



# Use of Reclaimed Floodprone Land Prairie Park, Elgin, IL



Presented by:

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V3 Companies, Ltd.

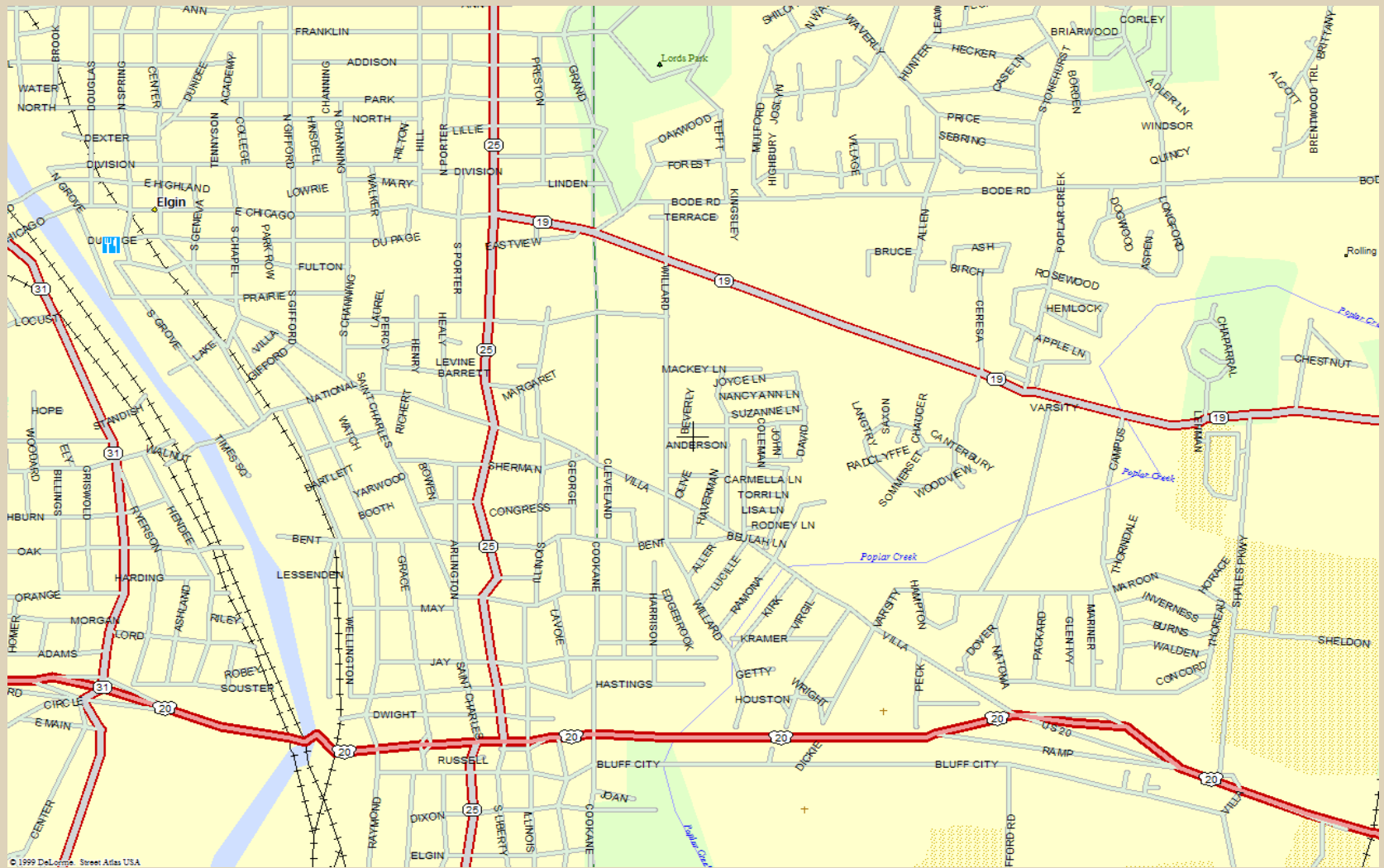


# Overview

- Site History
- Property Acquisition
- Site Constraints
