

STATE OF ILLINOIS)
) ss
COUNTY OF LAKE)

**BEFORE THE PRESIDENT AND
BOARD OF TRUSTEES OF THE
VILLAGE OF LONG GROVE, ILLINOIS**

IN RE: THE PETITION OF)
THERESE IVERSON,)
INDIVIDUALLY AND AS TRUSTEE,)
(PETITIONER) FOR)
ANNEXATION OF TERRITORY)

PETITION FOR ANNEXATION

The undersigned, Therese R. Iverson, individually, and Therese R. Iverson, as Trustee under the Therese R. Iverson Living Trust, dated February 11, 2010, (hereinafter "**Petitioner**"), as sole owners of the Property described below, hereby petition the Corporate Authorities of the Village of Long Grove, Illinois (the "**Village**") for annexation thereto of the subject real estate and in support of this Petition and as conditions to final action on this Petition, states as follows:

1. That the territory which is the subject of this Petition is legally described on Exhibit "A" attached hereto and incorporated herein and consists of approximately 26.08 acres of real property located on the westerly side of Old Hicks Road, in Lake County, Illinois, and commonly known as 19919 W. Dorothy Lane and 20470 N. Old Hicks Road, Lake County, Illinois 60067 with Permanent Index Numbers of 14-36-300-038 and 14-36-300-039, respectively, as stated on said Exhibit A ("**Subject Territory**").

2. That the parties joining in this Petition (collectively, the "**Owner**") own 100% of the Subject Territory, subject to public streets and rights-of-way, if any, and that there are no electors residing on the Subject Territory.

3. That the Subject Territory sought to be annexed will be described in a certified plat of annexation to be provided prior to the time the property is annexed.

4. That the Subject Territory is not within the corporate limits of any municipality and is contiguous to the corporate limits of the Village.

5. That the Subject Territory will be the subject of a mutually agreeable annexation agreement (the "**Annexation Agreement**") between the Petitioner, the Village and Hawks Pointe, LLC, an Illinois limited liability company ("**Developer**"). The Annexation Agreement will establish the terms and conditions under which the Subject Territory is to be annexed and will be entered into pursuant to 65 ILCS 5/11-15.1 et. seq., as amended.

6. That this Petition is made subject to the condition that, prior to the passage of any annexation ordinance or other final action on this Petition, the Annexation Agreement be executed by the Petitioner, Developer and Village, and that until such time as the Subject Territory is lawfully annexed to the Village in accordance with the terms and provisions of the Annexation Agreement lawfully executed by the Petitioner, the Village and the Developer, the Petitioner reserves the sole and absolute right to withdraw this Petition at any time.

Wherefore, the Petitioner Hereby Respectfully Requests the Following:

1. That subject to the conditions stated herein the Subject Territory be annexed to the Village by an ordinance passed and approved by the President and Board of Trustees of the Village pursuant to 65 ILCS 5/7-1-8, as amended.

2. That, prior to the annexation and zoning of the Subject Territory to and by the Village, an Annexation Agreement, as it may hereafter be designated and negotiated to the mutual satisfaction of the Petitioner and the Corporate Authorities of the Village, be approved any fully executed with respect to annexation of the Subject

EXHIBIT A

Legal Description

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36,
TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN;
EXCEPTING THEREFROM THE SOUTH 591.07 FEET OF THE NORTH 901.30 FEET
OF THE EAST 368.48 FEET THEREOF; ALSO EXCEPTING THEREFROM SUCH
TERRITORY AS IS PRESENTLY LOCATED WITHIN THE TERRITORIAL
BOUNDARIES OF THE VILLAGE OF LONG GOVE, ILLINOIS; IN LAKE COUNTY,
ILLINOIS.

