



VILLAGE OF
INDIAN HEAD PARK
ILLINOIS

PLANNING AND ZONING COMMISSION

MEETING NOTICE AND AGENDA

Village of Indian Head Park

201 Acacia Drive

Indian Head Park, IL. 60525

Tuesday February 4, 2020

7:00 p.m.

- Call to Order
- Roll Call
- Pledge of Allegiance
- Approve the Meeting Minutes from January 7, 2020
- Discussion Native Plantings-Recommendation to Village Board
- Other items for discussion
- Adjournment

**Village of Indian Head Park
201 Acacia Drive
Indian Head Park, IL**

**MINUTES
VILLAGE OF INDIAN HEAD PARK
PLANNING AND ZONING
COMMISSION MEETING**

January 7, 2020

“Pursuant to 5 ILCS 120/2.06 (3) minutes of public meetings shall include, but need not be limited to: a general description of all matters proposed, discussed, or decided, and a record of votes taken.”

CALL TO ORDER –Chairperson Costelloe 7:00pm

ROLL CALL: PRESENT (AND CONSTITUTING A QUORUM):

Chair Costelloe

Commissioner Gormely-Barnes

Commissioner Scovitch

Commissioner Svestka

Commissioner Tantillo

Commissioner Bruno

ABSENT: Commissioners Thompson

ALSO IN ATTENDANCE:

Administrator DuRocher (recording secretary)

Residents: Petitioners Ocampo Gabina and Garcia Roberto

Trustee Farrell-Mayer

Station Manager Tantillo

PLEDGE OF ALLEGIANCE TO THE FLAG: Recited

NEW BUSINESS

1. APPROVAL MINUTES:

- a. Minutes of the December 3, 2019 meeting.

Commissioner Scovitch made a motion to approve the minutes as presented. Motion seconded by Commissioner Barnes.

Motion passed by roll call vote. Chair Costelloe, Commissioners Scovitch, Bruno, Tantillo, Svestka, and Barnes voting aye. No nay votes. Commissioner Thompson absent.

2. Open Public Hearing 6210 Wolf Road Rear Yard Setback Variance to allow for a Deck (7:04 pm)

The public hearing was opened. Petitioners Ocampo Gabina and Garcia Roberto presented their request to allow for a variance to allow for the construction of a deck in the required rear yard setback at their property at 6201 Wolf Road. The deck as proposed would extend 14.41 feet into the rear yard, but would still allow for a rear yard of 85.25'. The proposed house expansion is the reason for the request for variation.

No neighbors spoke out against the variation request.

A question arose as to the existing fence at the property and whether or not it should be included as a condition for the variance, Administrator DuRocher stated that he was unaware of any documentation "grandfathering" the fence and that at some point, lacking any documentation to that effect, that it would have to come down.

Being no other comments from the public, the public hearing was closed at 7:29 pm.

3. Action Variance Request 6210 Wolf Road.

Chair Costelloe read the requirements to allow for a variance to take place. She stated that she believed that the petitioner met all of those requirements. There was discussion as to whether or not the removal of the fence should be made as a condition of the approval of the variance. After much discussion it was the consensus not to tie the conditions together.

Motion was made by Commissioner Tantillo, seconded by Commissioner Scovitch, to approve the variance as requested.

Motion passed by roll call vote: Chair Costelloe and Commissioners Bruno, Scovitch, and Tantillo voting aye. Commissioner Barnes voted no. Commissioner Svestka abstained.

4. Discussion of Native Plantings

Discussion ensued as to whether or not the Village should regulate landscaping (native grasses and plantings) in the Village. Discussion centered on overall height and density. The goal is to provide for health, safety, and welfare of the residents. Attention was paid to visibility, especially in terms of being able to see the address of the property from the street. Density and overall lot coverage was also discussed.

As part of this discussion, it was also suggested that milkweed be no longer considered as a prohibited planting as it is a food source for the monarch butterfly.

The following was the consensus of the framework for the proposed revisions to the code

- a. In no case shall plantings prevent the address of the property (typically above the front door) from being seen from the street. The ingress/egress of emergency responders shall not be impeded.
- b. In no case shall plantings be so dense as to provide harbor to rodents or other vermin.
- c. In no case shall any plantings be in the parkway without the written permission of the Village.
- d. In no case shall plantings be more than six feet tall nor take up more than 75% of the rear or front yard. (This does not include the parkway.)

Administrator DuRocher was asked to provide further guidance for discussion at the next meeting.

ADJOURNMENT:

There being no further business to discuss, at 7:50 pm Commissioner Svestka made a motion, seconded by Commissioner Bruno to adjourn the meeting. Motion carried by voice vote.

