

**Item #1:**

**Request For Referral To PCZBA - Old Hicks & Checker Road  
Fidelity Wes Builders**



MEMORANDUM

**TO:** David Lothspeich; Village Manager  
**FROM:** James M. Hogue, Village Planner  
**DATE:** April 6, 2015  
**RE:** Review of Iverson/Demar Annexation Agreement

I have reviewed the annexation agreement and site plan for property located on the west side of Old Hicks Road commonly known as the Iverson Property (19919 W. Dorothy Lane – unincorporated Lake County). My findings are as follows;

**BACKGROUND**

The property is located on the west side of Old Hicks Road and is the site of the former Iverson Greenhouse/Nursery. A portion of this property (PIN 14-36-300-048) was annexed into the Village at some point and presently zoned under the R-2 PUD District Classification. It appears this property never proceeded beyond the ordinance approval phase as no plat of subdivision appears to have been recorded on this parcel. The property consists of three parcels and 34.4 gross acres of land area (per petitioners submittal).

The remaining two parcels (PIN# 14-36-300-038 & 14-36-300-039) are unincorporated in Lake County and are zoned under the County “AG” Agricultural District Regulations.

The centerline of the proposed Rt. 53 expansion (280’ ROW shown) runs across the southwesterly portion of the property in a northwesterly fashion. This R.O.W. has not yet been acquired for this purpose. The property is largely vacant save some concrete sidewalks, remnant structures and debris from the former greenhouse/nursery use. Approximately four (4) acres of LCWI wetlands appear to be present on the property.

**PROPOSAL**

Petitioners are proposing an annexation agreement for the portion of the property currently in unincorporated Lake County. Residential development is proposed for the entire site including single family attached (SFA – “duplex”) residences. Housing stock of this nature does not presently exist in the village and will require a text amendment to the Village Code to allow such development. The petitioners are requesting R-3 PUD zoning on the property per the proposed annexation agreement.

A draft annexation agreement, site plan, annexation plat and annexation petition (including a requests for reclassification, a text amendment and preliminary PUD plat approval) have been submitted for review.

### ANALYSIS

**Comprehensive Plan** – The property is contemplated as developing for R-2 (two acre minimum) residential purposes. The comprehensive plan places emphasis on the preservation of neighborhoods and providing a “high quality” living environment. Environmentally sensitive areas should be preserved and not impacted by the proposed development.

Petitioners propose an R-3 PUD for the property. The use as proposed is consistent with the comprehensive plan but at a higher density than anticipated by the plan with a housing type (“duplexes”) presently unavailable and non-existent in the Village.

**Annexation Agreement** - The following are my comments regarding the proposed annexation agreement;

- P.2 - “Contiguous Property” Checker Road is misspelled and “Exhibit A” describing the “contiguous property” is missing; it is assumed this is parcel #14-36-300-003.
- P.3 – No final engineering, landscaping or subdivision plat have been received.
- P.3 - Preliminary plat & engineering have not been received; per the agreement these must be approved and attached as exhibits to the agreement.
- P. 4 – Exhibit D is missing; What public improvements are proposed to be dedicated to the Village?
- P. 5 - Par. “A” - The agreement requests R-3 zoning (Exhibit F – to be drafted)
- P.5 - Par. “B” - The agreement request a SUP for a PUD on the property to allow 42 lots for SFR use and 28 lots for SFA uses. This does not correspond to the site plan submitted; in total 30 lots are proposed and 45 units; It appears (per the site plan) that 15 lots are for SFR uses and 15 lots for SFA uses (30 units). Lots 9 & 10 are called out for possible SFA uses but this is not mentioned in the agreement and has an impact on site density.
- P.5 - Relief from the underlying R-3 District requirements are requested; this is discussed in the “R-3” District comments below.
- P.5 - Par. “C” - A text amendment ordinance is referenced as “Exhibit H” which is missing. This requests relief from the minimum 33,000 sq. ft. buildable area per the Village Subdivision Code. It is assumed this request is also meant to seek relief from 5-11-18 (m) of the PUD regulations as well; code citations for requested relief would be helpful.
- P.5 - Violations of pathway restrictions should be an HOA responsibility; how does the pathway connection to off-site property provide justification for a density bonus?