- Final Site Plans



# Project Location



City of Elgin, Cook County, Illinois



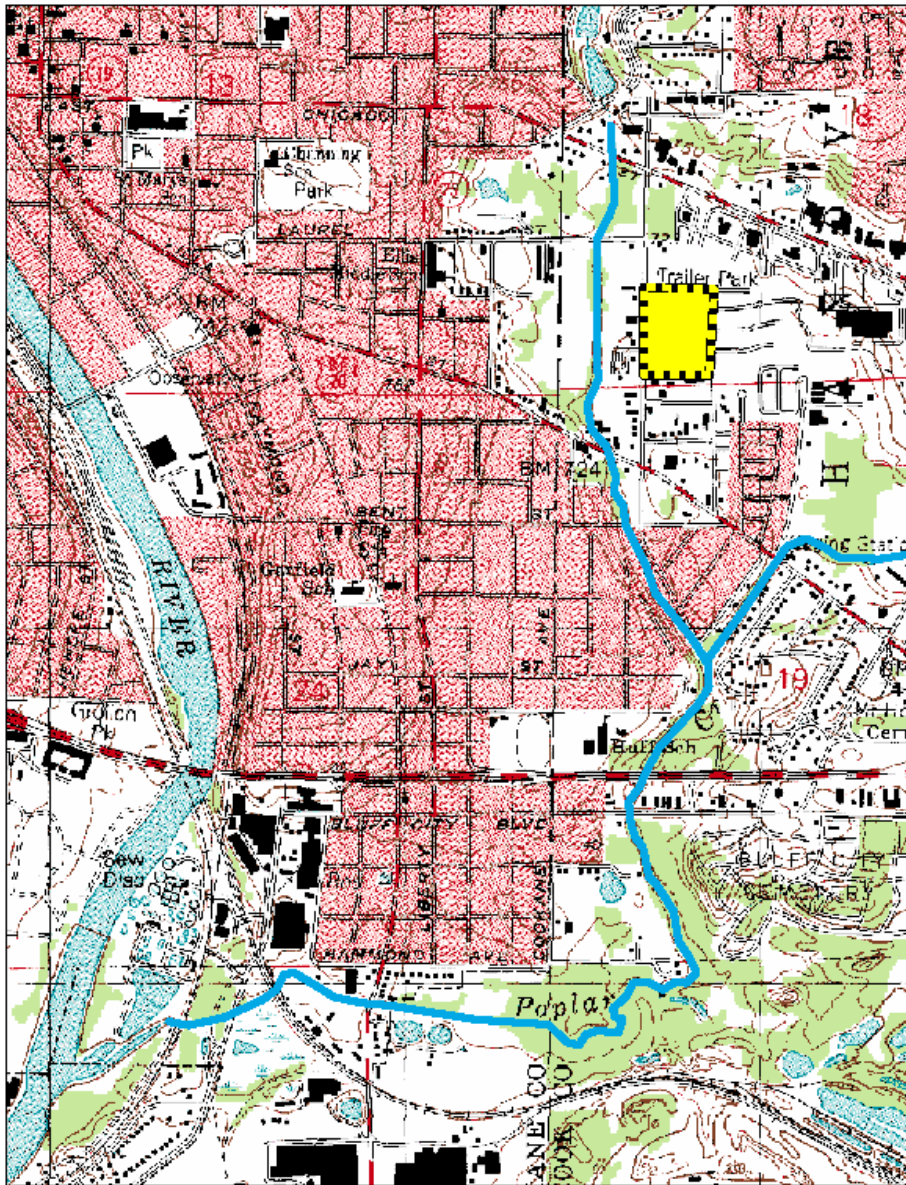


# Documented Flooding, 1960s





# Project Location



Project site just east of  
Lord's Creek Tributary  
(Willow Creek)