Respectfully submitted,

John J. DuRocher
Village Administrator
Recording Secretary

Memo

To: Chair Costelloe and Member of the Planning and Zoning Commission
From: John J. DuRocher, Village Administrator
Subject: February 4, 2020 Meeting
Date: January 31, 2020

Please find attached the material for the upcoming meeting, this includes the agenda and minutes of the January meeting and supporting material for the discussion of weeds and grasses. Aside from the minutes which are self-explanatory, there is a separate memo regarding grasses and native plantings.

To: Chair Costelloe and Member of the Planning and Zoning Commission
From: John J. DuRocher, Village Administrator
Subject: February 2020 Meeting Weeds/Grasses
Date: January 31, 2020

I finally found some reasonable guidance for plantings in the Village, especially if one wants to establish a rain garden.

I am proposing revisions to our property maintenance code which I think will allow for reasonable regulation of plantings and native grasses in the Village.

Here is the framework:

- a. In no case shall plantings prevent the address of the property (typically above the front door) from being seen from the street. The ingress/egress of emergency responders shall not be impeded.
- b. In no case shall plantings be so dense as to provide harbor to rodents or other vermin.
- c. In no case shall any plantings be in the parkway without the written permission of the Village.
- d. In no case shall plantings be more than six feet tall nor take up more than 75% of the rear or front yard. (This does not include the parkway.)

Additionally, we will remove milkweed as a noxious weed and will allow its planting in the Village.

Also, below is an excellent framework that I obtained from another municipality and adopted it for the Village. If you look at the spacing suggestions between plants you will find that it really will produce a decent looking area.

Rain Garden Design Information

What is a Rain Garden?

Rain Gardens are small basins that collect rain from sump pumps, driveways, lawns and downspouts. The idea is to correctly landscape a subtle “well” shaped basin to catch flowing rainwater. These rain gardens typically utilize native grasses and flowers that thrive in a wet environment.

Advantages of a Rain Garden

Rain gardens are designed with the Low Impact Development (LID) concept. A rain garden can be used as an alternative fix (cheaper/faster) to help alleviate water problems closer to the source, unlike traditional draining methods. By installing a rain garden, the property owner will not only have a sufficient low cost/low impact aesthetically pleasing functional piece of landscaping but the amount of water pollutants will decrease because of the filtration properties of the garden. However, because of the relatively small volume of storm water that a rain garden can detain, there should not be the unrealistic expectation that a rain garden will solve a major flooding problem.

Sizing and Sitting of a Rain Garden

Rain gardens are commonly located in two places: near the house to catch roof runoff and/or sump pump discharge or farther out on the lawn to collect water from the sump pump discharge, lawn and roof.

Design parameters:

- Keep garden at least 10 feet from house so infiltrating water doesn't seep back towards the foundation.
- Rain garden should not be installed over septic system.
- Putting the rain garden in a flatter part of the yard will allow for easier excavation.
- Locating in sunny area is best.
- Water should be channeled using a natural drainage way, constructed swale or a 4" PVC pipe placed in a backfilled trench that connects the sump pump and/or down spouts to the garden.

- Mulch should be used 3" - 4" deep throughout the garden (provides weed protection)
- A slight berm should be built on the lowest edge of the garden in case of overflow.
- See attached rain garden detail.

The size of a rain garden will depend on three important factors:

1. How deep the garden will be.
 2. The type of soils the garden will be placed in.
 3. How much roof/lawn will drain to garden?
1. A typical rain garden should be no shallower than 2 feet deep and preferably at least 3 feet deep. A layer of coarse gravel (not limestone) about a foot thick is placed on the bottom followed by another foot of a sand/topsoil mixture finished off with 6-inches of loose organic topsoil. Mulch can be placed on the top to control weeds. Note: The top approximate 6 inches of soil can be retained and re-spread, but the underlying clay excavation may need to be disposed of off-site. You might be surprised how much material the excavation creates, as the volume of loose excavated material is greater than the un-excavated volume. Be sure to take this into consideration when deciding whether or not to do it yourself or hire a contractor.
 - For a rain garden to work properly, the bottom of it must be as level as possible otherwise the water will pool at the lower end and spill out before it has a chance to infiltrate. This is probably the most important step to assure that the rain garden will work as best as possible. A good test is to run some water into the excavation to see if it evenly spreads out across the bottom.
 - When choosing the location of the rain garden think about the existing slope of the land. Rain gardens on steep slopes will need to be dug much deeper on the high end in order to keep the bottom level.
 - The longer side of the rain garden should face upslope but is not absolutely necessary. This way the garden catches as much water as possible. A good rule of thumb is that the rain garden should be about twice as long (perpendicular to the slope) as it is wide.
 2. Before installation begins, identify the type of soil that the garden will be placed over. Heavy clay does not drain very well. Therefore a deeper garden with a coarse gravel layer on the bottom followed by a sandy topsoil mix with a loose topsoil layer on the top should work best.
 - Clay soils suitable for rain gardens should be able to drain about 6" of water within 24 hours. Dig a hole about 6" deep where the rain garden

- will go and fill the hole with water. If it takes more than 24-hours to soak in, the soil or location is not suitable for a rain garden.
- Gravel, sand and peat moss can be used in the rain garden to improve infiltration.