- P.5 - The “Comprehensive Plat of the Vallage” appears to be a typo and should read “Comprehensive Plan of the Village” I think.
- P.5 - Petitioners note that the preliminary approvals shall constitute a “permanent” zoning classification for the property; is this different than the R-3 PUD zoning as requested ?
- P.6 - I am unclear on how variations could be granted per this section of the agreement.
- P.6 - Section 5; Par. A – add “along with such engineering plans and other submittals as required by the subdivision regulations and village code”.
- P.6 - Section 5; Par. B – add “per the recommendations of the Village Engineer”.
- P.6 - Why is paragraph “D” needed; this is required (among other things) for final PUD approval. Most PUD submittal documentation is missing from the proposal.
- P.6. - Section 7; “Development of Property”; “Substantial compliance” should be noted in the paragraph; The Village does not have a “Director of Community Development” ; who does this refer to ?
- P.7 - “i” should be the “County Watershed Development Ordinance”.
- P. 7- Par. E ; I don’t believe the Village issues permits for overweight construction vehicles on public streets.
- P. 8 - Par. (F) (i) & P. 9 (G) What public improvements are anticipated for dedication to the Village ?
- P. 9 - Par. I (ii) add “applicable codes and ordinances” after “this agreement”.
- P. 10 - Par. K – Should the Menards recapture agreement be mentioned here also?
- P. 10 - Par. N – The signage as proposed; (128 sq. ft. – per face; double faced ) is substantially larger than the 18 sq. ft. “Large Real Estate” allowed in 5-9-5 (2) (a) of the zoning code.
- P.10 - Par. Q – eliminate the word “shows” from this paragraph; the “hardscape surfaces” referenced in this paragraph are material and debris remaining on-site from the former greenhouse/nursery on the property. Do we want to agree to allowing these materials to remain on the property more or less indefinitely?
- P. 11 - Section 10; Par. C – add “/ordinance” after “Commission”.
- P.11 - Par. E. – Does this attempt to negate the existing recapture agreement?
- P. 11 - Par. F - Exhibit M is missing; Do we really want to agree to eminent domain for this project?

Table of Exhibits – Most exhibits referenced are missing.

**R-3 Zoning District** – Per the requested zoning; requirements for the R-3 District are as follows;

**5-3-12: BULK, SPACE, AND YARD REQUIREMENTS:**  

The building height, lot, yard, floor area ratio, coverage, and spacing requirements applicable in the residential districts are set forth in the following table. Footnote references appear at the end of the table.

	R1	R2	R3
Maximum building height (feet) <sup>1</sup>	35	35	35
Minimum lot area <sup>2</sup>	3 acres	2 acres	1 acre
Minimum yards and setbacks <sup>3,4</sup> :			
Front and corner side (feet)	100	75	50
Side (feet)	50	40	30
Rear (feet) <sup>5</sup>	50	40	30
Conservancy area/scenic corridor	See note 4		
Maximum gross floor area <sup>6</sup>	See note 6		
Maximum impervious surface coverage <sup>7</sup>	40%	40%	40%
Minimum spacing between principal and accessory buildings (feet)	20	20	20

**Exceptions And Explanatory Notes:**

1. Height Limitation For Accessory Structures: The maximum building height of any accessory structure shall be 15 feet unless otherwise permitted pursuant to section [5-9-1](#) of this title.
2. Nonconforming Lots: See section [5-10-5](#) of this title for lot requirements with respect to legal nonconforming lots of record.
3. Permitted Obstructions In Required Yards: See section [5-9-8](#) of this title for certain structures and uses that may be located in certain required yards.
4. Special Conservancy Area And Scenic Corridor Setbacks: Special setbacks for conservancy areas and scenic corridor areas established in [title 7](#) of this code shall control over the yard and setback requirements established in this table.
5. Rear Yard Regulations For Certain Accessory Structures And Uses: Accessory structures and

uses (except for tennis courts, playing courts, swimming pools, and guesthouses) may be located in required rear yards, provided the accessory structure or use is located not less than 30 feet from any lot line.

6. Maximum Floor Area: The maximum floor area for a lot in any of the residential zoning districts shall be calculated based on the lot area. The calculation of lot area will exclude 50 percent of the wetlands and conservancy district areas on a lot, except in the cases of: a) lots in planned unit developments to which the 50 percent exclusion under subsection 5-11-18(E)2(m)(1) of this title has been applied; b) any lot that had been improved with a single-family detached dwelling prior to February 24, 2009; or c) any lot created as part of a plat of subdivision approved prior to February 24, 2009.

