

MINUTES
ENVIRONMENTAL REVIEW COMMITTEE

DRAFT

September 24, 2009

The September 24, 2009 meeting of the Environmental Review Committee was called to order at 7:00 PM by Chairman Stewart in the board room of the Village Hall. Roll was called and it was noted that a quorum was present:

Present: Commissioners Hughes (7:15pm), Korling, Ross, Stein and Chairman Stewart

Absent: Commissioner Sands

Also present: Andrew Mayes, Senior Civil Engineer

Chairman Stewart asked for comments/corrections to the minutes of the September 11, 2008, ERC meeting. Commissioner Korling stated that appropriate comments made at the September 11th meeting had been omitted from the minutes but were noted in the next ERC meeting on April 2, 2009. There were no other comments, and Commissioner Ross, seconded by Commissioner Stein, moved to approve the September 11, 2008 ERC minutes as submitted. Upon voice vote, motion carried.

Chairman Stewart asked for comments/corrections to the minutes of the April 2, 2009 ERC meeting. Minor corrections were made and noted. Commissioner Ross made a motion to approve the April 2, 2009 ERC minutes as submitted. Commissioner Korling seconded the motion. Upon voice vote, motion carried.

General Communications

Chairman Stewart stated that the next ERC meeting would be scheduled as needed. Chairman Stewart pointed out that the role of the ERC was to go through the process and forward its recommendation to the Plan Commission which was scheduled for October 13 2009.

There were two items on the agenda:

- **ERC 2009-001 - Kennicott Lane Sanitary Sewer Improvements**
- **ERC 2009-002 -The Grove – Redfield Carriage House and Redfield Pavilion**

Both items were Public Hearings and anyone speaking about the cases would be sworn in by Chairman Stewart. The first case was then called.

OLD BUSINESS

ERC 2009-001 Kennicott Lane Sanitary Sewer Improvements

Petitioner, Daniel Creaney, and all speakers for this case were sworn in at this time. Commissioner Stein stated that a while ago, he had represented Mr. Davalle in a similar matter relative to the case under discussion. He also mentioned that he had not been present at the April 2nd ERC meeting when case was previously discussed. He, therefore, opted to recuse himself from the discussion and approval of the Kennicott Lane Sanitary Sewer Improvements case.

Daniel Creaney was present and representing the petitioner for Kennicott Lane sanitary sewer improvement. Homeowners also present were: Mr. Dan Davalle, Mr. and Mrs. Joseph, Donna and John Hoffman, and others who had signed the attendance sheet.

Continuing, Mr. Creaney referenced the items from the April 2, 2009 meeting that needed to be addressed for the process to continue. He stated that plans had been revised based on comments from the last meeting. He presented a brief overview of the revised plans and outstanding issues:

- Relocation of the sanitary sewer lift station 16 ½ feet to the north
 - Proposed location was no longer on the Guarantee Trust easement.
 - Petitioner understood that Guarantee Trust did not object to the new location
- Because of Commissioner Hughes concern about the traffic maintenance plan during the construction of the auger pits and directional boring, petitioner added a traffic maintenance plan to the proposal.
 - Sanitary sewer and manholes were moved farther to the south and east to provide ‘at least 10 feet of access around the excavations.’
 - Size of potential auger pits and how traffic would be maintained around them was shown on the revised plan.
- Regarding tree protection concern, additional tree protection detail was added to the plan and resubmitted to staff for review
- Regarding the SSA (Special Service Area) concern, petitioner had met with homeowners who determined that the SSA approach was not acceptable.
 - Project would now move forward under a Recapture Agreement with Oak Meadows Sanitary District.
 - Prototypical Recapture Agreement (also used by the Village of Glenview) would be recommended to the Oak Meadows Sanitary District.
- As requested, an alarm for the lift station would be connected to the lift station maintenance contractor and Oak Meadows Sanitary District.

At this time, Chairman Stewart asked to clarify the SSA and the recapture agreement. He clarified that an SSA provides a long term taxing mechanism for maintenance, reconstruction, etc., and questioned whether the recapture agreement provided for the same thing?