Property Address: 19919 W. Dorothy Lane and 20470 N. Old Hicks Road,
Lake County, Illinois 60067

Permanent Index Number: 14-36-300-038 and 14-36-300-039



3110 Old McHenry Road 60047-9635
Phone: 847-634-9440 Fax: 847-634-9408
www.longgrove.net

PLAN COMMISSION ZONING BOARD OF APPEALS GENERAL ZONING APPLICATION

1.0 General Information (See Subsection 5-11-8(E) of the Long Grove Zoning Code).

1.1 **Applicant Name:** Hawks Pointe, LLC

Address: 1451-B Abbott Court, Buffalo Grove, IL 60089

Telephone Number: 847-883-0130

E-mail Address: mike@fidelitywes.com

Fax number: 847-883-0132

Applicant's Interest in Property: Contract Purchaser/Developer

1.2 Owner (if different from Applicant).

Name: Therese R. Iverson, individually, and Therese R. Iverson,
as Trustee under the Therese R. Iverson Living Trust, dated February 11, 2010

Address: 3455 Devon Pines, Keswick, VA 22947-9175

Telephone Number: _____ E-mail Address: _____

Fax number: _____

1.3 Property.

Address of Property: 19919 W. Dorothy Lane, 20470 N. Old Hicks Road and 0 N. Old Hicks Road,
Lake County, Illinois 60067

Legal Description: See Exhibit A attached Parcel Index Number(s): 14-36-300-038, 14-36-300-039
and 14-36-300-003

Present Zoning Classification R2, PUD as to 14-36-300-003; the remainder is unincorporated

Size of Property (in acres): 34.4 acres

Has any zoning reclassification, variation, or special use permit/PUD been granted for the Property?
Yes: x (see above) No: _____

If yes, please identify the ordinance or other document granting such zoning relief: While a portion of the property is classified as R2, PUD, following a request, Village staff reported no information as to the passage of an actual PUD ordinance could be found.

Describe the nature of the zoning relief granted: Annexation, Map Amendment, PUD approval and Text Amendment.

Present use of Property:

Residential _____ Commercial _____ Office _____ Open Space _____ Vacant x

Other (explain) _____

Present zoning and land use of surrounding properties within 250' of Property:

	Zoning Classification	Land Use
North:	County - AG	vacant
South:	OS-R	open space
East:	R2 and R2, PUD	residential
West:	County-AG and HR	commercial

1.4 Trustees Disclosure.

Is title to the Property in a land trust? Yes x No _____

If yes, full disclosure of all trustees, beneficiaries and their legal and equitable interests is required. Attach a copy of all documents showing ownership of the Property and the Applicant's and/ or Owner's control of or interest in the Property.

1.5 Requested Action (Check as many as are applicable).

_____ Appeal	_____ Code Interpretation
_____ Variation	_____ Special Use Permit (non-PUD)
<u>X</u> Zoning Map Amendment (rezoning)	<u>X</u> Zoning Code Text Amendment
<u>X</u> Preliminary PUD Plat	_____ Final PUD Plat

1.6 Supplemental Information (General):**

Every Application filed shall, in addition to the data and information required above, provide the following general information when applicable to the use or development for which approval is being sought:

- (a) A description or graphic representation of any development or construction that will occur or any use that will be established or maintained if the requested relief is granted.
- (b) A table showing the following, as applicable:
 - the total lot area of the lot, in acres and in square feet; and
 - the total existing and proposed lot area, expressed in acres, in square feet and as a percent of the total development area, devoted to: residential uses, business uses; office uses; college uses; institutional uses; open space; rights-of-way; streets; and off-street parking and loading areas; and
 - the existing and proposed number of dwelling units; and gross and net floor area devoted to residential uses, business uses, office uses, college uses, and institutional uses.
- (c) A table listing all bulk, space, and yard requirements; all parking requirements; and all loading requirements applicable to any proposed development or construction and showing the compliance of such proposed development or construction with each such requirement. When any lack of compliance is shown, the reason therefore shall be stated and an explanation of the village's authority, if any, to approve the Application despite such lack of compliance shall be set forth.
- (d) The certificate of a registered architect or civil engineer licensed by the State of Illinois, or of an owner-designer, that any proposed use, construction, or development complies with all provisions of this code and other village ordinances or complies with such provisions except in the manner and to the extent specifically set forth in said certificate.
- (e) A landscape development plan, including the location, size and species of plant materials.

