



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: KC1, INC.
Address: 201 ROBERT PARKER COFFIN RD, LONG GROVE 60047
Telephone Number: 847-980-9686 E-mail Address: Mike@Fidelitywes.com
Fax number: 847-883-0132
Applicant's Interest in Property: CONTRACT PURCHASER

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 2/11/10
Address: 3455 Devon Pines, Keswick, VA 22947
40 Bobbi O'Reilly, WEICKERT REALTORS/MCKEE
Telephone Number: 847-634-6500 E-mail Address:
Fax number: 847/634-6510

1.3 Property.
Address of Property: 19919 W Dorothy Lane, 26470 W Hicks Road and
0 North Hicks Road, Lake County, IL 60047
Legal Description: Please attach SEE EXHIBIT A Parcel Index Number(s): 1436300038, 1436300003, 1436300039
Present Zoning Classification R-2 PUD as to 14-36-300-003; Remainder is Unincorporated Size of Property (in acres) 34.4
Has any zoning reclassification, variation, or special use permit/PUD been granted for the Property?
Yes: X No:
See Above
If yes, please identify the ordinance or other document granting such zoning relief:

Item 13

NARRATIVE

December 2, 2015

RE: Iverson Property – aka KAREN'S CORNER

The proposed Karen's Corner development is located at the southwest corner of Long Grove, just north of Lake Cook road and just east of existing Route 53. The property is a former farm field and nursery that has fallen into disuse over the past 20 years and has remained largely vacant. Existing uses and zoning classifications for properties around the site include: homes built under R2 and R-2PUD residential zoning; vacant County AG; OS-R Open Space; and HR Highway Retail, consisting of Menards directly southwest, Finch's Beer Company Tap Room directly west; a Montessori School encompassed by the property to the east; and a vacant field, designated R-2 Unincorporated to the north. The trend of development in the area is single family homes to the east and north and commercial to the south and west.

In keeping with the R2 PUD zoning for much of that area of Long Grove, Karen's Corner will consist of 18 single family home sites of one-plus (1+) acres. The look and feel of Karen's Corner, including lot size, setbacks and home size, will be similar to the existing nearby PUD subdivisions of Country Club Estates and Country Club Meadows. These luxury custom homes will appeal to families wishing to live in Long Grove for the rural atmosphere, excellent schools, nearness to downtown Long Grove and other shopping areas and easy access to major roadways.

The homes would be served by sanitary sewer from the Menards line and by individual wells, neither of which would have any appreciable impact on existing or possible future residential or commercial uses on nearby properties.

In addition to the existing surrounding use characteristics, there is a designated future taking of a significant portion of the property for the Route 53 extension diagonally through the southwest half of the property. The project has been designed to be sensitive to the possible Route 53 extension.

Access to the development would be through two entrances off of Old Hicks Road, one to the north and one to the south of the Montessori school property, and are connected to allow for use by residents and emergency vehicles should one entrance be impassable for any reason.

Karen's Corner will have considerable open space and will retain the natural existing wetlands. Retention areas have been located in existing lowland areas where water naturally flows and stays. Landscaping within the subdivision and along the outer roadway that meets or exceeds Village Code requirements will enhance Karen's Corner and the surrounding area. Individual lots would be maintained by their respective owners, while the streets, entry areas and other common properties would be maintained by a Homeowner's Association.

An added benefit of Karen's Corner and to nearby residents are walking paths that will connect to the existing Long Grove Park District path south of the subdivision, through the open space and from the cul-de-sac to the northern vacant land.

Development of single family homes on this parcel as proposed is consistent with the surrounding area and in keeping with the zoning and preferred use of this area of Long Grove.

KAREN'S CORNER WATER PROPOSED PATHWAY SEGMENTS

DOROTHY LANE

-  EXISTING PATHWAY
-  PROPOSED PATHWAY SEGMENTS
-  SUGGESTED MODIFICATIONS

In accordance with Village Code, the following vegetation will be planted on each side of the road for each 100 linear feet:

