



STAFF REPORT

TO: LONG GROVE PCZBA

FROM: JAMES M. HOGUE, VILLAGE PLANNER; DATE: 9.28.15

RE: PCZBA REQUEST 15-04 Request for an Annexation Agreement including a zoning text amendment, zoning map amendment, and a special use permit for Preliminary PUD approval including a reduction of the minimum building site of 33,000 sq. ft., and setback relief of more than 20% of the applicable district standard for property within the R-2 PUD District within the Village of Long Grove and unincorporated property to be annexed into the Village of Long Grove to allow a residential PUD to include single family attached (duplex) and single family detached dwelling units within the Village of Long Grove Submitted by the KC1 LLC (Fidelity Wes) Builders for property commonly known as the Iverson Property.

Item: PCZBA PETITION 15-04

Status: Petition submitted received 4/22/08 & modified for completeness. Referral by Village Board completed 4.28.15 (pre-moratorium). Filing fees & Escrow submitted 9/10/15. Publication occurred on 9.19.15 and is therefore timely.

History: The property is located on the west side of Old Hicks Road at the intersection of Old Hicks and Checker Roads. The former Geimer Greenhouse property abuts the subject property to the west. The property consists of three parcels (PIN's 14-36-300-003, 14-36-300-038, 14-36-300-039) and contains 34.8 +/- gross acres of land area. A portion of the property (PIN 14-36-300-003) is presently within the Village zoned R-2 PUD District. The bulk of the property is under the jurisdiction of Lake County and is presently zoned "AG" Agricultural under the county zoning regulations. The property is currently vacant but does contain remnants of the former Iverson Greenhouse and Nursery which occupied the property at one time. The centerline of the proposed Route 53 Extension bisects the property (See attached Tax Map) .

Proposal: Consideration of a request for an Annexation Agreement, including a zoning text amendment, zoning map amendment, and a Special Use Permit/Preliminary PUD approval including a reduction of the minimum buildable lot area of 33,000 square feet and a more than 20% deviation from the applicable setbacks for the underlying zoning district for the annexation and reclassification of unincorporated property into the Village of Long Grove from the "AG" Agriculture District and reclassification of property within the Village of Long Grove from the R-2 PUD District to the R-3 PUD District. The proposed PUD includes single family attached (duplex) and single family detached dwelling units as submitted by KC1 LLC (Fidelity Wes Builders).

Land Use, Zoning and Locational Data:

1. Proposed Zoning: A text amendment and map amendment to the Village Code to allow single family attached dwelling units (duplex's) within the R-3 Zoning District.
2. Surrounding Land Uses and Zoning;

<i>Direction</i>	<i>Existing Use</i>	<i>Land Use Plan Designation/Zoning</i>
NORTH (across Dorothy Lane)	Vacant	Agricultural / "AG" Agriculture (Lake County)
SOUTH	Village Soccer Fields & Commercial (Menards)	Open Space / OSR Open Space District; HR Highway Retail
EAST	Residential	Residential / R-2 & R-2 PUD (Country Club Estates)
WEST	Vacant Commercial (Former Geimer Greenhouse)	"HR" Highway Retail

3. Location; west side of Old Hicks Road at the intersection of Old Hicks & Checker Roads (north of the soccer fields) .
4. Acreage; 34.8 Acres +/- (1,516,058 Sq. Ft.)
5. Based upon information available through Lake County GIS, LCWI wetlands are present on the property.
6. Topography; See attached Map from Lake County GIS.