Willow Creek drains  
into Poplar Creek, then  
the Fox River



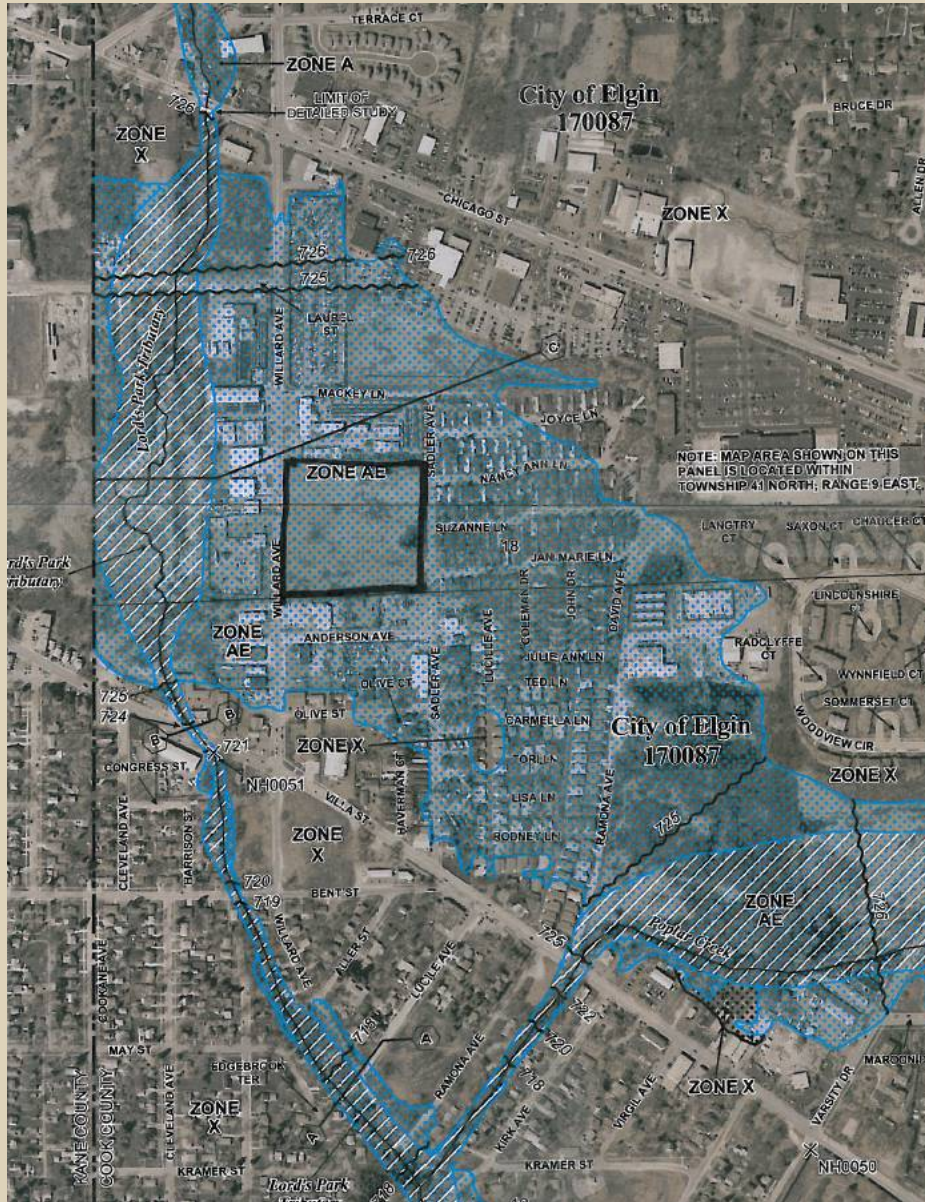


# FEMA FIRM Panel

FEMA FIRM Panels  
17031C0142J &  
17031C0144J

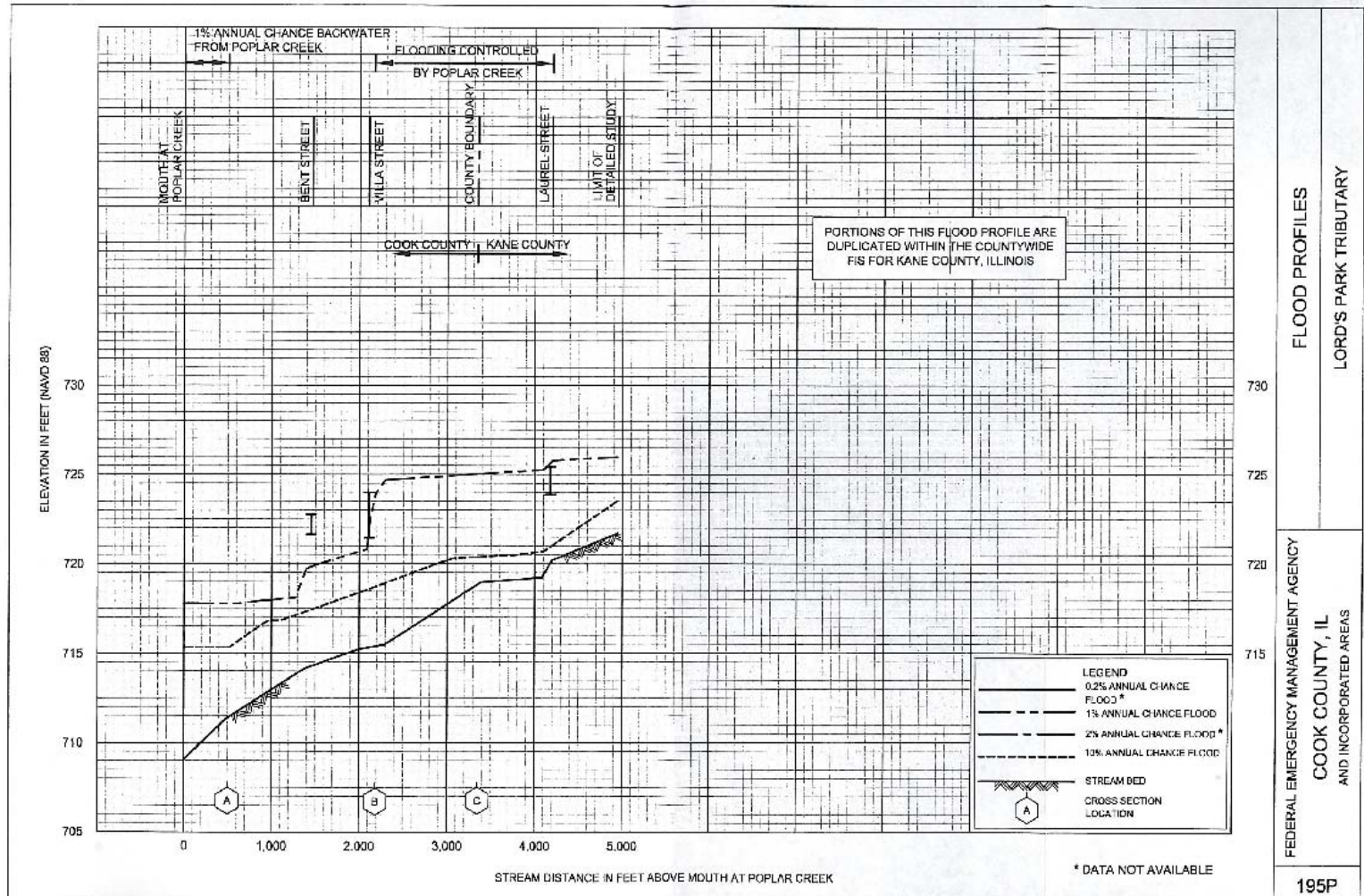
Cook County and  
Incorporated Areas

Effective August 19,  
2008





# FEMA FIS Flood Profile





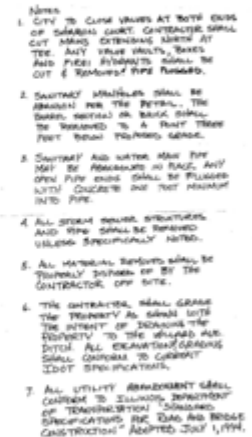






# Observed Site Issues

- Fire Damage 1989 in excess of 50% of building value
- Building foundations built below BFE
- Berm never constructed
- Poor soils, settling, cracked foundations

[illegible]