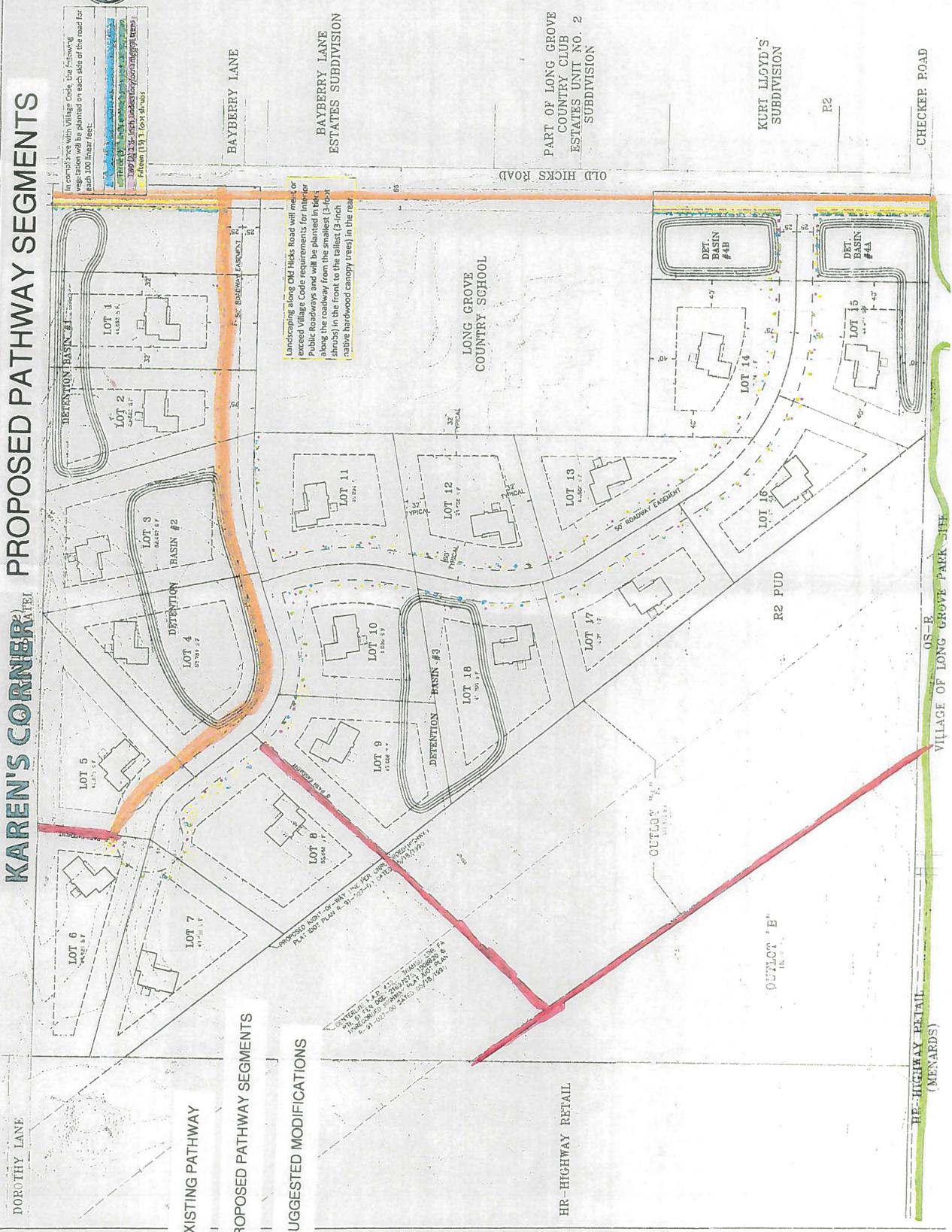
- 1. 10' x 12' - 14' native hardwood canopy trees
- 2. 10' x 12' - 14' native hardwood canopy trees
- 3. 10' x 12' - 14' native hardwood canopy trees
- 4. 10' x 12' - 14' native hardwood canopy trees
- 5. 10' x 12' - 14' native hardwood canopy trees

Landscaping along Old Hicks Road will meet or exceed Village Code requirements for landscaping along the roadway and will be planted in the front of the lot (3-6' shrubs) in the front to the tallest (8-10' native hardwood canopy trees) in the rear.