(a) For any lot that meets all of the setback requirements for the underlying zoning district, the maximum floor area is set forth in the following chart:

<u>Lot Area</u>	<u>Calculation For Maximum Floor Area</u>
10,000 square feet to 43,559 square feet	5,500 square feet building size plus 0.098 square foot of floor area for each square foot of lot area over 10,000 square feet
43,560 square feet to 130,679 square feet	8,800 square feet building size plus 0.025 square foot of floor area for each square foot of lot area over 43,560 square feet
130,680 square feet and greater	11,000 square feet building size plus 0.022 square foot of floor area for each square foot of lot area over 130,680 square feet. Where a principal building is 11,000 square feet or greater, for each 1,000 square feet or fraction thereof over 10,000 square feet, the front yard setback shall be increased an additional 50 feet. In no case shall a principal building exceed 13,000 square feet

(b) For any lot in any of the residential zoning districts that does not meet 1 or more of the setback requirements for the underlying zoning district, the maximum floor area is set forth in the following chart:

<u>Lot Area</u>	<u>Calculation For Maximum Floor Area</u>
33,000 square feet to 43,559 square feet	3,500 square feet building size plus 0.134 square foot of floor area for each square foot of lot area over 10,000 square feet
43,560 square feet to 130,679 square feet	8,000 square feet building size plus 0.034 square foot of floor area for each square foot of lot area over 43,560 square feet
130,680 square feet	11,000 square feet building size plus 0.022 square foot of floor area for each square foot of lot area over 130,680 square feet.

and greater	Where a principal building is 11,000 square feet or greater, for each 1,000 square feet or fraction thereof over 11,000 square feet, the front yard setback shall be increased an additional 50 feet. In no case shall a principal building exceed 13,000 square feet
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Per the proposed annexation agreement & site plan the petitioners are seeking relief from the R-3 District regulations for setbacks, lot size, and density.

Single Family Detached -

Setbacks –

- Front yard setbacks are requested at 25 feet instead of the required 50’.
- Side yard setbacks are requested at 15’ instead of the required 30’.
- Rear yards are requested at 30’ which is the minimum rear yard required in the R-3 District.

No other relief appears to be requested; as such all other R-3 District “bulk” requirements will apply (save lot size of less than 1 acre). Petitioner should provide a “bulk chart” indicating the requirements of the R-3 District and how the proposed development meets (or does not meet) these requirements

Single Family Attached (Duplexes) –

Petitioners have requested a setback to the property line of 30’ feet. This appears to be to the perimeter property line and not the “pad” on which the structure will sit. A 40’ setback between units is also proposed. As such, it appears all other R-3 “bulk” requirements will be applicable. Petitioner should provide a “bulk chart” indicating the requirements of the R-3 District and how the proposed development meets (or does not meet) these requirements; lot coverage may be an issue. These results may be considered for, or incorporated into, the text amendment to the zoning code or may possibly be addressed as part of the proposed PUD.

Portions of the “driveways” on the duplex lots fall outside of the building pad; how will these be maintained?

Density & Lot Size – per the Village PUD regulations density is calculated as follows;

- (1) Calculation Of Density: Except as otherwise expressly allowed under subsection (E)2(m)(2) or (E)2(m)(3) of this section, the overall density within a planned unit development shall be consistent with the density allowed in the district in which the planned unit development is located. Except as provided in subsection (E)2(m)(2) of this section, no lot within a planned unit development shall contain less than thirty three thousand (33,000) square feet in lot area. The number of lots permitted within a planned unit development will be based upon the gross area of the planned unit development excluding: a) exterior roads and b) fifty percent (50%) of wetlands and conservancy district areas.

(2) Exception For Annexed Lots: Notwithstanding the requirements of subsection (E)2(m)(1) of this section, the village board may, pursuant to an annexation agreement with the owner of property located in unincorporated Lake County and proposed to be annexed to the village, authorize an exception from the thirty three thousand (33,000) square foot lot area requirement in subsection (E)2(m)(1) of this section, but only to the extent that the applicable county development regulations would have permitted development on less than thirty three thousand (33,000) square feet in lot area.

(3) Density Increase: The plan commission may recommend, and the village board may approve, an increase in the number of lots of up to fifteen percent (15%) over what is otherwise allowed in the district in which the planned unit development is located based on the developer's ability to substantially improve the quality of the project in light of the goals and standards in this section and this code. As part of such increase in the number of lots, an appropriate decrease in average lot area within the planned unit development may also be authorized. In no event may the lot area for any individual lot be less than thirty three thousand (33,000) square feet, unless as provided in accordance with subsection (E)2(m)(2) of this section.