1.7 **Supplemental Information (per specific request):**

- Appeals, Code Interpretations, and Variations: See 5-11-8(E)3, 4, & 5 of the Zoning Code and Form "A"
- Special Use Permit (non-PUD): See 5-11-8(E)7 of the Zoning Code and Form "B"
- Zoning Map Amendment (rezoning): See 5-11-8(E) 8 of the Zoning Code and Form "C"
- Zoning Code Text Amendment: See Form "D"
- Preliminary PUD Plat: See 5-11-18(D)(2) of the Zoning Code and Form "E"
- Final PUD Plat: See 5-11-18(D)(3) of the Zoning Code and Form "F"

** The scope and detail of information shall be appropriate to the subject matter of the Application, with special emphasis on those matters likely to be affected or impacted by the approval being sought in the Application. Information required in the application shall be considered the minimum information required for filing an application. Additional information including but not limited to graphic depictions, environmental impacts, plans for sewer and water service and storm water management, photometric plans, traffic studies and effects on property values, among others, should also be considered and may be helpful in detailing the Application.

Special Data Requests. In addition to the data and information required pursuant to this Application, every Applicant/Owner shall submit such other additional data, information, or documentation as the building superintendent or any board or commission before which the Application is pending may deem necessary or appropriate to a full and proper consideration and disposition of the particular Application.

1.8 Consultants.

Please provide the name, address, and telephone number of each professional or consultant advising Applicant with respect to this Application, including architects, contractors, engineers or attorneys:

Name: Raymond C. Gerard
Professional: Attorney
Address: 51 Bella Vista Drive
Mechanicsburg, PA 17050
Telephone: 847-638-5242
Email: rgerard3@comcast.net

Name: Deborah T, Haddad
Professional: Attorney
Address: O'Donnell Haddad, LLC
14044 Petronella Drive, Suite 1
Libertyville, IL 60048
Telephone: 847-367-2750 x103
Email: dhaddad@haddadlawllc.com

Name: Kevin C. Lewis, PE, PLS
Professional: Engineer/Surveyor
Address: IG Consulting, Inc.
300 Marquardt Drive
Wheeling, IL 60090
Telephone: 847-215-1133
Email: kevin@igconsulting.net

Name:
Professional:
Address:
Telephone:
Email:

1.9 **Village Officials or Employees.**

Does any official or employee of the Village have an interest, either directly or indirectly, in the Property? Yes: _____ No: x

If yes, please identify the name of such official or employee and the nature and extent of that interest. (Use a separate sheet of paper if necessary.)

1.10 **Successive Applications (5-11-9).**

Second Applications Without New Grounds Barred. Whenever any Application filed pursuant to this code has been finally denied on its merits, a second Application seeking essentially the same relief, whether or not in the same form or on the same theory, shall not be brought unless in the opinion of the officer, board, or commission before which it is brought there is substantial new evidence available or a mistake of law or fact significantly affected the prior denial.

New Grounds to Be Stated. Any such second Application shall include a detailed statement of the grounds justifying consideration of such Application.

Summary Denial With or Without Hearing. Any such second Application may be denied by the building superintendent summarily, and without hearing, on a finding that no grounds appear that warrant a new hearing. In any case where such Application is set for hearing, the owner shall be required to establish grounds warranting reconsideration of the merits of its Application prior to being allowed to offer any evidence on the merits. Unless such grounds are established, the Application may be summarily dismissed for such failure.