Petitioner responded that the SSA he was familiar with provided for initial construction and not the maintenance. Regarding the case under discussion, the maintenance of the sanitary sewer system (not including the lift station) would be provided by Oak Meadows Sanitary District. Mr. Creaney added that Oak Meadows was a taxing body and would have an item on the taxes for the maintenance of the system.

Continuing, Mr. Creaney stated that Oak Meadows was concerned about the cost of the lift station. He pointed out that initially the homeowners would be responsible for maintenance cost of the lift station. If homeowners were lax and did not maintain the lift station, Oak Meadows would “ultimately be responsible for maintaining it.” Mr. Creaney stated that he was currently in discussion with Oak Meadows regarding the details of the lift station maintenance. Cost of the lift station was estimated to be \$1500 per year for regular maintenance which would be divided by the number of homeowners involved. However, there would be an agreement signed that would offer Oak Meadows the ability to sign a lien against a homeowner to recapture the maintenance cost if it were not taken care of.

In response to Chairman Stewart, Mr. Creaney stated that the recapture agreement would be set in place and when a homeowner hooked up to the sanitary sewer they would be charged the appropriate amount.

Chairman Stewart stated that the ERC purview was to review environmental issues. He asked for clarification of SSA and Recapture Agreement in context of potential sewer and/or septic system failures and the potential effect on the ecology and the Grove. His intent was to have the response on the record in preparation for petitioner's presentation to the Plan Commission.

In response to Chairman Stewart's comment, Mr. Creaney stated that he, Tom McCabe, Oak Meadows manager, and Oak Meadows attorney, were finalizing details in preparation for the Plan Commission.

Chairman Stewart opened the meeting up to the public. There was no public comment and questions/discussion was moved to the commissioners.

Commissioner Ross asked for details of the added tree protection. Mr. Creaney responded that the added tree protection would be a physical barrier to protect the trees as well as typical tree care, root pruning, etc., during construction. Chairman Stewart added that whatever type of fencing used had to be maintained. Chairman Stewart also mentioned the possibility of field issues cropping up and that was the reason for having a certified arborist involved during the process.

Commissioner Korling asked if there would be a Village of Glenview representative involved. Mr. Creaney responded that the Village of Glenview would be involved as well as Oak Meadows Sanitary District. Oak Meadows would be responsible for inspection of the sanitary sewer construction. The Village of Glenview would be on site to ensure everything being done on the surface, such as tree protection, would be done appropriately.

Chairman Stewart asked petitioner to briefly discuss the directional boring and back up plans should it fail. Mr. Creaney stated that he did not anticipate that the directional boring would fail. He pointed out that should there be a problem, there was leeway in the design to raise or lower the boring as needed.

In response to Commissioner Hughes, Mr. John Hoffman stated that the soil in the area under discussion was clay and sandy loam with very few stones.

Commissioner Hughes asked what the dimension between easement line and pit was. Mr. Creaney responded that there was a 10 foot traffic lane wherever there was an auger pit. Commissioner Hughes suggested that it be slid further due to potential instability. Mr. Creaney added that it would be 18 feet deep with directional bore and would be supported when the auger was put in. A box would be used if necessary. Mr. Creaney had a photo available as an example which was submitted to the commissioners for visual understanding.

Concerning the Grove and property owners, Commissioner Korling questioned whether the benefits would be experienced when everyone was hooked up or would they be realized when only some of the owners were hooked up. It was noted that disconnecting and decommissioning septic could be costly. Commissioner Korling asked if there was assurance that project would have an overall benefit with only some of the people hooking up.

In response to Commissioner Korling, Mr. Creaney stated that there would be a long term benefit. The homeowners who had a need to hook up at this time would do so, but some property owners

have newer systems and might opt to wait until there system failed before going to the system under discussion. In response, Commissioner Korling commented that the logic was clear.

Chairman Stewart reviewed Environmental Set A and B that was included in the commissioners packet.

