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
Casa Linda Apartments Developed (1983)
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
Site Demolition and Clearance

Who Is V3?

Site Demolition and Clearance

VISIO VERTERE VIRTUTE
Current Site Conditions
Existing Site Constraints

- Wetlands
- Stormwater Detention
- Site Drainage
- Compensatory Storage
- Poor Soils
Final Site Plan
Final Site Plan
QUESTIONS?

www.v3co.com