CASA LINDA UTILITY  
ABANDONMENT & DEMOLITION  
AND GRADING PLAN



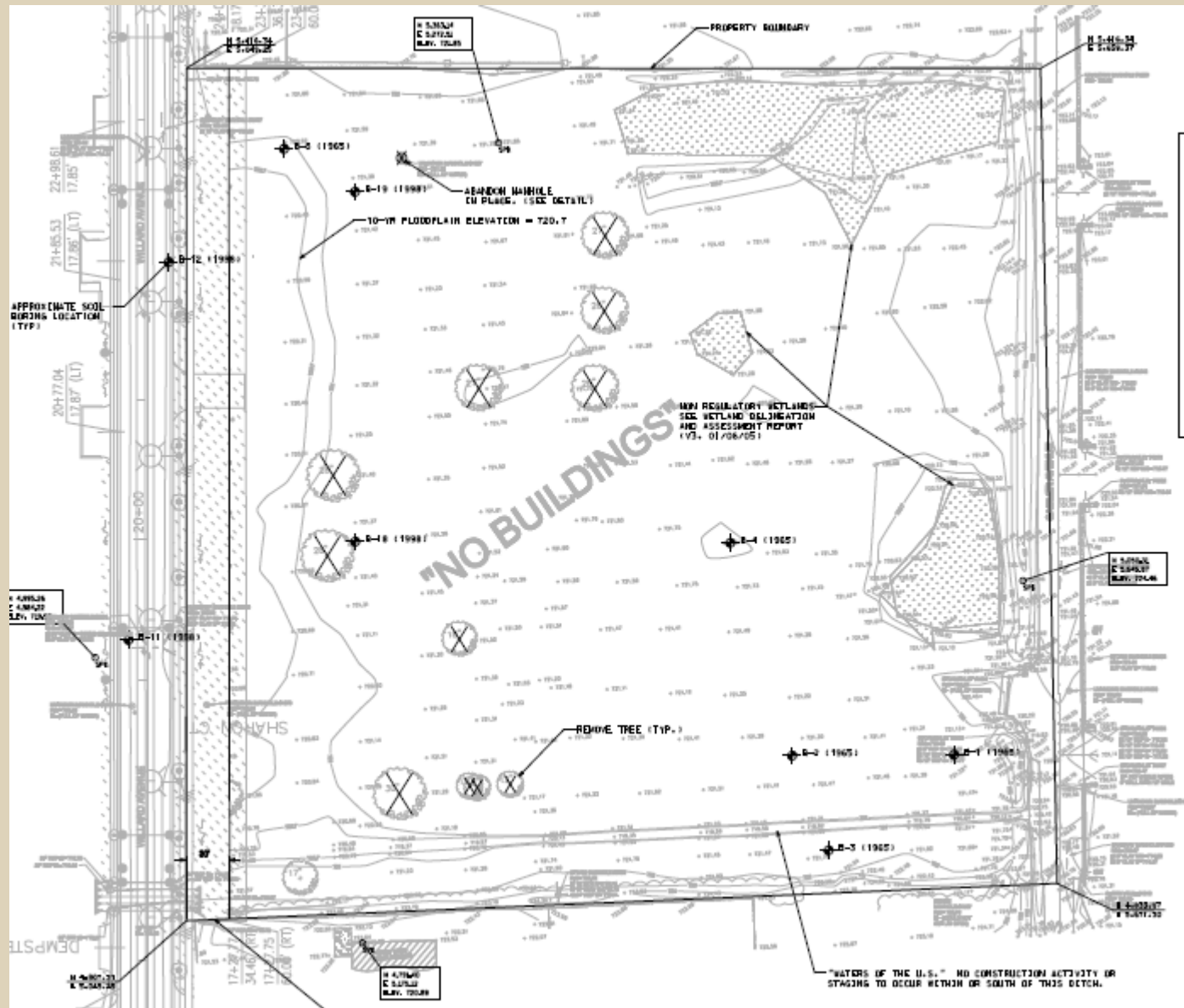


# Current Site Conditions





# Current Site Conditions