NO.	REVISIONS

IRACON & GEORGE CONSULTING, INC.
 CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
 200 HAWKWOOD DRIVE, WESTFIELD SQUARE, SUITE 100, WESTFIELD, ILLINOIS 60179
 PHONE: (708) 315-1123 FAX: (708) 315-1177
 DATE: 10/20/2019
 SCALE: 1" = 50'
 SHEET NO. 18-05133
SITE PLAN

IVERSON PROPERTY
 OLD HICKS ROAD
 LONG GROVE, ILLINOIS
 PROJECT NO. 14804



HR-HIGHWAY RETAIL

HE-HIGHWAY RETAIL (MENARDS)

OS-E VILLAGE OF LONG GROVE PARK ZONE

CHECKER ROAD

KURT LLOYD'S SUBDIVISION

PART OF LONG GROVE COUNTRY CLUB ESTATES UNIT NO. 2 SUBDIVISION

BAYBERRY LANE

BAYBERRY LANE ESTATES SUBDIVISION

LONG GROVE COUNTRY SCHOOL

R2 PUD

OUTLOT 'E'

OUTLOT 'E'

ROADWAY EXHIBIT

LOT 17

LOT 16

LOT 15

LOT 14

DET. BASIN #4B

DET. BASIN #4A

LOT 13

LOT 12

LOT 11

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

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 12/21/2015

N

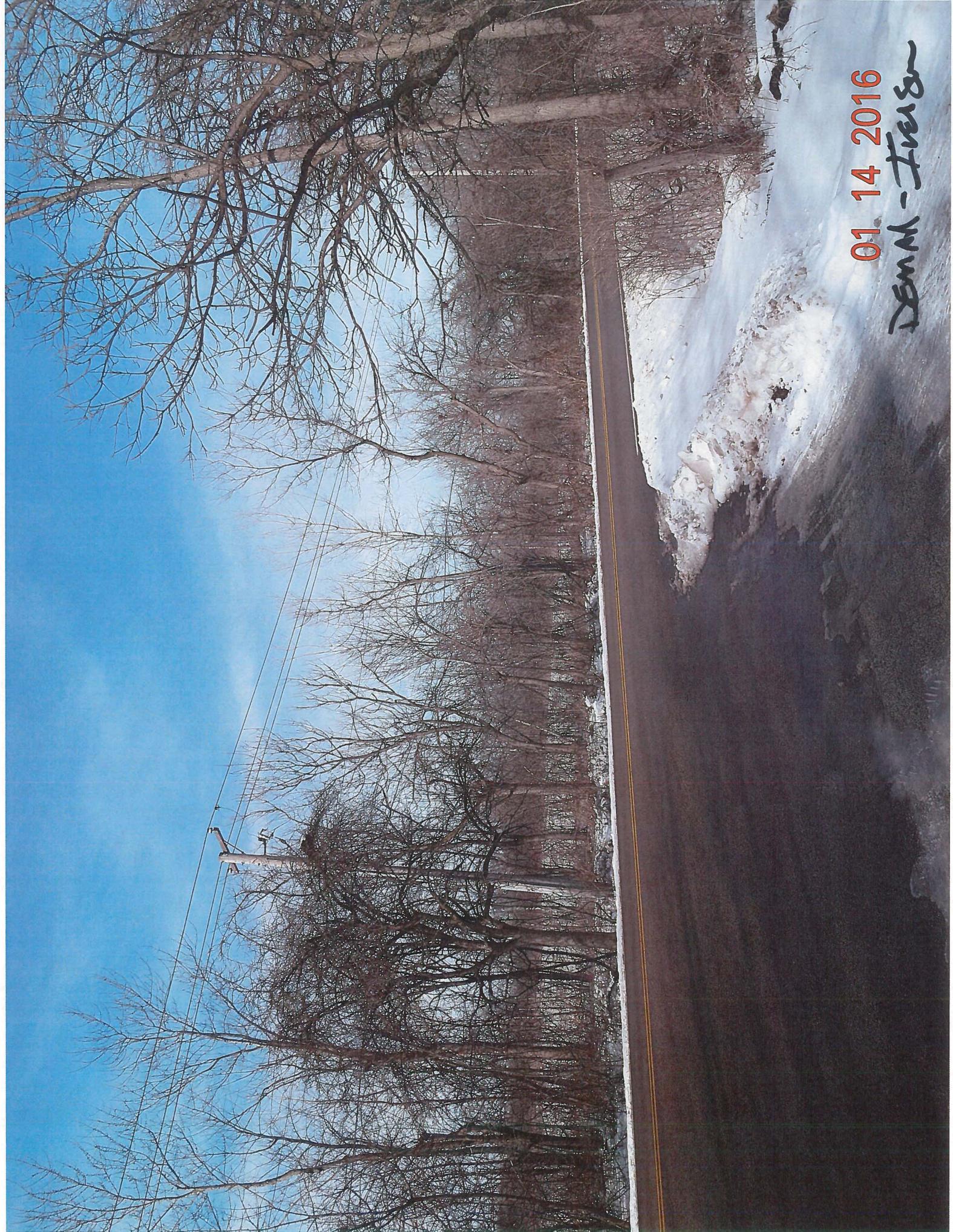
Tax Parcels	ADID
Forest Preserves	SUBJECT PROPERTY
Special Flood Hazard Areas	
Wetlands	