IMPORTANT: Before digging make sure all underground utilities are located. Call JULIE at 1-800-892-0123 to arrange for a utility locate.

3. The last important factor to consider in determining the size of a rain garden is the area that will drain into the rain garden. The bigger the area of the lawn/roof being drained, the bigger the area of the rain garden should be.

- To calculate the amount of water that needs to be handled by the rain garden, roughly measure the roof area, patios walks and any other hard surfaces along with the lawn area that will be draining towards the rain garden.
- The total rain garden area should be at least 60% the area of the contributing hard surface areas and 10% to 20% of lawn areas to enable proper infiltration.
- If the rain garden will be for a sump pump that runs excessively, the size of the garden may need to be increased. You may want to check out some other reasons why the sump pump runs a lot such as poor grading around the foundation.
- If the rain garden area is much more than 300 square feet, divide it into smaller rain gardens.

Remember that these are only guidelines. The size of the rain garden also depends on how much money you want to spend, how much room you have in your yard and how much runoff you want to control. You can reduce the size of the rain garden by as much as 30% and still control almost 90% of the runoff. A smaller rain garden will usually work to control most storm water runoff, although some bigger storms may cause overtopping.

Developing the Plant Species List

Native plants work best in rain gardens as opposed to typical Garden Variety plants seen in flower gardens. Plants within the rain garden develop deep root systems that help rainwater drain much faster through the soil. Allowing rainwater to infiltrate into the ground will also more efficiently filter out harmful pollutants that would otherwise pass into the storm sewers and potentially down stream creeks and rivers. The following is a list of suggested plants suitable for this area along with their light preference.

Light Preference: Shade

<u>Botanical Name</u>	<u>Common Name</u>	<u>Bloom Time</u>	<u>Bloom Color</u>	<u>Height</u>
<i>Aquilegia canadensis</i>	Columbine	Spring to Summer	Scarlet, Yellow	1'-2'
<i>Onoclea sensibilis</i>	Sensitive Fern	Non-flowering	Non-flowering	1'-2'
<i>Osmunda cinnamomea</i>	Cinnamon Fern	Non-flowering	Non-flowering	2'-5'
<i>Osmunda regalis</i>	Royal Fern	Non-flowering	Non-flowering	1'-3'

Light Preference: Partial Shade and Sun

<u>Botanical Name</u>	<u>Common Name</u>	<u>Bloom Time</u>	<u>Bloom Color</u>	<u>Height</u>
<i>Baptisia australis</i>	Blue False Indigo	May-July	Blue	2-4'
<i>Echinacea purpurea</i> *	Purple Coneflower	July-Sept.	Purple	3-4'
<i>Lobelia cardinalis</i>	Cardinal Flower	July-Sept.	Red	2-5'
<i>Lobelia siphilitica</i>	Great Blue Lobe	July-Sept.	Blue	1-4'
<i>Monarda fistulosa</i> *	Wild Bergamot	July-Sept.	Lavendar	2-5'
<i>Polemonium reptans</i>	Jacob's ladder	Spring to Summer	Blue	12-15"
<i>Potentilla norvegica</i>	Rough Cinquefoil	Late Spring to Fall	Yellow	4-36"
<i>Rudbeckia subtomentosa</i> *	Branching Coneflower	July-Sept.	Yellow	2-4'
<i>Sagittaria latifolia</i> *	Arrowhead	Summer	White	1-5'
<i>Silphium perfoliatum</i> *	Cup Plant	Summer	Yellow	3-10'
<i>Stylophorum diphyllum</i>	Celandine Poppy	May-July	Yellow	12-18"
<i>Veronicastrum virginicum</i>	Culver's Root	July-Aug.	White	3-6'
<i>Carex muskingumensis</i>	Palm Sedge	Spring	Red-brown	2-3'
<i>Cinna arundinacea</i>	Common Wood Reed (grass)			
<i>Elymus virginicus</i>	Virginia Wild Rye (grass)			
<i>Carex grayi</i>	Gray's Sedge	Summer	Green	1-2'
<i>Zizia aurea</i> *	Golden Alexanders	May-June	Yellow	2-4'

*asterisked partial shade and sun plants could also function well in full sun areas.