Using the information above the site contains 34.4 gross acres of land area. The site also contains approximately 4 acres of wetland (divided by 2 for density purposes) and .965 areas of external right-of-way (Dorothy Lane). Net acreage is calculated at 31.435 acres of land area ( $34.4 - 2.965 = 31.435$ ). As a side note no data has been provided on conservancy soils/districts which potentially exist on-site. These are treated the same as wetlands for density calculation purposes.

As such, and without conservancy easement data, density is calculated at .698 units per acre (45 units). This exceeds the maximum density of 1 unit per acre (or 31.5 units) per the R-3 District regulations. Including the density bonus of 15% density is calculated at .873 units per acre (36 units - rounded). Lot 9 & 10 are considered as SRF lots (not duplexes) in this calculation.

Per page 5 of the annexation agreement the petitioners propose a pathway connection to the Village owned pathway (soccer fields) to the south as justification for the 45 units proposed essentially using the Village property (8.7 acres) as part of their open space. Recalculating density using this gross land area provides a total acreage of 40.20 acres. Per the R-3 District regulations 40 units would be permitted and 46 total units (.87 units per acre) with the 15% density bonus. Using the 45 units proposed by the petitioner density is calculated at .89 units per acre. This would be within the density anticipated by an R-3 PUD district zoning designation. The Village needs to determine (at a minimum) if a) per the annexation agreement that the soccer fields constitute open space for the development; b) if the pathway connection proposed by the petitioner is justification for density bonus using that property as open space for the development.

As a side note; the petitioner has requested an exception from the thirty three thousand (33,000) square foot lot area requirement required by Village Code. This requirement may be varied per an annexation agreement to the to the extent that the applicable county development regulations would have permitted development on less than thirty three thousand (33,000) square feet of lot area. The petitioner should provide and analysis of county development regulations which justify the reduction of the village square foot lot area requirement.

**Site plan** – the following are my comments concerning the site plan submitted with the annexation agreement as prepared by IG Consulting Inc. (IG#14604) & dated (as revised) 3.3.15.