Disclaimer: The selected feature 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.



01 14 2016

Don Evans

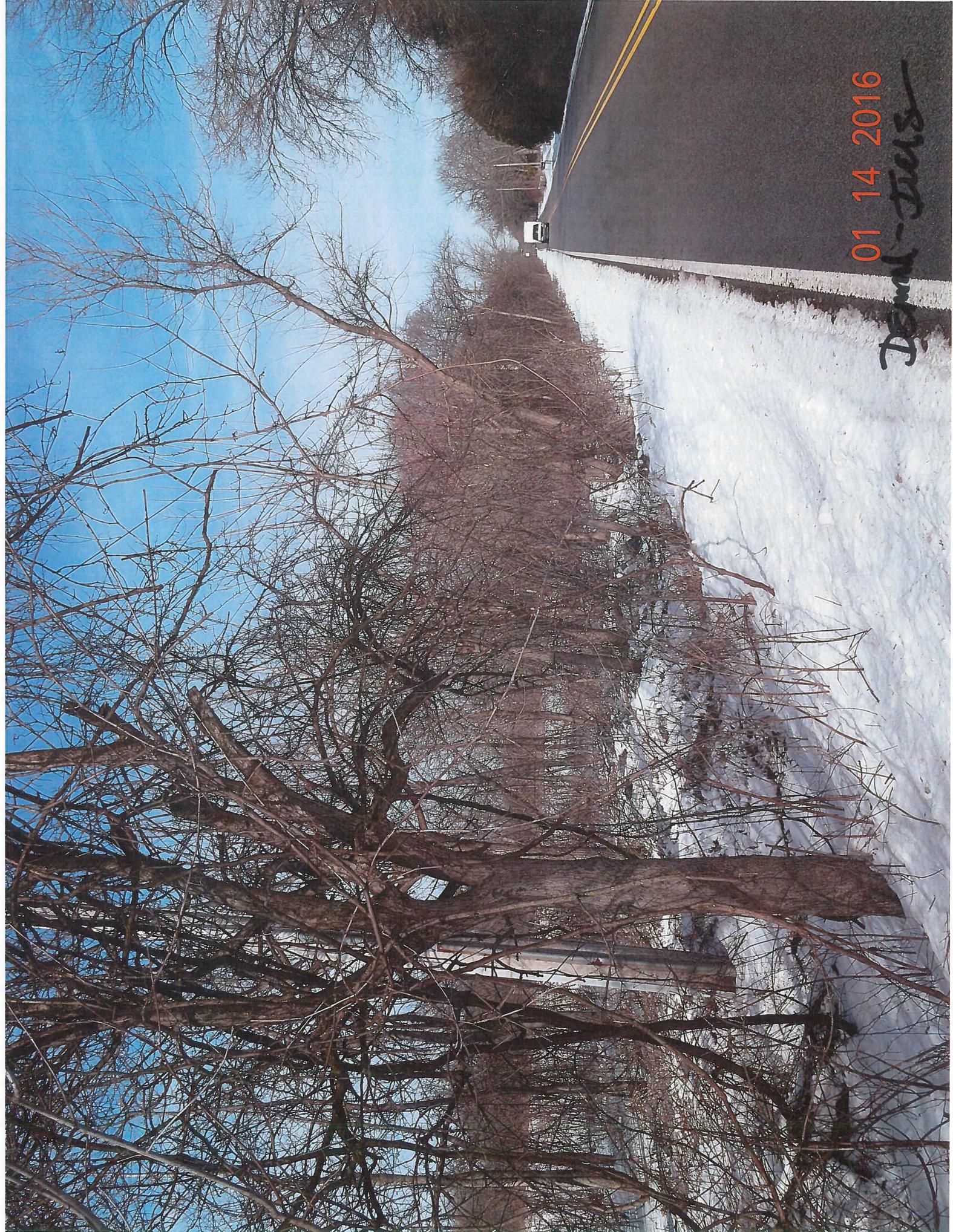


01.14.2016