Zoning Data

	Existing	Proposed	Zoning Code	PUD*
Lot Area	1,516,058 sq. ft.	29 Lots less than 33,000 sq. ft. w/ Duplexes	1 Acre Minimum (R-3 Standard - requested)	N/A
Floor Area (Total Floor Area)	N/A	Unknown	No Standard Identified	N/A
Lot Coverage (In Square Feet)	N/A	Unknown	.40 (lot coverage)	N/A
F.A.R.	N/A	Unknown	3,500 sq. ft. +.134 for each sq ft. over 10,000	N/A
Height	N/A	Unknown	35 feet	N/A

*** PUD classification on property is unknown and appears to not have been platted.**

Yard Requirements (set-backs);

Setback Requirements*

	Existing	Proposed*	Zoning Ordinance (R-3 Standards)	P.U.D.
Front Yard	N/A	25'- 30' (typical)	50'	N/A
Side Yard*	N/A	15' (typical)	30'	N/A
Side Yard	N/A	15' (typical)	30'	N/A
Rear Yard	N/A	30' (typical)	30'	N/A

* Single family residences are proposed to have a 25' front yard, 15' side yard & 30' rear yard. Duplexes are proposed to be 30' from any property line and 40' feet apart.

Analysis & Conclusions:

Proposed Annexation Agreement:

Per the proposed annexation agreement, if approved, upon annexation of property to the Village the village will agree to reclassify the property to the R-3 Zoning District and approve a special use permit/PUD to allow subdivision of the property into 29 lots to accommodate 44 total dwelling units. Of these units 14 would be for single family detached unit (which would be located in approximately the northern third of the property. The remaining 15 lots are proposed to accommodate 30 single family attached (duplex) units. As the zoning code does not allow for single family attached (duplex) units a text amendment to the Village Code is also requested per the annexation agreement and required to accommodate this request.

Setback relief from the underlying R-3 District regulations is also requested. On the single family lots a front yard setback of 25 feet is requested instead of the required 50 foot setback . Side yards (for the single family lots) is proposed at 15 feet instead of the required 30 feet. Rear yard setbacks on the single family lots are proposed to remain at 30 feet which is consistent with the underlying R-3 District regulations.

On the single family attached lots a minimum setback of 30 feet is proposed from any lot line and a minimum separation of 40 feet between the structures (not individual units) is proposed. As there is no provision for single family attached units there is no standard for setbacks (yards) with this type of unit.

As noted above a text amendment to the Village Code is also required. Per the terms of the annexation agreement the amendment will allow single family attached units, vary the minimum lot size to 8/10 of an acre, allow a buildable area of less than 33,000 square feet (mandated by the Village Subdivision Regulations) for residences and allow a deviation in setbacks of more than 20% of the requirements of the underlying R-3 Zoning District Regulations. Draft text amendment language is included in the Annexation Agreement text.

The Village also agrees, if the agreement is approved (including the map and text amendments), to

approve a preliminary subdivision\ PUD Plat & engineering plans (provided the plat is in accordance with the annexation agreement and applicable requirement of law including the Village Subdivision requirements). A final plat & accompanying documentation including final engineering plan would need to be submitted per the requirements of the Village Code.

The owner\ developer agrees to construct a shared use pedestrian pathway to benefit the public which will connect to the village property (soccer fields) to the south as well as project infrastructure improvements. The property owner also agrees not to seek disconnection of the property from the village for the term of the agreement (20 years).

Typographical errors in the Annexation Agreement need to be corrected.

Comprehensive Plan:

As the PCZBA is aware the Village is at the very beginning of the process for updating the Comprehensive Plan for the Village. The property in question is anticipated to develop for residential purposes under the R-2 Residential District Regulations. This included the unincorporated property proposed to be annexed into the village.

With regard to residential Neighborhoods & Housing the current comprehensive plan for the Village places emphasis on maintaining the “high quality of existing residential areas and encouraging a high quality of new residential areas”. An emphasis on maintaining single family housing is an objective of the current plan. The plan also notes new housing units should be sympathetic from both visual and land use intensity standpoint to the visual quality and character of adjacent areas and neighborhoods.

This property was not located in a critical review area as identified in the temporary building moratorium ordinance and was sent to the PCZBA prior to the moratorium being put in place. As such, this request is not subject to the provisions of the moratorium.

The request as proposed is not strictly in compliance with the adopted comprehensive plan at this location. Lot sizes and housing types as proposed are not anticipated at this location per the land use plan for the village. The plan update however does provide a unique opportunity to re-evaluate land use policy not only at this location but village wide.