Exception. Whether or not new grounds are stated, any such second Application filed more than two years after the final denial of a prior Application shall be heard on the merits as though no prior Application had been filed. The Applicant or Owner shall, however, be required to place in the record all evidence available concerning changes of conditions or new facts that have developed since the denial of the first Application. In the absence of such evidence, it shall be presumed that no new facts exist to support the new petition that did not exist at the time of the denial of the first Application.

2.0 **Required Submittals (See Specific Supplemental Information Form for filing Fees).**

_____ Fully completed Application with applicable supplementary information
_____ Non-refundable Filing Fee. Amount: \$ _____
_____ Planning Filing Fees. Amount: \$ _____
_____ Minimum Professional Fee/deposit Escrow. Amount \$ _____

3.0 **Certifications.** The Applicant and Owner certify that this Application is filed with the permission and consent of the Owner of the Property and that the person signing this Application is fully authorized to do so.

- 3.1 The Applicant certifies that all information contained in this Application is true and correct to the best of Applicant's knowledge.
- 3.2 The Applicant acknowledges that the Village may seek additional information relating to this Application and agrees to provide the Village with such information in a timely manner. Failure to provide such information may be grounds for denying an Application.
- 3.3 The Applicant and Owner agree to reimburse the Village for any and all costs relating to the processing of this Application, including any consultants' fees. By signing this Application, Applicant and Owner agree to be jointly and severally liable for such costs, and Owner further agrees to the filing and foreclosure of a lien against the Property for all such costs plus all expenses relating to collection, if such costs are not paid within 30 days after mailing of a demand for payment.
- 3.4 The Applicant agrees that the Village and its representatives have the right, and are hereby granted permission and a license, to enter upon the Property, and into any structures located there on, for purposes of conducting any inspections that may be necessary in connection with this Application.
- 3.5 **The Owner, Applicant, and/or designated representative is required to be present during the meeting.** The Owner hereby designates and appoints the Applicant as her representative, to speak and act on behalf of the Owner at all meetings of Village boards, commissions or other assemblages prior to the execution of the annexation agreement referenced below, subject to the condition, however, that any undertaking or agreement made by the Applicant as such representative shall be subject to revocation or modification by the Owner in a writing provided to the Village Clerk and the Applicant at any time prior to the execution of the annexation referenced below.
- 4.0 **Condition to Application.** It shall be a condition to this Application, and to all applications referenced herein or filed in relation hereto, that prior any final action on any and all such applications, an annexation agreement, as it may hereafter be negotiated to the mutual satisfaction of the Applicant, the Owner and the Corporate Authorities of the Village, be approved any fully executed with respect to annexation and/or development of the Subject Territory by an ordinance duly passed and approved by the President and Board of Trustees pursuant to 65 ILCS 5/11-15.1 et. seq., as amended.

OWNER

APPLICANT

Therese R. Iverson, individually, and as Trustee under the Therese R. Iverson Living Trust, dated February 11, 2010

Hawks Pointe, LLC, an Illinois limited liability company, by

Signature of Owner - Therese R. Iverson

Mike Demar, Manager

Signature of Owner - Therese R. Iverson, Trustee as aforesaid

Date: March ____, 2015

Date: March ____, 2015

EXHIBIT A

LEGAL DESCRIPTION

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM THE SOUTH 591.07 FEET OF THE NORTH 901.30 FEET OF THE EAST 368.48 FEET THEREOF), IN LAKE COUNTY, ILLINOIS.