Light Preference: Sun

<u>Botanical Name</u>	<u>Common Name</u>	<u>Bloom Time</u>	<u>Bloom Color</u>	<u>Height</u>
<i>Asclepias incarnata</i>	Swamp Milkweed	June-July	Red, Pink	3-5'
<i>Aster laevis</i>	Smooth Aster	Aug.-Oct.	Blue	1-4'
<i>Aster nova-angliae</i>	New England Aster	Aug.-Oct.	Pink, Purple	3-6'
<i>Caltha palustris</i>	Marsh Marigold	April-May	Yellow	1-2'
<i>Chelone glabra</i>	White Turtlehead	July-Oct.	White, Purple	1-3'
<i>Eupatorium purpureum</i>	Joe-Pye Weed	July-Sept.	Pink	3-5'
<i>Iris virginica shrevei</i>	Blue Flag Iris	June-July	Blue	2-3'
<i>Liatris spicata</i>	Marsh Blazing Star	July-Aug.	Purple, Pink	3-5'
<i>Monarda didyma</i>	Bee Balm	Summer	Red	2-5'
<i>Penstemon digitalis</i>	Smooth Penstemon	June-July	White	2-3'
<i>Solidago ohioensis</i>	Ohio Goldenrod	Aug.-Sept.	Yellow	3-4'
<i>Vernonia fasciculata</i>	Ironweed	July-Sept.	Red, Pink	4-6'
<i>Andropogon gerardii</i>	Big Bluestem	Sept.-Oct.	Gold, Blue	4-8'
<i>Carex vulpinoidea</i>	Fox Sedge	May-June	Green	1-3'
<i>Panicum virgatum</i>	Switch Grass	Aug.-Sept.	Green, Gold	3-6'
<i>Spartina pectinata</i>	Prairie Cord Grass	Aug.-Sept.	Green, Gold	3-7'
<i>Helenium autumnale</i>	Sneezeweed	July-Sept.	Yellow	1-3'
<i>Physostegia virginiana</i>	Obedient Plant	July-Aug.	Pink	3-4'
<i>Solidago ridellii</i>	Riddell's Goldenrod	Aug.-Sept.	Yellow	3-4'
<i>Silphium terebinthinaceu</i>	Prairie Dock	July-Sept.	Yellow	2-10'
<i>Tradescantia ohiensis</i>	Spiderwort	May-June	Blue	1-3'

Planting Tips:

- A variety of perennials and grasses should be used in the rain garden, 5 to 10 different species of plants will create a variety of color and improve the longevity of the rain garden.
- Include at least 25-30% grasses or sedges interspersed throughout the garden. They provide structure and support for some of the larger forbs which need the support.
- Generally, place the taller plants towards the back of the rain garden and shorter plants towards the front. If there is no clear front and back then place the taller plants towards the center and the shorter plants towards the periphery.
- Space plants at least 12" – 18" apart as most native plants mature to a large size within 1 -2 years after planting.
- During routine weeding and maintenance, be particularly attentive to removing invasive species of plants like Canada Thistle, Teasel and Reed Canary Grass – they can quickly take over new plantings if not controlled.

Rain Garden Resources

The following websites contain additional general information about rain gardens and green infrastructure. To qualify for reimbursement, rain gardens shall comply with details and plant materials outlined in the application packet.

- <http://www.dnr.state.wi.us/ORG/WATER/WM/dsfm/shore/documents/rgmanual.pdf>
- <http://www.for-wild.org/>
- <http://www.chicagowilderness.org/>
- <http://www.chicagowilderness.org/>
- <http://greenvalues.cnt.org/>

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- Generally, place the taller plants towards the back of the rain garden and shorter plants towards the front. If there is no clear front and back then place the taller plants towards the center and the shorter plants towards the periphery.
- Space plants at least 12" - 18" apart as most native plants mature to a large size within 1 -2 years after planting.
- During routine weeding and maintenance, be particularly attentive to removing invasive species of plants like Canada Thistle, Teasel and Reed Canary Grass - they can quickly take over new plantings if not controlled.

Rain Garden Resources

The following websites contain additional general information about rain gardens and green infrastructure. To qualify for reimbursement, rain gardens shall comply with details and plant materials outlined in the application packet.

- <http://www.dnr.state.wi.us/ORG/WATER/WM/dsfm/shore/documents/rgmanual.pdf>
- <http://www.for-wild.org/>
- <http://www.chicagowilderness.org/>
- <http://www.chicagowilderness.org/>
- <http://greenvalues.cnt.org/>