- Reviewed need and nature of proposed action. For example, does the project address the need of the 10 homeowners and the owners' individual septic systems?
- Commissioner Korling commented that it would be up to individual homeowners or there homeowner association to determine if proposal met their needs.
- Regarding the time period for hookup, Mr. Creaney stated that there would be relief from some homeowners to hook up now. Currently, homeowners have no other option. With the proposed sewer system, property owners were offered another option.
- Commissioner Hughes confirmed with petitioner that to the petitioner's knowledge, the Cook County Health Department had not cited any property owner.

Chairman Stewart asked Mr. Swanson if there had been any monitoring of septic systems. Mr. Swanson stated that in the past, if there was active flowing of sewerage, the Health Department was contacted. Chairman Stewart commented that there was no "window of certainty" regarding the success of the project and suggested that someone should/could oversee it. He pointed out that the role of the ERC was concern and review from an environmental aspect.

Mr. Mayes pointed out that the Village of Glenview does have the authority to intervene and require someone to hook up to a public sanitary sewer when it became available and there are issues. He also mentioned that if there were no issues with a septic system, the Village of Glenview typically would not require someone to hook up. However, Mr. Mayes cited Section 82-105 of the Village Municipal Code which does require that hook up be made when a sanitary sewer becomes available. Chairman Stewart commented that there was a fail safe back up for the project. Commissioner Hughes added that it was also covered by the Illinois Plumbing Code.

Chairman Stewart continued to review the Environmental Set A and B of the project. Additional points made were:

- Regarding the construction time line, the time table was not yet set.
- Oak Meadows Sanitary District plans were currently being reviewed and if satisfied, they would sign off on the sanitary district permit.
- Plans would then be submitted to the Metropolitan Water Reclamation District.
- Petitioner stated that they also had to apply to the State of Illinois because a force main was being installed along Milwaukee Ave.
- Mr. Creaney stated that once plans were approved by all governing bodies, construction would take approximately 5-6 weeks.
- Chairman Stewart asked Mr. Swanson if the Grove would be connecting to the project under discussion.
 - Mr. Swanson responded that the Grove might in the future but they are currently connected with the Mormon Temple and the Northfield Township sewer line.
- Commissioner Korling commented that there appeared to be no impact on sensitive area.
 - Future work regarding abandonment of existing was the responsibility of the individual homeowners.
- Because of boring, there was no anticipation of replacement trees

Environmental Set A review was completed.

Environmental Set B was reviewed. Pertinent comments made were:

- Defining primary area was done
- Attachment to tree was not applicable
- Project was clearly defined in terms of disturbance in primary area
- Standard safety guidelines were in place (tree protection, safety around auger pits).

Chairman Stewart stated that no problems were apparent and felt that the Environmental Plan Requirements of Set A and B had been reviewed and successfully accomplished.

Commissioner Korling referenced the proposal point regarding lawn area being replaced with six (6) inches of top soil and seed and that the areas would be watered daily for two weeks. She felt that on an individual basis, the lawn disturbance could be minimal. She also mentioned that there was native landscaping and “light duty lawn” and not the heavily fertilized, deep rooted grass that required intense watering. Commissioner Korling suggested to the petitioner that he work with the homeowners regarding the two weeks of watering.

Commissioner Hughes moved that the ERC approve case number **ERC2009-001, Kennicott Lane Sanitary Sewer Improvements**, based on the petitioner satisfactorily addressing the carryover items from the last meeting on April 2, 2009 and making the finding that they comply with all provisions of Environmental Plan Set A and B. Commissioner Ross seconded the motion. There were no other comments or discussion. Upon roll call, the vote was:

AYES: Commissioners Hughes, Korling, Ross, and Chairman Stewart

NAYS: None

Abstained: Commissioner Stein

Motion passed.

Commissioner Stein rejoined the meeting at this time.

NEW BUSINESS

ERC 2009-002 – The Grove – Redfield Carriage House and Redfield Pavilion

Present to petition for this case were:

Steve Swanson, Director at The Grove,

Lauren Oblinger, Assistant Director at The Grove

Daniel Creaney, Civil Engineer

Because it was a Public Hearing, all speakers for this case were sworn in by Chairman Stewart.