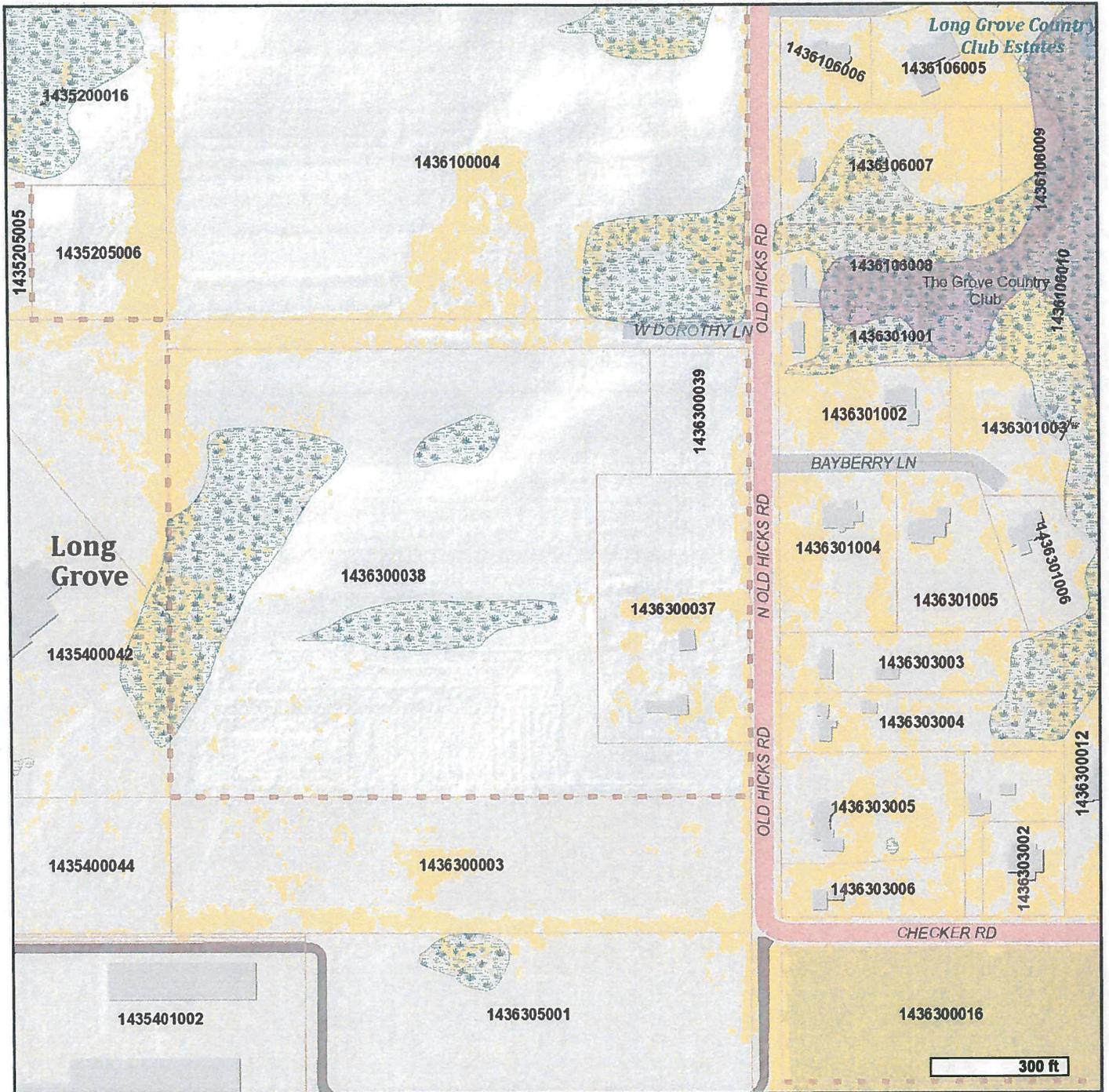
- As previously noted the site plan and annexation agreement do not match the number of lots an units proposed by the petitioner.
- Two means of ingress and egress should be provided to the site (i.e. internally connect the north and south access roads).
- The south access road is unnamed.
- How will water service be provided; particularly to the duplexes ?
- Conservancy soils are not listed; this may have an effect on site density.
- Utilities to the site are not identified.
- Dorothy Lane appears as dedicated right-of- way (ROW); ownership and dedication of the ROW need to be resolved.
- Northern access to the site encroaches into the Dorothy Lane right-of-way as do lots 11,12,13,14, & 15.
- Setbacks on lots 11,12,13,14, & 15 are measured 30' to the centerline of Dorothy Lane and not the edge of the property. Per the Village Code lot area in ROW's (public or private) is not counted as a portion of the lot area (i.e. gross vs. net lot area); the street line constitutes the lot line.
- Lots 9 & 10 are shown as "alternate single family attached buildings"; this not identified in the annexation agreement nor was included as part of the density calculations noted in this review. Lots 9 & 10 were treated as SFR lots for the purposes of this review.
- Portions of the "driveways" on the duplex lots fall outside of the building pad; how will these be maintained?
- Bulk regulations for the duplex lots need to be determined.
- The proposed pathway should be better incorporated in to the entire development.
- Preliminary subdivision platting & engineering are missing.
- Preliminary PUD information is missing; typical submittal items attached.

### **Other Concerns;**

Petitioners should become familiar with the requirements of the Village Code regarding text amendment procedures (Section 5-11-16 of the Village Code); Amendments (i.e. Section 5-1-16 of the Village Code); Special Use Permits ( i.e. –Section 5-11-17 of the Village Code); and PUD Procedures (i.e. – Section 5-11-18 of the Village Code) and the Village Subdivision Code (Title 6)

At a minimum, complete petitions are due at least 30 days prior to a scheduled meeting date. Filing fees in the amount of \$6,100 are required. Public notice via certified mail must be sent in a timely fashion to property owners w/in 250' of the subject property by the petitioner. A public hearing will be held before the Plan Commission & Zoning Board of Appeals. An additional public hearing on the Annexation Agreement must be held before the Village Board as well. The Village Board ultimately has the authority to approve or deny applications for zoning as well as annexation agreements.

# Lake County, Illinois



**Lake County**  
Geographic Information System

Lake County Department  
of Information Technology  
18 N County St  
Waukegan IL 60085  
(847) 377-2373

Map Printed on 04/06/2015

Lake County Border	Floodway Areas In Zone AE
Water	Other Flood Areas
Wetlands	Parcels
Municipalities	ADID
Tax Parcels	2011 Buildings
Trails	
General Structures	
FEMA Base Flood Elevation	
Special Flood Hazard Areas	

