

MINUTES
ENVIRONMENTAL REVIEW COMMITTEE
May 10, 2018

The May 10, 2018 meeting of the Environmental Review Committee was called to order at 7:00 PM by Chair Judy Beck in the board room of the Village Hall. Roll was called and a quorum was present. Upon roll call, the following were:

Present: Chair Beck, Committee Members Willink and Johnston
Absent: Committee Members Derby-Lewis and Pollowy
Also present: Tony Repp, Planner

GENERAL COMMUNICATIONS

Mr. Repp stated that there were no general communications for tonight's meeting.

NEW BUSINESS

ERC 2018-001 4111 West Lake Avenue – McDonagh Residence

- Environmental Plan Approval
- Recommendation to the Plan Commission

Present to petition for the Grier Residence proposal were:
Rick Swanson, Architect, representing owner
Coleman McDonagh, property owner

Purpose of the meeting was for the ERC to review the presented case and forward recommendation to the Plan Commission.

Mr. Repp presented a brief background for the property under discussion and summarized the proposed improvements which entailed the construction of a single-family residence and re-establishment of features within the Primary Area on the property.

Modifications to the existing building and use envelope were being requested to allow for the construction of a single-family residence.

Rick Swanson, architect for the project and representing the property owner introduced himself, the property owner, and the project.

Chair Beck inquired as to why a full environmental plan had not been prepared and submitted. Mr. Swanson explained that since the property had been completely disturbed prior to the owners taking control of the property. For that reason, there was little to study in the way of native plantings or natural drainage patterns. The applicants were aiming to restore a healthier drainage pattern and native plantings.

The members of the Environmental Review Committee then commented on the following items:

- Committee Member Johnston felt that there was still value in studying the disturbed area.
- Chair Beck felt that the study of groundwater systems was important and suggested a hydrology report be required during permitting.
- Committee Member Willink inquired about the method by which the pool would be drained.

In response to the Committee's comments, the applicant explained that the hydrology could be studied during advanced phases of design, permitting, and construction.

Mr. Repp clarified that the pool would have to be drained via a hose to the shared retention pond within the extents of the adjacent property to the west.

The Committee, applicant, and staff then began discussing the use of certain tree species in this area. The Committee felt that more trees should be added given the amount of trees that were removed prior to this application. The applicant discussed the rationale behind the various tree removals. The Committee discussed various tree species, soil conditions, and climate change trends. Following this discussion, the Committee agreed that additional plantings should be added to the site and native tree species should be used in the front yard as well.

The Committee inquired about the sports court. The applicant explained that it was to be a pervious material. Staff explained that the only materials that would be considered pervious would be gravel or grass. After a discussion, the applicant and ERC agreed that the sports court should be removed until further investigation into the material can be completed.

The Committee also focused on the inclusion of sod in the Primary Area and directed the applicant to minimize or eliminate the use of sod within the Primary Area as it is not native. The applicant and the Committee discussed how to accomplish this while still making the yard usable for recreational activities.

After additional comments were made, it was felt that a motion with conditions should be presented. Mr. Repp summarized the conditions for reference:

- A revised landscape plan from a landscape architect including additional types of oaks or native trees should be planted in replacement of ornamental trees in the front yard subject to the review and approval of the ERC chair.
- Planting of additional native trees on the site where feasible based on the recommendations of a landscape architect.
- Removal of sports court from the plan and a condition that the system of installation, drainage, and location must be reviewed and approved through the Environmental Review Committee process at a future date
- The amount of sod must be minimized within the Primary Area.
- The site must use pervious pavement.
- The pool must be drained into the shared detention pond via a hose in a manner keeping with the applicable Village codes and ordinances.
- A hydrology report must be submitted as part of the final engineering process.

Committee Member Willink moved in the matter of ERC2015-008, 4111 West Lake Avenue, that the Environmental Review Committee forward a positive recommendation to the Plan Commission based on the petitioner's application materials, testimony and discussion relating to the petition which together demonstrated compliance with Chapter 98, Article IX, Section 98-457 of the Municipal Code, The Engineering Plans (Sheets 1-4) and Site Grading Plan prepared by Chamberlin / Masse Engineers

and dated March 29, 2018, prepared unless otherwise noted, complies the Environmental Plan Criteria and Requirements for Approval of the Glenview Zoning Ordinance as follows:

Approval criteria.