Zoning Analysis – R-3 District Standards:

As an “order of magnitude” staff is providing this analysis of the proposal in comparison to the existing R-3 District Standards. As noted above, a text amendment to the Village Code is required to allow this development to move forward as proposed. It is anticipated that any zoning issues would be addressed as part of the text amendment process. However, it may be useful to evaluate the proposal in light of established regulations to attempt to determine how much relief is required from established land use regulations.

The property in question comprises 34.80 acres of land area. For density calculations a “net” land area figure is used. Net land area is calculated by subtracting right-of-way (ROW) areas from the “gross” land area figure. In this instance ROW consists of dedicated areas of Old Hicks Road and the anticipated ROW for the Route 53 extension. Combined ROW’s total 9.85 acres of land area leaving a net acreage of 24.95 acres for the site, minus right-of-ways.

The PUD regulations also only allow half of conservancy and wetlands to count toward site density. There are approximately 5 acres of conservancy soils and wetlands identified on the property. This further reduces the net acreage to 22.45 acres of land area.

Using a “straight” R-3 scenario of strictly 1 acre lots a site density of approximately 22.5 lots would be anticipated on a 22.45 acre site.

Under a PUD scenario which would allow a 15% density bonus for “substantial improvements in the quality of the development. A 15% density bonus would result in an additional 3.75 lots on the property for a total of 25.8 lots.

The Route 53 right-of-way also looms large with this proposal. Although there is presently substantial interest in making this roadway a reality, solid plans for the extension do not exist. In short, the roadway extension may or may not occur. An additional 10 acres of property would boost a “straight” R-3 scenario to approximately 32.5 lots and a PUD of approximately 37 lots under an R-3 PUD scenario with a 15% density bonus.

As proposed this development consists of 29 lots and 44 dwelling units on 24.94 gross acres of land area. On average this yields .66 acres of land area per dwelling unit. This would achieve an overall site density greater than anticipated by the requested R-3 Zoning District. The number of lots is approximately consistent with the requested R-3 PUD classification assuming the 15% density bonus is warranted.

If the Route 53 right-of-way is included in the net lot area calculation the land area per dwelling unit calculation becomes .81 acres of land area per dwelling unit. This density is more or less consistent with the densities found in Country Club Estates development to the east.

Preliminary PUD Review & Analysis :

Site Plan - Project Specifics

As noted above the project consists of a mix of single family attached (duplex) and single family detached dwelling units. The fourteen (14) single family detached lots are located on the northern third of the property. Gross developable lot sizes in portion of the development range from 43,232 to 20,002 square feet in size. Average lot size is 27,878.5 square feet. The site plan notes lots 8 & 9 as “alternate single family attached buildings” which is confusing. No mention of this noted in the annexation agreement and it appears this could potentially add an addition two units to the development which are not contemplated in the annexation agreement or the overall site density of 44 units.

The single family attached portion of the proposal is located on the southern 2/3rds of the property. Gross developable lot sizes in this portion of the development range from 11,000 square feet to 9130 square feet. The average lots size is 10,620 sq. ft. or roughly quarter acre lots.

a). Traffic – The petitioner has submitted a “traffic impact statement” (in lieu of a full traffic study) regarding the proposed development. This memorandum, (attached) was prepared by KLOA traffic consultants.

Per this analysis two access points are proposed off of the west side of Old Hicks Road to serve the

development. One access point to the north (Bayberry Court), aligns with the existing Bayberry Lane and will provide the only access to the 14 homes in the northerly part of the development. The south access point (Karens Court) will intersect Old Hicks Road approximately 160 feet north of Checker Road and serve the 30 proposed duplex units on the southerly side of the development. As noted several times in this memorandum the proposed roadways will not connect and each component of the proposal will have its own separate access. The PCZBA should consider requiring that both roadway segments connect in some fashion to provide additional access to the development. With most developments two means of ingress and egress are desirable to allow connectivity within the development as well as provide a secondary means of access for vehicles, especially emergency vehicles, should an access point become blocked for some reason. A 15' emergency access "pathway" is proposed along the west line of the "Long Grove Country School" Property. Staff questions the adequacy of this path for emergency access for oversized vehicles and residents should an access point become unusable.