Mr. Swanson presented an overview of the Grove proposal. He stated that the Park District was proposing to replace an existing 1950's garage at the Redfield House and to add a pavilion in a grassy area with connecting paths to the Redfield House. Mr. Swanson distributed the Program Management Policy for the Grove site with projects defined. He briefly explained the management policy which consists of representatives from the Grove, Glenview Park District, Grove Heritage Association and Historic Buildings and Grounds Commission, as well as citizens, meeting schedule, development of policy and review of it. Management Policy team began meeting in 1979 to develop policy which is reviewed every 5-10 years. He pointed out that projects in the policy are typically considered when they have been in the policy plan for a minimum of five years. This time frame allows for thorough discussion of project as well as awareness of grant funding. Mr.

Swanson also stated that they work with the state to “make the five year rule” to ensure that there was a need for project on a historical site. Policy also helps track project history at the Grove.

At this time, Mr. Swanson presented an overview of the proposed Redfield Carriage House.

- Replacing “1950s” garage with Carriage House proposed at 1184 sq feet in total
- Proposed Carriage House design keeps in line with original design and adds character to the Redfield House
 - Chuck Gregersen, architect for the project, was familiar with the Grove
 - Mr. Gregersen designed proposed Carriage House under discussion and did the Kennicott House restoration
- Proposed design would add character to that portion of the Grove.
- Located within the Grove Natural Historic Landmark
 - Exhibit D - legal description attached
 - No natural area disturbed
- Offers public, accessible bathrooms to northern portion of site which would be open dawn to dusk and during special event hours
- Project takes place within footprint of existing garage and about halfway out to pavement
- Hoax windows to be installed (used currently in Kennicott House)
- Exhibit A - Preliminary engineering drawings attached; existing contours to remain
- Removing existing garage that was 675 sq feet with driveway apron of 3,025 sq feet
- Removing storage area behind existing garage that was 570 sq feet
- Existing 5 foot gravel trail (175 sq feet) would be expanded to become a 10-foot access road of recycled asphalt.
 - Allows for fire department access
 - Allows for trash to be held for disposal behind the garage.
- 10% would be added to existing garage but impervious surface would be reduced
- Exhibit B shows cross walkway which would be replaced with sod to keep the lawn in character of the house and lawn which surrounds the entire Redfield House.

Commissioner Stein clarified that the garage was not part of the original home. Home was built in 1930 and the garage was added in the 1950s. Original sale of home was listed with three car garage but it was not built at that time.

Commissioner Korling clarified that the submitted drawings were Mr. Gregersen’s drawing. Mr. Swanson added that there were no original drawings for the Redfield House.

Chairman Stewart confirmed that the service drive off parking lot had a significant grade change of several feet. Mr. Swanson stated that the parking lot had recycled asphalt applied twice since 1979 when he arrived at the Grove. He felt that it would account for the grade increase.

Chairman Stewart asked if there were issues with water, but Mr. Swanson replied that the water slopes to the west of the driveway. Chairman Stewart was still concerned about the drainage issue and Mr. Creaney explained the drainage patterns at the Grove. Water drains to the edge of the parking lot and then flows. Petitioner would review the drainage issue and revise if needed.

Continuing, Mr. Swanson stated that the land under discussion was preserved for historical and public use. Legal descriptions and site map were included in the petitioner’s submittal to the ERC.

He mentioned that they would like to begin with the spade out of native trees in the driveway in October. They were anticipating approval by the PC and the Village Board. They also need approval from the Park Board as well. They hope to begin spading trees in October but would wait until November if necessary. Goal was to have work completed by May 2010. Mr. Swanson added that the construction schedule relates to the Redfield House use for weddings.

Commissioner Hughes asked if the floor elevation would be raised. Mr. Swanson replied that it would not be raised due to accessibility requirements. Grove practice has been to build on grade to avoid having accessibility ramps.

Commissioner Korling commented on the structure being referred to a “Carriage House”. Mr. Swanson explained that the policy calls for this area under discussion to be “treated as a place of gracious living” which was why the structure was called Carriage House and not garage. Also, the intent was to have the building compatible to the house. There would be no vehicle storage in the Carriage House. Mr. Swanson stated that it was for the use of renters, Grove special events, and public bathrooms.