- (1) All EPs shall address all vegetation elements, wetlands, drainage, visual and other such environmental effects of proposed developments as they relate to the criteria and requirements, and be consistent with the intent of this article as set forth in [section 98-451](#). The EP shall be in compliance with federal, State and local regulations as such regulations may relate to environmental impact.
- (2) The major focus of the EP shall be first to avoid, second to minimize and third to mitigate any detrimental impacts to resource characteristics of the ESA and PA consistent with the intent of this article as set forth in [section 98-451](#)
- (3) Construction plans must comply with section 7 of the Illinois Endangered Species Protection Act, 520 ILCS 10/7, and sections 401 and 404 of the Federal Water Pollution Control Act. No adverse effect shall occur to any critical federal or State endangered species habitat.
- (4) Construction design plans shall preserve the hydrological characteristics essential to the integrity of the PA.
- (5) The natural functions of ESA wetlands or watercourses shall not be impaired. Specifically, the natural grade and soils of any wetland or watercourse and the flow or quality of surface water to and from any ESA wetland or watercourse at any time during the year shall not be significantly altered in such a way as to degrade rare habitat elements or cultural resources. If negative alterations occur, mitigation in the form of restoration of the wetland or watercourse function and value must be provided in writing and approved by the ERC.
- (6) Direct or indirect impairment to PA wetland shall be avoided. Impact shall be determined by the ERC. Examples of impact that could occur include, but are not limited to, wetland fill, drainage blockage or significant alteration to drainage patterns or subbasin watersheds. If a proposed development site contains areas of past wetland fill or drainage blockage, whether within the ESA or PA, such conditions shall be removed and wetlands restored by the property owner in conjunction with site development. Use of bypass flow-through piping shall be avoided or minimized in preference to preserving natural drainage. Stormwater control features (e.g., wet detention ponds) shall be designed to optimize protection of wetland areas.
- (7) Construction plans shall be designed to minimize the creation of impermeable surfaces by limiting pavements, roadways and building footprints to essential square footages and using permeable asphalt and pervious pavers, where practical.
- (8) Appropriate transport, detention and infiltration structures shall be incorporated in a coordinated stormwater management system to minimize both off-site outflow and surcharging (backwater) into the PA while maximizing groundwater recharge.
- (9) The important cultural heritage, wildlife, recreational and educational values of the PA shall be preserved by maintaining reproductive and regenerative capabilities of wildlife and associated habitats, protecting historical contexts, maintaining aesthetic visual characteristics, designing compatible adjacent building structures and providing visual

buffers made up of trees and shrubs consistent with existing vegetation. Preservation of such values must satisfy requirements of the State comprehensive outdoor recreation plan, the State historic preservation office and the National Park Service.

- (10) Site design plans shall maintain or enhance the aesthetic, visual screening, windbreak, dust suppression, air quality improvements, noise barrier characteristics and other qualities of woodlands. All site improvements and structures shall be located and designed in such a way as to retain the maximum amount of natural vegetation on the site, especially existing mature wooded areas. Any structural design within the ESA should be designed so that building footprint roads avoid removal of trees with a dbh of four inches or more. Certain species of trees determined by the ERC to be incompatible invasive trees in the ESA shall be exempt from protection (e.g., in the Grove National Historic Area, eastern cottonwoods, box elders and European buckthorns are not protected).
- (11) Landscaping designs shall maximize the use of compatible native species of trees, flowers and grasses to blend with or enhance the natural mosaic (complex) of ESA communities. Tree plantings shall be situated as buffers to protect the PA from adverse views, drainage and lighting effects. The objective is to soften impacts to the adjacent PA ecosystems. A variety of species shall be planted in natural arrangements to enhance the aesthetic and ecological value of such plantings.
- (12) All native tree species with a dbh of more than four inches shall be protected with barrier fencing enclosing an area that includes the dripline area of the tree. Unprotected tree species with a dbh of four inches or more shall be retained if they are determined to be important to the historical context of a cultural resource element or to general aesthetic value. The barrier fencing must be located at least five feet from the trunk of a tree at all points. The fencing shall be mandatory only during construction. No disturbance or mowing shall occur within the dripline of any protected tree subsequent to construction.
- (13) Soil erosion shall be minimized through compliance with the soil erosion and sediment control regulations set forth in article IX.
- (14) No bulk storage or release into air, land or water of hazardous material is permissible within the ESA.
- (15) Developments within the ESA or PA shall be designed to minimize reflected or generated light leaving the property from any direction, including skyward, by using nonreflective building shell construction and careful orientation and shielding of lighting fixtures. The frequency and intensity of generated light impacts on the ecological or cultural resources of the PA shall also be minimized by limiting operation of lights to actual use periods and using low wattage or yellow bulbs, whenever practicable.
- (16) At no point along the boundaries of the PA or further within the PA shall the noise (sound pressure) level exceed an hourly A-weighted decibel level of a 24-hour 62 leq. Such standard shall be applied for all times during the day and night. If it is found that such standard is not met, operational or shielding remedies shall be sought. If the

exceedance will be created by the development under consideration, noise reduction shall be provided in design plans.

- B. All materials presented to the Committee on May 10, 2018 and associated revisions required by the Environmental Review Committee.
- C. Final engineering approval through the building permit process of the lot comprising the development site.
- D. A revised landscape plan from a landscape architect including additional types of oaks or native trees should be planted in replacement of ornamental trees in the front yard subject to the review and approval of the ERC chair.
- E. Planting of additional native trees on the site where feasible based on the recommendations of a landscape architect.
- F. Removal of sports court from the plan and a condition that the system of installation, drainage, and location must be reviewed and approved through the Environmental Review Committee process at a future date
- G. The amount of sod must be minimized within the Primary Area.
- H. The site must use pervious pavement.
- I. The pool must be drained into the shared detention pond via a hose in a manner keeping with the applicable Village codes and ordinances.
- J. A hydrology report must be submitted as part of the final engineering process.

Committee Member Johnston seconded the motion.

Upon roll call, the vote was:

AYES: Committee Members Johnston and Willink, Chair Beck

NAYS: None

Motion passed.

There was no other business and Chair Beck adjourned the meeting at 8:31 pm.

Respectfully submitted,

Tony Repp
Recording Secretary