A low volume of traffic is associated with the proposal and should not have a significant impact on area roadways. No roadway or traffic control improvements are recommended or needed as a result of this proposal.

b). Services

- 1) Water – Water to the residences in the development is proposed via a private well. Additional water supply for fire protection, if any, has not been identified in the preliminary plans.
- 2) Sewer – Sanitary Sewer proposed to service the development. This would be accomplished via the Menard's sewer line which runs down Checker Road to a lift station. 8" PVC sewer line is proposed within the development and will connect to an existing 10" main at the intersection of Checker and Old Hicks Roads. This sanitary sewer line has a recapture agreement with Menards. The terms of that agreement will need to be satisfied before sanitary sewer service will be provided to the development. Draft language for such an agreement is included in the Annexation Agreement.
- 3) Stormwater – Stormwater detention will be accommodated via detention ponds located on "Outlots A thru D as identified on the preliminary plat. Stormwater will be conveyed to the detention areas via 12" PVC storm sewer. Detention areas in "Outlots A & D" are proposed to be included within the scenic corridor. Scenic Corridors are intended to provide a buffer between residences and traffic noise associated with collector streets, retain community character and provides habitat for plant and animal life. Existing woodlands and hedgerow within corridors are not to be destroyed. Detention areas are not anticipated in corridors per the subdivision code as follows;

(E) Scenic Corridor Easements: These easements are intended to provide scenic buffers between roads and developments. See subsection 6-4-4(C) of this code. A scenic corridor easement shall be depicted on each final plat of subdivision and each final plat of a planned unit development, and said easement shall constitute an easement in favor of the village of Long Grove, the terms of which are as follows:

- 1. All significant native vegetation shall be preserved and maintained, and shall not be mowed, cultivated, sprayed or in any way disturbed.**
- 2. Nonnative vegetation may be excised, controlled, or destroyed, in accordance with the approved plans and specifications or with the prior written approval of the conservancy/scenic corridor easement committee (CSC).**
- 3. Existing woodlands and hedgerows within the scenic corridor shall not be destroyed.**
- 4. If no significant natural vegetation exists and where suitable topsoil is available, berms may be constructed in accordance with the approved plans and specifications for the subdivision or planned unit development. Nonnative flowering plants and evergreen trees may be utilized, if approved by the plan commission or the CSC. It is the intent that the vegetation, whether it be native or otherwise, shall constitute a suitable screen between the development of the lot upon which the scenic corridor exists and the adjacent road right of way to ensure that visual evidence of human occupancy is minimal.**

As this is a PUD flexibility does exist in the development process. A process does exist for encroachments into conservancy areas as follows;

7-5-6: CONSERVANCY DISTRICT ENCROACHMENTS:

- (A) When it is essential to the reasonable use of a lot or parcel that an improvement such as a driveway or utility line encroach upon or traverse a conservancy district, the location of the improvements shall be subject to the prior review and approval of the plan commission at time of final plat approval and be so delineated to the extent reasonably possible on the final plat.**
- (B) If for some reason the encroachment was not identified and delineated by the plan commission during the final plat process, then such an encroachment may be thereafter permitted upon application of the owner, after review and upon recommendation of the CSC, and final approval by the village board. Encroachments shall be no greater than twenty feet (20') wide and shall be located whenever possible to minimize the size of the encroachment.**
- (C) Once the location and nature of these permitted encroachments are reviewed and approved by the plan commission or the CSC and final approval has been obtained, the configuration of the encroachment may be altered as reasonably necessary for the enjoyment of the lot subject to the prior review and recommendation of the CSC and subsequent approval of the village board subject to the following:**
- 1. The reconfiguration must be reasonably necessary for the reasonable use of the lot; and**
 - 2. The reconfiguration must not result in an overall reduction of the square footage of the conservancy district; or**
 - 3. The reconfiguration will result in other ecological benefits such as preservation of native vegetation such as a mature oak; or**
 - 4. Such other conditions which the village board determines warrants the reconfiguration and the village board further finds that the reconfiguration will result in an overall enhancement to the ecology of the area. (Ord. 2007-0-04, 4-24-2007).**

