w/ emphasis on natural plantings. (Staff)
  - b. Identify suitable/desirable plant species for medians (3 species discussed). (Committee)
  - b. Identify native desirable trees & shrubs for possible consideration in medians. (Committee)
  - c. Identify size of “test plots” for the OMR medians. (Staff & Committee)
  - d. Identify costs for plant materials, installation and initial & on-going maintenance of “test plots”

Other research has identified the following;

**OMR Medians – Located in Right-of-Way controlled by LCDOT**

O.M.R. –; 3 medians.

Median 1; is irregular in shape and the planting area measures 95' x 6' (appx. 570 sq. ft.)

Median 2; is irregular in shape and the planting area measures 320' x 6' (appx. 1900 sq. ft.)

Median 3; is irregular in shape and the planting area measures 36' x 6' (appx. 200 sq. ft.)

Per the site visit conducted on November 9<sup>th</sup> - “Median 2” has the best potential for “test plots”.

I hope to have additional information for the CSCC at meeting time.

Should you have any questions or concerns feel free to contact me; e-mail is best.