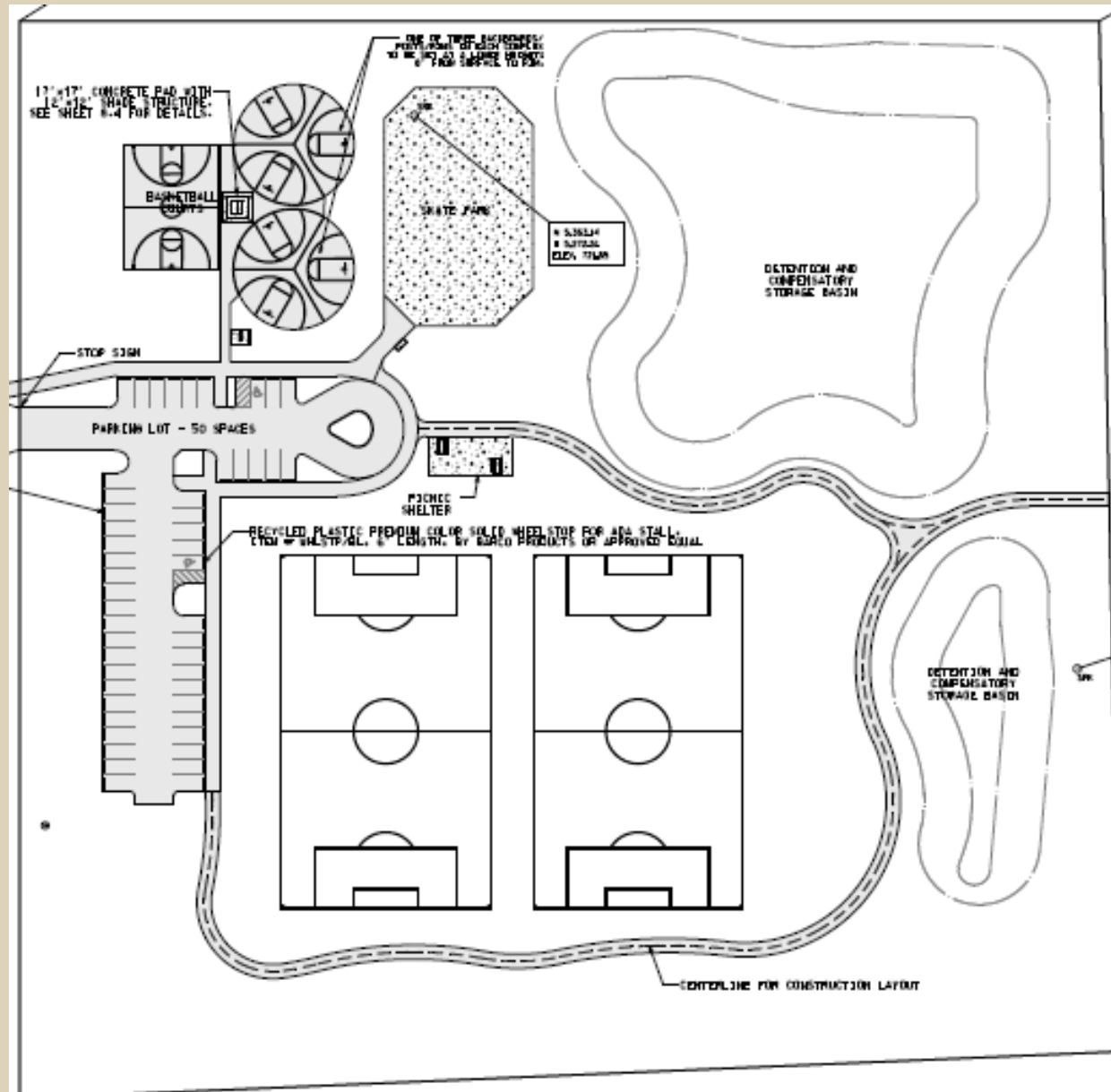


# Existing Site Constraints

- Wetlands
- Stormwater Detention
- Site Drainage
- Compensatory Storage
- Poor Soils