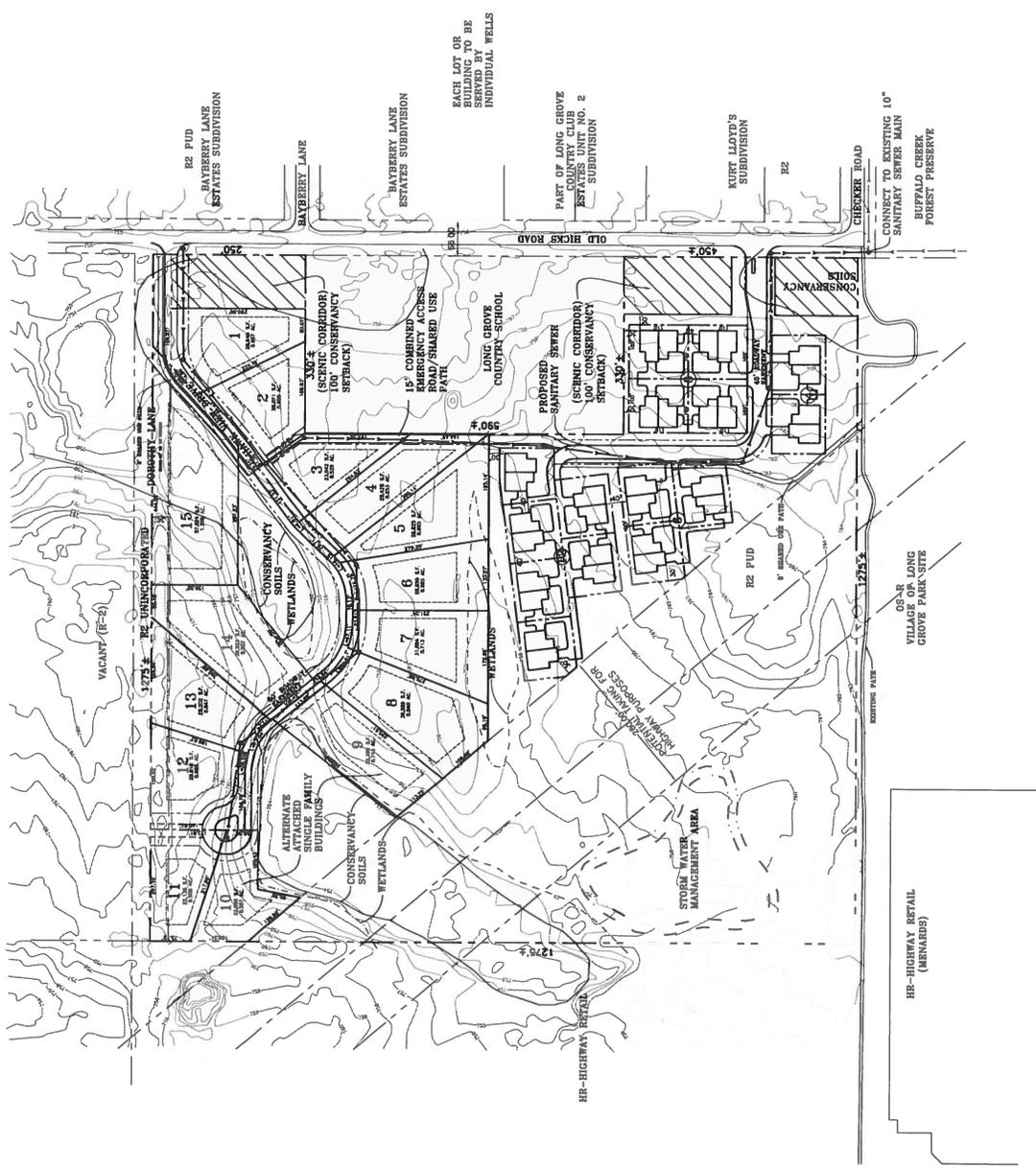
SITE DATA

GROSS LAND AREA: 34.4 AC.
 OLD HICKS ROAD: 0.3 AC.
 FUTURE RTE 53: 7.7 AC.
 NET AREA: 26.4 AC.

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

SINGLE FAMILY RESIDENCE
 MINIMUM LOT AREA: 25,089 SF
 PROPOSED FRONT YARD SETBACK: 25 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.



PROPOSED RESIDENTIAL DEVELOPMENT

IVERSON PROPERTY
 LONG GROVE, ILLINOIS

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