As conservancy district easements are similar to scenic corridors but generally more restrictive than scenic corridor easements it is suggested the PCZBA consider the merits of encroachment and, if acceptable, have detailed plans for the detentions areas, including landscaping, grading and plant mixes submitted to the CSCC for further review and consideration in a fashion similar to that identified for Conservancy District Encroachments.

c). Elevations – The petitioner has submitted conceptual elevations for the single family attached (duplex) units. This are proposed to be designed to provide the appearance if a single family detached structure. Elevations for the single family detached dwellings have not been provided. The Village anti-monotony code will apply to all structures it the development. Alterations to the proposed “duple units may be required to conform to the portion of the Village Code.

d.) Lighting - The petitioner has indicated street lighting is not being considered as part of the proposal.

e). Landscaping - A conceptual landscape plan is attached as part of the submittal package. The petitioner will provide subdivision landscaping per the requirements of the village code. A detailed list of plantings has not been submitted with the concept plan. If the detention areas are deemed to be acceptable in the scenic corridor areas detailed plans should also be submitted. Review and approval of the landscape plan by the Architectural Commission (AC) will ultimately be required.

The site plan includes a tree inventory for the property. Two species, the black walnut and black cherry are both protected species per the village code. The petitioner must comply with the provisions of the Village Tree Protection Ordinance with regard to this proposal.

Village Arborist review of the landscape and tree removal/tree protection should also be considered.

f). Signage – Two Monument (ground) signs are proposed for identification of the development. These would be places near both entrances to the development. Such signage needs to be placed outside the “vision triangle” defined as follows;

VISION TRIANGLE: A triangle measured twenty five feet (25') from the intersections of any two (2) right of way lines or roadway easements and fifteen feet (15') from the intersection of a driveway, a right of way or roadway easement.

Subdivision entrance signs are permissible as follows;

Subdivision Signs: A sign identifying the location and name of a subdivision may be installed at the entrance of the subdivision, subject to compliance with the following standards:

(1) Number Of Signs: No more than two (2) subdivision identification signs shall be permitted for each subdivision.

(2) Size: The cumulative total area of the subdivision identification signs permitted by subsection (G)2(c)(1) of this section shall not exceed forty (40) square feet in dimension.

(3) Lighting: A subdivision identification sign may be illuminated, subject to compliance with the following standards:

A. Type Of Lighting: A subdivision identification sign may utilize one of the following methods of illumination: sign mounted canopy light or ground mounted spotlight. Only white or clear incandescent illumination sources shall be permitted.

B. Direction Of Illumination: The illumination source shall only be directed onto the face of the subdivision identification sign.

C. Visibility Of Illumination Source: The illumination source or filament shall not be visible from adjacent lots.

D. Maximum Illumination: The maximum illumination for a subdivision identification sign shall not exceed two (2) foot-candles within a distance of one foot (1') from the surface of the subdivision identification sign and shall not emit any measurable illumination (i.e., 0 foot-candles) at the lot line most proximate to a subdivision identification sign.

E. General Restrictions: The illumination of the subdivision identification sign shall comply with the provisions of subsection (D)1 of this section.

AC review and approval of subdivision entrance signage will ultimately be required.

f.) Wetlands – Three wetland areas are identified on the property containing 2.69 acres or 117,115 sq. ft. of land area. These wetlands have been determined not under the jurisdiction of the Army Corps of Engineers. In short, these are not Federal wetlands subject to an Army Corps of Engineers Permit (See correspondence for the Army Corps dated 8.14.15). Wetlands treatment (as well as storm water management) will need to comply with the Lake County Storm Water Management Ordinance.

Preliminary Engineering

Preliminary engineering has been reviewed by the Village Engineer. A response to the comments of the Village Engineers review of the proposal is attached. The village engineer has indicated the project is “feasible” from the engineer perspective based upon the preliminary engineering submittal.