Mr. Swanson mentioned that the Grove was attempting to do more “green” activities. Also, the utilities for the Carriage House would be brought from the Redfield House. There would be no boiler or furnace for heat in the Carriage House. Geo-thermal heating was considered but determined it was best to tap into existing system. Building would be heated to keep stored items from freezing during winter and not for daily living. Sewer connection which “triggers MWRD requirements” would be under the asphalt and attaches to the Latter Day Saints sewer line.

For clarification, Mr. Swanson stated that Federal Guidelines for Historic Structures recommend building a non-attached structure to eliminate any discussion or concern that the new addition was once a part of the original structure.

Commissioner Ross stated that she liked the idea of codifying gracious living but felt that it was complicated to balance green aspects with historic building. In response to Commissioner Ross regarding other green aspects, Mr. Swanson stated that the type of insulation being used, skylights on south side of building not visible from historic structure, recycled composite material that appears like slate currently on Kennicott House, Dial 1/Dial 2 low flow flushing, and automatic/sensor lights for entry/exit of room were all green aspects.

In response to Commissioner Ross, Mr. Swanson stated that the house would be used for educational purposes to inform public of natural features. She felt that it was interesting that the respect, green features, and its use could be compatible. Commissioner Korling added that the respect for and contemporary use of the historic place are “both good story lines”. Mr. Swanson stated that the structure was truly a Carriage House design in the front but the back of the structure would be different.

Continuing, Mr. Swanson stated that:

- Existing contours would remain with no alteration
- Existing building on site was on grade and would remain at grade
- Existing drainage pattern would remain

Regarding the drainage patterns, petitioner informed the ERC that they were complying with regulations currently in place regarding connection to an existing sewer. He explained that the MWRD looks at the entire site if the project was connecting to an existing sewer. The Grove is 124 acres and the MWRD was looking at its entire site. It was determined that a rise would be added across from the wetlands associated with the toll way berm to hold water for zero release except in excess of 100 year events.

Mr. Creaney confirmed that that the Grove was complying with the regulations now in place and that he was currently in discussion with the MWRD. Mr. Creaney also explained that the MWRD was considering new ordinance guidelines which could be in place by the end of the year. He was unsure if the new ordinance would have further ramifications on the Grove project since they were applying for permit at this time. The project may have to comply with new guidelines if permit was not granted by end of year.

Mr. Swanson stated that an earthen dam might be created halfway up the wetland toward Milwaukee Ave. if it were necessary to have two pools of water rather than one large pool. Location was pointed out on the site plan for ERC visual understanding.

Mr. Creaney pointed out on the site plan what areas would be accounted for in terms of storm water detention and wetlands. He stated that:

- Swale was parallel to the toll way for the length of the Grove
- Detention is complying with zero release rate already on Grove property
- Berm created to hold water approximately 3 ½ -4 feet but they were considering breaking it up to form two drainage areas for better detention of approximately 2 feet each
- Wetlands would be more sustainable to type of wetland plantings in area

Commissioner Hughes was concerned about the scheme and dissipation of water from the detention area. Mr. Creaney responded that they were planning on infiltration into the ground which was what is currently done along the toll way ditch. The water pools on Grove property in the lawn area before going into the ditch along the toll way.

Commissioner Hughes stated that he was concerned about ground infiltration and subsequent rainfalls. He asked if a perc test had been taken and asked if there was a back up plan. Mr. Swanson responded that the Lake Ave berm allows for discharge if the water level was too high. The drain tiles had been disabled to allow for “wet up” of another section of the Grove. He felt that the water would take a couple weeks at the most.

Additional comments made were:

- Ditch was not very wide (approximately 2 ½ feet) and would allow water to pool and then discharge.
- Wetlands was modified to zero discharge to accommodate all improvements done in area
- Additional excess volume was available
- Mr. Swanson and Creaney firm representative had discussion with MWRD. Only one type of release rate was allowed and since there was a facility on site with zero release it was necessary to go with the same at this point
- Only the volume calculations were asked for and submitted to the MWRD

- Because of soil structure at the Grove (18-24 inches of prairie soil on top of clay sheath with depression), pond water was released through evaporation or through transpiration by trees.
- IDOT added curbs so soil is dammed up about 6 inches resulting in water overflowing curb
 - IDOT was contacted about this and has agreed to take care of water pick up.