**Disclaimer** The selected soil feature layer may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.

## Typical Submittal Items

### Exhibits:

1. **Site Plan; Identifies general layout of project**
2. **Plat of Survey; including legal description**
3. **Preliminary Plat; per Village Code (for PUD or Subdivision of Property)**
4. **Prelim. Eng.; Per Village Code (for PUD or Subdivision of Property)**
5. **Services – Sewer & Water adequate capacity/supply for proposed project**
6. **Traffic Study/Parking Calculations**
7. **Prelim. Landscape Plan/Site Amenities; particularly important for conservancy/scenic corridor areas.**
8. **Prelim. Lighting Plan/Photometrics; street and other on-site lighting.**
9. **Prelim Sign Elevations/Sign Plans; for entrance signs if any ( other signage to be determined based on end user).**
10. **Wetlands/ Floodplain/Stormwater Data; Must comply with LCSM regulations.**
11. **Soils Data/ Tree Survey; Conservancy soils & protected tree species**
12. **Bld. Elevations/Architecture; if changes are proposed or new construction anticipated (may require Architectural Commission Review) .**
13. **Other information which supports your proposal at this location.**
14. **Complete application per Village Code (W/filing fees -\$6,100) – land uses should be identified in the application as well.**
15. **Property owners (not necessarily business owners or residents) w/in 250' must be notified of public hearing via certified mail not less than 15 nor more than 30 days prior to public hearing date (list of properties attached & PCZBA Meeting schedule attached).**

Please review the Village Code requirements as applicable to ensure completeness of the application. Village Code is available on-line a [www.longgrove.net](http://www.longgrove.net)

April 6, 2015

Mr. David A. Lothspeich, Village Manager  
Village of Long Grove  
3110 Old McHenry Road  
Long Grove, Illinois 60047

625 Forest Edge Drive, Vernon Hills, IL 60061

TEL 847.478.9700 ■ FAX 847.478.9701

www.gha-engineers.com

Re: Iverson Property Residential Development  
Northwest Corner of Old Hicks Road and Checker Road  
Pre-Application Review

Dear Mr. Lothspeich:

Our office has completed a preliminary / conceptual review of the preliminary documents submitted for the residential development of the Iverson Property, located at the northwest corner of Old Hicks Road and Checker Road. The following were received by our office:

- Plat of Annexation, prepared by IG Consulting, Inc., dated March 12, 2015
- Proposed Residential Development Site Plan, prepared by IG Consulting, Inc., last revised March 9, 2015
- Draft Annexation Agreement, 57 pages
- Draft Annexation Petition, 11 pages

Based on our review, we offer the following comments:

**General Comments:**

1. Our office did not review the Draft Annexation Agreement or Petition.
2. For Preliminary Approval, the following documents should be submitted:
  - a. Preliminary Engineering Plans, which include preliminary Grading and Utility Plans. In addition to Village Ordinance requirements, the preliminary engineering plans should address the following:
    - i. An overflow route must be provided within the subdivision to the stormwater detention basin in accordance with the Lake County Watershed Development Ordinance (WDO). This overflow route must be shown on the preliminary engineering plans. If overflow is considered in appropriately sized storm sewer pipe, the requirements of Article IV.B.1.g(3) of the WDO must be satisfied.
    - ii. The sanitary sewer should be extended to the northwest corner of the property to service future development within the ultimate sewer service area. Invert elevations should be shown and loading calculations provided to confirm the required sewer size.
    - iii. The proposed water system needs to be presented for approval.
    - iv. In accordance with Article IV.E of the WDO, a wetland submittal is required. The preliminary plan shows wetland limits. The source of these lines needs to be identified and applicable buffers need to be shown.
    - v. The Route 53 Right-of-Way (ROW) take should be confirmed. We believe it is 300.'
  - b. Preliminary Hydraulic Study. This will be a Major Development; please follow the applicable requirements in the WDO.
  - c. ALTA / ACSM Land Title Survey. The ownership of Dorothy Lane needs to be clearly identified on this survey.
  - d. Preliminary Plat of Subdivision.
3. Our office is concerned with the long-term viability of the detention basin at the southwest corner of the property per the following:

5000.000 Iverson Property - Pre-Application Review.docx

3600 I-70 Drive SE, Suite E, Columbia, MO 65201 ■ TEL 573.397.6900 ■ FAX 573.397.6901

The Monadnock Building, 53 W. Jackson Blvd., Suite 924, Chicago, IL 60604 ■ TEL 312.329.0577 ■ FAX 312.329.1942

- a. Access to the basin needs to be shown for the proposed condition and thought needs to be given for access if/when the Route 53 extension is constructed.
- b. Per the Blue Ribbon Advisory Council (BRAC) Report, dated June 7, 2012, the section of Route 53 in this location is contemplated to be "Depressed Roadway." Depressed roadway is "depressed below grade and bermed with wide median..." per the BRAC Report.