DenM-FreSa



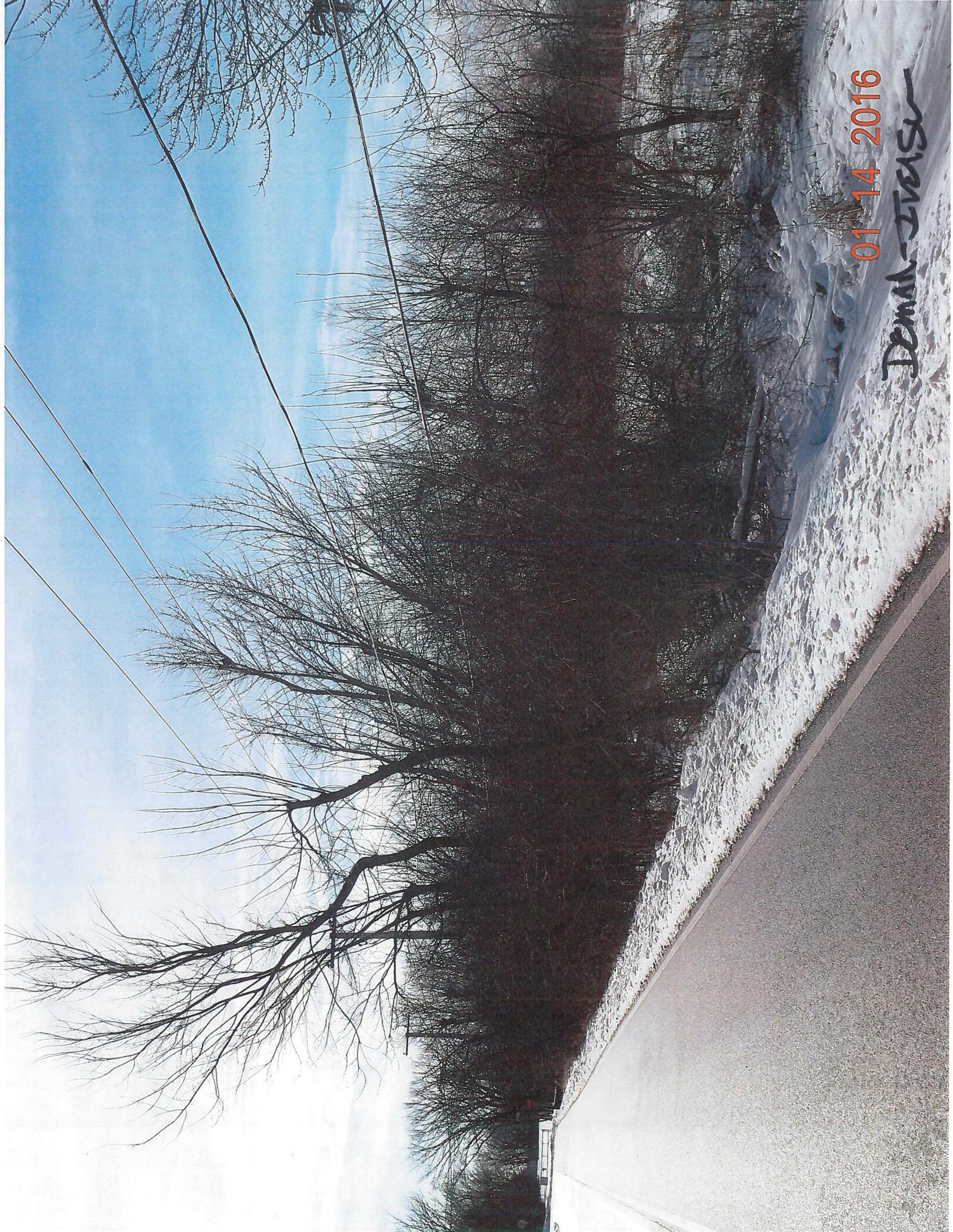
01 14 2010

5



01 14 2016

Demetrius



01 14 2016

Demian Iversen



01-14-2016

DEAN - TRISH



01 14 2016

Dean Tidson