Mr. Swanson stated that he felt they had a “good handle” on the hydrology at the Grove. Plant life grows well and water flows the same way. He mentioned again that the drain tiles were disabled but with gates added, they are able to control the water on the Grove property adjacent to the Mormon Temple. .

Commissioner Stein clarified with the petitioner that the zero release rate was no release of water from the detention area. All water below 100 year storm has to be stored with no water flowing out. At 100 year storm point, it would overflow. With zero release rate, the detention pond would double. Water would be absorbed in the pond and naturally evaporate. Current zero release rate has been in place approximately five (5) years. Commissioner Ross stated that it was a powerful demonstration.

Commissioner Korling appreciated discussion and referenced her list of questions to Mr. Mayes. She talked about the location of the bathrooms, calculations, water detention, and statement of need. Background information explained the reasoning behind the projects.

Commissioner Hughes commented that he continued to be concerned about the zero discharge and felt that there should be a statement from the village regarding a performance standard for the water level and maximum length of detention, i.e., two (2) weeks. He pointed out that storage volume would not be available if water was detained for a longer length of time.

Mr. Swanson stated that as the wetland plants were installed, an erosion mat was also put in place that would decay away as plants matured. He also stated that there was nothing in place to monitor water level from a performance standard, but they did monitor the wetland plants. They have a one year and five year cover rates that need to be established.

Additional comments made were:

- Mr. Mayes stated that the village could design something for normal water level
- Mr. Swanson stated that they needed to comply with what the MWRD stated.
- Commissioner Hughes suggested monitoring since this was on private property.
- Mr. Swanson stated that their goal was to have a functioning wetland.
- Commissioner Ross asked if there was some plan that could be adopted should water not be absorbed when additional storage was needed.
 - Mr. Swanson stated that when wetland was at capacity, water would back up to soil complex. Commissioner Hughes stated that standard could be based on theory that water was detained yet evaporated and/or absorbed in within a reasonable length of time to allow detention of the next rain.
 - He would add in a motion that the village and Grove monitor the situation to allow for periodic review to satisfy the Village of Glenview that the detention requirement was being conformed to.

Aerial view of area under discussion was referenced and construction area and pond bio-swale were pointed out. Mr. Swanson mentioned that there were 19 permanent ponds and hundreds of depressions throughout the Grove to hold water.

Commissioner Stein questioned if a natural condition was being replicated. Mr. Swanson stated that the pond was 24-28 feet above the base of toll way. The water doesn't flow out but expands wider and then evaporates.

Mr. Swanson stated that Ms. Oblinger has been conducting a long term study on wells throughout the Grove. Mr. Swanson proposed that if the European Buckthorn was removed from a site, the site would wet up. They are working with the Illinois Geological Survey to take data, analyze it, and correlate data to the weather.

Continuing with presentation, Mr. Swanson stated that:

- Existing conditions were depicted on Exhibit E
- No adverse environmental impact was anticipated because the site was totally disturbed where they are working and that they would remain within that area.
- Area would be fenced off where disturbed area currently was.
- No existing water areas contained within the project site.
- Building site was within the Grove boundaries and there was no distance to the views.
- Soil report was done on site in 1997; additional soil borings would be done when asphalt was removed
 - Necessary to do for structural reasons for the building
 - Report would be done submitted to Village of Glenview when soil borings were available

Mr. Swanson read an excerpt from the 1995 Grove policy. It states that the existing three (3) car garage was inappropriate to the Redfield site. Garage would be replaced with a structure compatible with the Redfield House and should be viewed as a support facility for Redfield rentals. It includes handicapped accessible bathrooms and storage facilities. There would not be a catering kitchen in the structure. Some units would be available for renters to store liquor. Rental fees for Redfield House stay within the Grove and are used for the educational programs for public and school related programs.

