



MEMORANDUM

TO: CSCC CHAIR SMITH AND COMMITTEE MEMBERS

FROM: JAMES M. HOGUE, VILLAGE PLANNER

DATE: August 12, 2020

RE: August 19th - MEETING ISSUE REVIEW

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

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.

BACKGROUND

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

The Canterbury project received preliminary PUD approval\ zoning by the Long Grove Plan Commission on June 7, 2005. Subsequently the Village Board also granted preliminary approval in April of 2006 via Ordinance #2005-O-23. Per the Village Subdivision\ PUD regulations and preliminary approval ordinance, a final plat was to be submitted within two years of the preliminary plat approval. For a number of reasons this was not accomplished and an extension on the submission of the final plans and plat was granted until July 2008.

The final plan\ plat to allow twelve (12) single-family home sites to be situated on the property to be known as Canterbury Park 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. Reclassification requires referral from the Village Board to the PCZBA.

PROPOSAL

Reclassification of property from the R-1 PUD District to the R-2 PUD District classification and preliminary PUD plan\plat approval to allow for the creation of 19 lot single family lots (to be serviced by a private water system and public sanitary sewer) for vacant property on Cuba Road to be known as the Phillip Estates PUD (formerly the Canterbury Park PUD).

Open Space\Conservancy District Soils\Scenic Corridors

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 100' Scenic Corridor is proposed along Cuba Road on the north side of the development. Per the Comprehensive Plan Cuba Road is considered a "Scenic Road" in the Village.

The Village Code notes the following with regard to scenic corridors and planting thereof;

"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".

"Dimensions: The dimensions of the scenic corridor shall be as follows:

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."

"Governing Provisions: In those locations where a conservancy district area overlaps with a scenic corridor area, to the extent there is any conflict among applicable village code provisions, the scenic corridor provisions shall govern. (Ord. 2000-O-17, 8-8-2000)"

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 maintained in the corridor. Plantings are proposed around the entrance to the subdivision and should be reviewed by the CSCC.

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). However, Outlot “G” (155,187 sq. ft.) is in large part proposed as a conservancy easement and contains no conservancy soils.

Such encroachments may be considered per the Village Code as follows;

(C) Once the location and nature of these permitted encroachments are reviewed and approved by the plan commission or the CSC and final approval has been obtained, the configuration of the encroachment may be altered as reasonably necessary for the enjoyment of the lot subject to the prior review and recommendation of the CSC and subsequent approval of the village board subject to the following:

- 1. The reconfiguration must be reasonably necessary for the reasonable use of the lot; and*
- 2. The reconfiguration must not result in an overall reduction of the square footage of the conservancy district; or*
- 3. The reconfiguration will result in other ecological benefits such as preservation of native vegetation such as a mature oak; or*
- 4. Such other conditions which the village board determines warrants the reconfiguration and the village board further finds that the reconfiguration will result in an overall enhancement to the ecology of the area. (Ord. 2007-O-04, 4-24-2007)*

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.

As a side note, the previously approved Canterbury Park Development also targeted development in the area now proposed as Lot 6. Overall, the proposed development will have more conservancy district area than what was previously approved as Canterbury Park. As presently proposed in “Phillip Estates” 7.12 acres (310,185 sq. ft.) of conservancy area is proposed. In contrast, 4.91 acres of conservancy area are approved as part of the Canterbury Park proposal.

Stormwater Detention – As identified on the preliminary plans & plat stormwater detention will be accommodated via three (3) detention ponds located within the development. Detention

basins will be located within the common open space identified on the preliminary plans. Two of these areas (Outlots D & G) will be considered as conservancy areas also.

The CSCC should review the proposed plantings in the detention and conservancy areas and determine suitability (See Preliminary Landscape Plans “LP-1” & “LP-2”).

Access\Pathways

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 we 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.

With the apparent demise of the Route 53 Extension (adjacent to the west line of the development), staff suggests consideration of reconfiguring the pathway segment on “Outlot D”. As proposed this pathway segment runs across the south end and up the west side of the outlot then continuing between Lots 6 & 7 to connect with the internal access road ultimately forming a loop pathway segment.

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.

Landscaping/ Tree Preservation Ordinance – 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.

Action by the CSCC

The CSCC needs 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.

2). **OTHER BUSINESS:**

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

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.