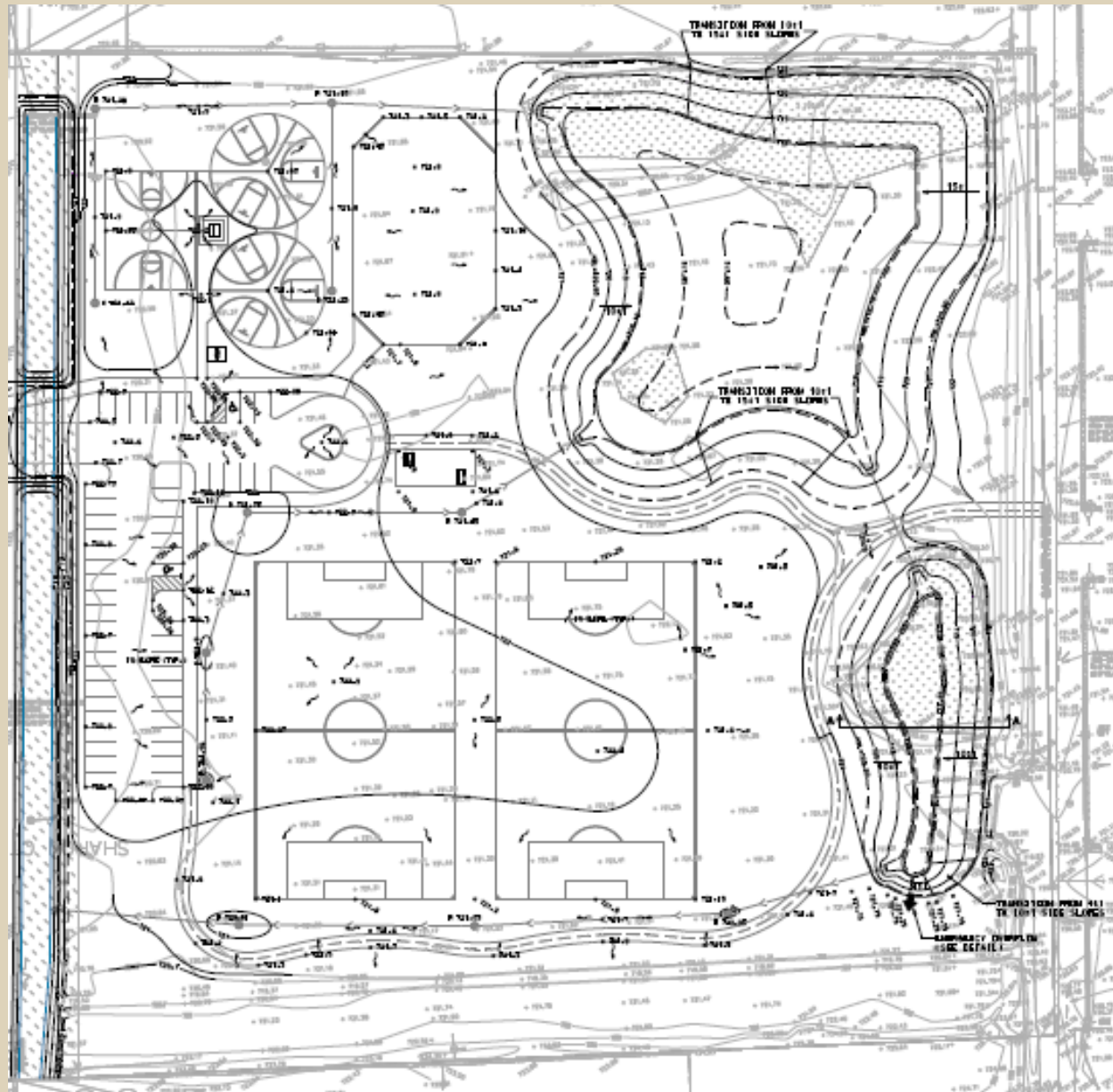
# Final Site Plan







# Final Site Plan





VISIO  
VERTERE  
VIRTUTE





VIRTUTE

VERTERE

VISIO

# QUESTIONS?

[www.v3co.com](http://www.v3co.com)