Regarding the mitigation commitments, Mr. Swanson stated that the natural features were marked on Exhibit E. He pointed out that the Carriage House was sited for specifically taking advantage of removing the garage where the asphalt/patio area was between house and garage. He felt that it was important to note that the structure was being removed from a disturbed area and the new storage construction would be on the same footprint. Also, the utilities would be tied to the existing house.

In response to Commissioner Korling, Mr. Swanson stated that a public hearing was held through the Park District which was part of the normal process for Grove projects.

Final comments made by Mr. Swanson were:

- Any areas disturbed would be restored with natural plants
 - Exception would be the walkways around the house which would be restored with native plants.
- Trees to be removed were listed on proposal and would be spade removed with a 96 inch spade.

- Three (3) modifications done in conjunction with the toll road work to be in compliance with MWRD are at no cost to the Grove
- Removal of seed from European Buckthorn was an on-going process for removal and restoration work.
- Primary area line was marked on Exhibit F
- Construction fence guideline regulations would be followed.

Regarding the Pavilion, Mr. Swanson highlighted the pertinent points:

- Used for events that take place at Redfield House
- Designed by Chuck Gregersen to be compatible with Redfield House
- Three (3) season type shelter with concrete floor on existing grade for ADA accessibility
- 30' X 60' structure with slate roof, slanted stone walls, stone seating between columns, and fireplace
- Electricity hook up available for site due to existing electricity for tree lights behind proposed Pavilion
- Accessible walkways from parking lot
- Applying for IDNR grant for basic structure; stone work and amenities are responsibility of Grove
- Open structure with no heat or air conditioning; house would be used in inclement weather
- Maximum use would be for 125 people
- Balancing act to protect site environmentally from large crowds; have access to resource while protecting it.
- Sidewalk was five (5) feet wide; original flagstone walk from Redfield House was brought up to ADA standards

Commissioner Korling referenced a newspaper clipping from 2002 regarding a video to be done about the Grove. Mr. Swanson stated that the video mentioned had never been done. She encouraged Mr. Swanson to do so because the work and educational content in the Grove should be made available to everyone. Commissioner Ross mentioned that the Field Museum was doing a new, permanent Hall of Conservation and that the film crew was out to film the Grove with the hope that it would be part of the permanent hall.

Chairman Stewart opened the meeting up to the public. There was no one to speak on the project and the public hearing was closed.

Chairman Stewart commented that he was impressed with the presentation and that it was an education to hear from the petitioner.

As a final comment, Commissioner Hughes stated that he was concerned about monitoring the detention and suggested having an automatic recording/monitoring water level gauge to monitor the water levels. Recordings could be reviewed with the village to determine that all was working well.

Mr. Swanson was in agreement and mentioned that there were 50 wells and five (5) have automatic monitoring.

Chairman Stewart confirmed with petitioner that there were no underground tanks. Mr. Swanson stated that the tanks were removed when boiler was installed. There were no other comments.

Commissioner Stein moved to approve compliance with the Environmental Plan Criteria and Requirements in Section 98-457 set forth to ensure protection of the natural environment for ERC 2009-02, The Grove-Redfield Carriage House and Redfield Pavilion, in accordance with the following:

1. The proposed Redfield Carriage house as referenced in the environmental plan narrative dated September 9, 2009, with Exhibit A by Daniel Creaney Company, Exhibits B through F, I and J by the Glenview Park District, and Exhibit G and H prepared by Gregersen and Gregersen, Architects., Ltd.
2. The proposed Redfield Pavilion as referenced in the environmental plan narrative dated September 9, 2009, with Exhibit A by Daniel Creaney Company, Exhibits B through F, and I by the Glenview Park District, and Exhibits G and H prepared by Gregersen and Gregersen, Architects, Ltd.
3. And that the application be approved subject to a condition of providing automatic monitoring of water levels in the detention area that can be reviewed on an annual basis with the Village of Glenview to document conformity with the detention requirements.

Commissioner Hughes seconded the motion. Upon roll call, the vote was:

AYES: Commissioners Hughes, Korling, Ross, and Chairman Stewart

NAYS: None

Motion passed.

Commissioner Stein moved to adjourn at 9:07 pm.

Respectfully submitted,

Janet Pomillo
Recording Secretary