Cost, including planting and in particular, maintenance, associated with median plantings is an issue. It was thought that low maintenance natural plantings might be possible consideration for such plantings.

Two topics for discussion;

1. A 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.

Mr. Scardino will be invited to participate in the meeting as well.

B. **Revised Plant Species List – Update**

At the last meeting (the Joint VB\HOA Meeting) it was determined the revised list was not yet ready for public use.

Any update to the status of the revised list should be discussed.



Urban Forest Management, Inc.

July 27, 2020

Mr. James Hogue
Village Planner
Village of Long Grove
3110 Old McHenry Road
Long Grove, IL 60047

RE: Philip Estates Subdivision
Preliminary Landscape/Existing Tree Survey & Preservation Plan Review

Dear Jim,

I have reviewed the Preliminary Landscape and Existing Tree Survey & Preservation Plan by Allen L. Kracower & Associates, Inc., dated 2-1-20, for the proposed Philip Estates Subdivision, as requested. The following are my observations and recommendations.

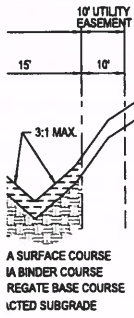
1. I will have to review the existing trees in the field to verify the data shown in the Existing Tree Survey.
2. The species of the proposed plantings are in general conformance with recommended acceptable species within the Village of Long Grove.
3. I would recommend the final Landscape plan include a detail that shows there will be a minimum of 6" -8" of topsoil within 2' of the outside edge of all root ball holes within the mass graded areas, such as the right of way. The top third of the root ball should be free of the metal basket, twine, rope and burlap after installation. Trees should be planted so that the top 2" of the root ball is above existing grade.
4. I would also recommend a Landscape Maintenance Specification to maintain the spirit and intent of the approved Landscape Plan. A schedule showing when the tree, shrub, prairie and wetland plantings will be installed, watered, pruned, mulched and otherwise maintained, to reach establishment, should also be included. All proposed plantings should be required to be replaced if in poor condition or dead, by whomever will maintain the common areas.
5. I will have to review the final grading and utility plans to determine which existing trees may require mitigation due to construction impacts.

I will follow up after my review of the existing trees has been completed.

Sincerely,
URBAN FOREST MANAGEMENT, INC.

Todd R. Sinn
Senior Forester

POTENTIAL PATHWAY RECONFIGURATION



NOTTINGHAM DRIVE

TURNBERRY LANE

GLENSTONE SUBDIVISION - UNIT 2
ZONING R2-PUD

APPROXIMATE LOCATION OF TI
SANITARY SEWER AND WATER
CONNECTIONS

SANITARY SEWER AND
WATERMAIN EASEMENT
(FINAL ROUTE AND DIMENSION
TO BE DETERMINED DURING P
ENGINEERING)

EMERGENCY SECONDARY
ACCESS TO CUBA ROAD

OUTLOT A
100' CONSERVANCY EASEMENT

EAST CUBA ROAD

N01°14'26"E
36.87' (R)

66'
EX. ROW

S89°45'34"E

932.65' (R)

OUTLOT A

N24°23'45"E
107.70' (M&R)

230.22' (M&R)
S89°53'43"E

4' WIDE CRUSHED LIMESTONE
WALKING PATH CENTERED IN
EMERGENCY ACCESS GRASS-CRETE
PAVING MATERIAL

83.87'
(M&R)
N28°11'43"E

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

75'

50 FT ROADWAY &
UTILITY EASEMENT

10 FT UTILITY
EASEMENT

R 66'
R 47.5'

PHILIP COURT (PRIVATE)

OUTLOT C

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

1050.46' (M&R)

10 FT UTILITY
EASEMENT

ZONING R1

OUTLOT D

STORMWATER
MANAGEMENT BASIN 1

LOT 11

CONSERVANCY DISTRICT
EASEMENT AREA

N01°33'27"W

LOT 18

LOT 19

STORM
MANAGE
BASIN

PHILIP ESTATES

SITE ANALYSIS

Total Area:	1,516,881 sf 34.82 acres
Total Number of Lots:	19
Total Lot Area:	841,152 sf (19.31 acres)
Average Lot Size:	44,271 sf (1.02 acres)
Minimum Lot Size:	40,149 sf
Maximum Lot Size:	54,596 sf
Total Common Open Space:	675,729 sf (15.51 acres)