The anticipated grading for the Route 53 extension is a large unknown. We recommend that the applicant perform a preliminary grading evaluation to determine what this grading may look like, if it has an effect on the storm sewer depths and if it will ultimately result in a basin that is too low to have a natural, gravity outlet. Based on the grading, there is potential that the development of Route 53 will block any drainage and/or overflow path.

4. We do not recommend the Dorothy Lane ROW be abrogated. We recommend that the northern Old Hicks Road access be centered in the ROW to service any future development of the property to the north. The northern lots will need to be adjusted accordingly.
5. We recommend that the south and north accesses to Old Hicks Road be interconnected via hardscape pavement.
6. Connection to the sanitary sewer in Checker Road will require payment under the terms of the Menard's Recapture Agreement. A separate Recapture Agreement should be considered for the main to the northwest corner of the property.
7. In accordance with Article IV, Section B.2.b (17) of the WDO, a subsurface drainage inventory is required for the proposed Major Development.

**Conceptual Engineering Comments:**

8. The stormwater detention basin appears to be undersized. The detention basin should be sized such that the vertical distance between the normal water level and high water level is 4-feet or less.
9. In accordance with Article IV.B.1.a (9) of the WDO and state law, notification must be made to the proper highway authority of development adjacent to a state or county right-of-way (ROW) and request that the proper highway authority provide, at the cost of the highway authority, the amount of additional stormwater capacity in the detention facility for any future roadway development. Further study of the Route 53 extension timing will be required to determine if this section of the Ordinance and State Law applies.

**Plat of Annexation Comments:**

10. The Surveyor's Certificate needs to be changed to reflect the purpose of Annexation and not that of a surveyed boundary. This document should not be construed to be a boundary survey.
11. The legal description for the exception is correct according to the Lake County tax maps, but the drawing dimensions do not reflect this. Please revise.
12. Depending on ownership of Dorothy Lane, the annexation may need to be taken to the north side of the right-of-way.
13. Please add a scale bar.
14. Please shade the existing Long Grove village limits.

Additional comments may follow upon review of the revised plans. If you have any questions regarding the above, please do not hesitate to call or email me at [gperry@gha-engineers.com](mailto:gperry@gha-engineers.com).

Sincerely,  
Gewalt Hamilton Associates, Inc.

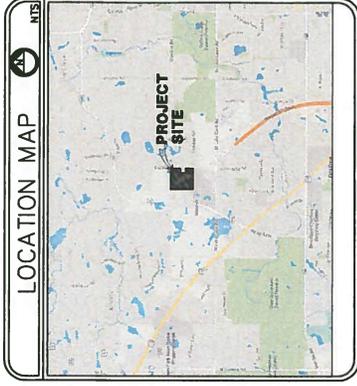


Geoffrey Perry, P.E.,  
Assistant Village Engineer

cc: Mr. Jim Hogue, Village Planner – Village of Long Grove (via email)  
Mr. Michael T. Shrake, P.E., Village Engineer – GHA (via email)

5000.000 Iverson Property - Pre-Application Review.docx





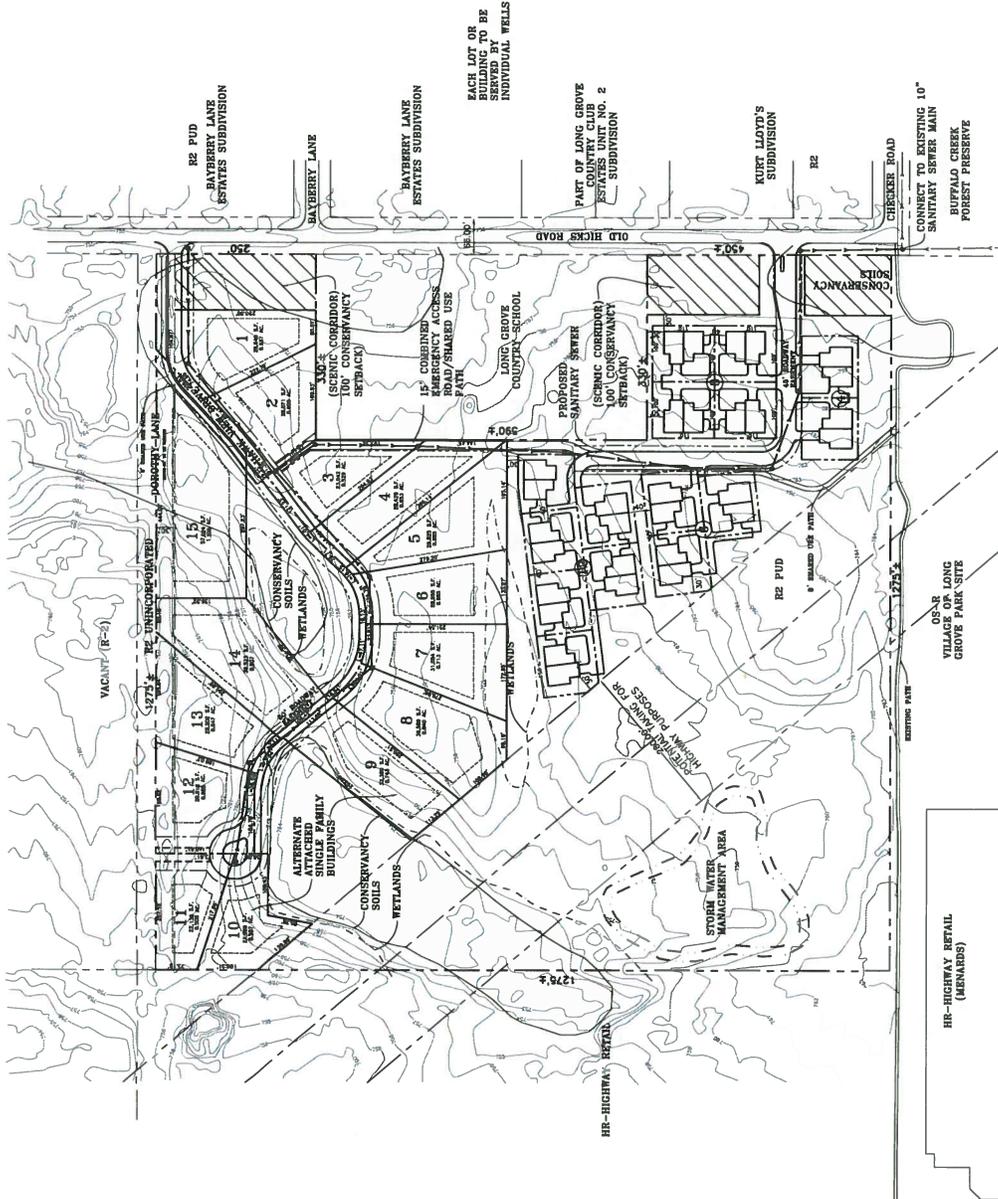
**SITE DATA**

GROSS LAND AREA: 34.4 AC.  
 OLD HICKS ROAD: 0.3 AC.  
 FUTURE RTE 63: 7.7 AC.  
 NET AREA: 28.4 AC.

SINGLE FAMILY DETACHED 15  
 SINGLE FAMILY ATTACHED 30  
 TOTAL DWELLING UNITS 45

SINGLE FAMILY RESIDENCE  
 MINIMUM LOT AREA: 22,089 SF  
 PROPOSED FRONT YARD SETBACK 26 FT.  
 PROPOSED SIDE YARD SETBACK 15 FT.  
 PROPOSED REAR YARD SETBACK 30 FT.

DUPLEX RESIDENCE  
 MINIMUM PROPOSED SETBACK TO PROPERTY LINE 30 FT.  
 MINIMUM PROPOSED SETBACK BETWEEN UNITS 40 FT.  
 TYPICAL UNIT FOOTPRINT AREA: 1,750 S.F.  
 TYPICAL UNIT LOT AREA: 5,500 S.F.



HR-HIGHWAY RETAIL (MENARDS)

02.2R VILLAGE OF LONG GROVE PARK-SITE

CONNECT TO EXISTING 10" SANITARY SEWER MAIN BUFFALO CREEK FOREST PRESERVE

**PROPOSED RESIDENTIAL DEVELOPMENT**

IVERSON PROPERTY  
 LONG GROVE, ILLINOIS

IG #14604  
 03/09/15  
 02/02/15

**INFRACON CONSULTING, INC.**  
 CONSULTING CIVIL ENGINEERS & LAND SURVEYORS  
 200 W. HANCOCK BLVD., SUITE 113, CHICAGO, IL 60601  
 TEL: (773) 235-1133 FAX: (773) 235-1177