Preliminary PUD Plat

The PUD Plat in combination with the proposed site plan is in conformance with the Village regulations with the exception of a soils map depicting soil conditions on the entire site. Conservancy soils have been identified on the property however.

A 100' scenic corridor easement is depicted along Old Hicks Road as required by the Village Subdivision Regulations (encroachment previously noted).

Lowland Conservancy District Soils (330 Peotone Silt) exist on the property and are proposed to be contained within “Outlot C” of the preliminary plat.

50' road easements are proposed with 24' pavement width including concrete ribbon curbing.

PUD STANDARDS

The following standards are identified in the Village Code with respect to the PUD's. The PCZBA should use these in evaluating the PUD and requested density increase.

Definition; PLANNED UNIT DEVELOPMENT: A tract of land that is developed as a unit under single ownership or unified control, that includes two or more principal buildings or uses, and is processed under the planned development procedure contained in section 5-11-18 of this code. A planned unit development is intended to provide residential or nonresidential users freedom to create flexible standards tailored to the individual development proposal in return for superior design quality.

Standards for Planned Unit Developments.

1. Special Use Permit Standards. No special use permit for a planned unit development shall be recommended or granted pursuant to this section unless the owner shall establish that the proposed development will meet each of the standards made applicable to special use permits pursuant to section 5-11-17 of this code.
2. Additional Standards for All Planned Unit Developments. No special use permit for a planned unit development shall be recommended or granted unless the owner shall establish that the proposed development will meet each of the following additional standards:
 - (a) Variance from Applicable District Regulations. The degree to which the development differs in its performance from what would be possible under the normal standards of the district in which it is located. In evaluating this element, the plan commission shall look for the following:
 - (1) Residential Developments:
 - (i) The proposed development has substantially increased the amount of common open space above what would have been required to preserve and protect conservation areas; or
 - (ii) The proposed development plan has provided a trail system for residents; or
 - (iii) The amount of landscaping is substantially greater than the minimum required by the code.
 - (2) Permitted Nonresidential Uses: When commercial uses are proposed in an area where existing uses are at a much higher intensity than those permitted in the B2 district, the planned unit development is intended to permit development that is superior to that of the surrounding uses, but which may be of a higher intensity than the B2 district would permit as a matter-of-right. The commercial use shall demonstrate that the signs are fully in keeping with village ordinances, and are substantially better than those on surrounding lots; and
 - (b) Promotion of Character. The degree to which the development exhibits extra care and attention to details which enhance the character of the development and promote the rural character of the village that sets the development apart from projects that could be built without the aid of this section. The plan commission shall be looking for the following traits:
 - (1) Roads shall be planted with hedgerows to screen views into a development;
 - (2) Buildings in open fields shall be masked by berms and reforested areas;
 - (3) Buildings shall have a low horizontal profile when built in old fields or grasslands;
 - (4) Front yards or rights of way should be planted with natural landscaping;

- (5) Open spaces larger than scenic easements are preferred and should be planted with prairie mixes or reforested.
- (c) Design Enhancements. The degree to which any requested increase in density reflects an investment in better design, landscaping, or facilities. The plan commission should have review materials presented by the developer indicating that the credits sought are based in real investments in excess of what is required under the minimum standards of the ordinance.
- (d) Amenities. The degree to which the developer has gone to better preserve critical natural environments, restore or mitigate degraded or distressed environments, alleviated off-site problems, or provided other improvements that benefit all residents of the community. The plan commission should review both an inventory of natural features on the site and plans demonstrating the developer is taking greater care in preserving resources than is required by the village ordinances.
- (e) Comprehensive Plan. A planned unit development must conform with the intent and spirit of the proposals of the comprehensive village plan.
- (f) Minimum Area. The site of the planned unit development must be under single ownership and/or unified control and be not less than five (5) acres in area.
- (g) Compatibility. The uses permitted in a planned unit development must be of a type and so located so as to exercise no undue detrimental influence upon surrounding properties.
- (h) Need. A clear showing of need must be made by means of an economic feasibility, land utilization and marketing study.

Issues for PCZBA Consideration

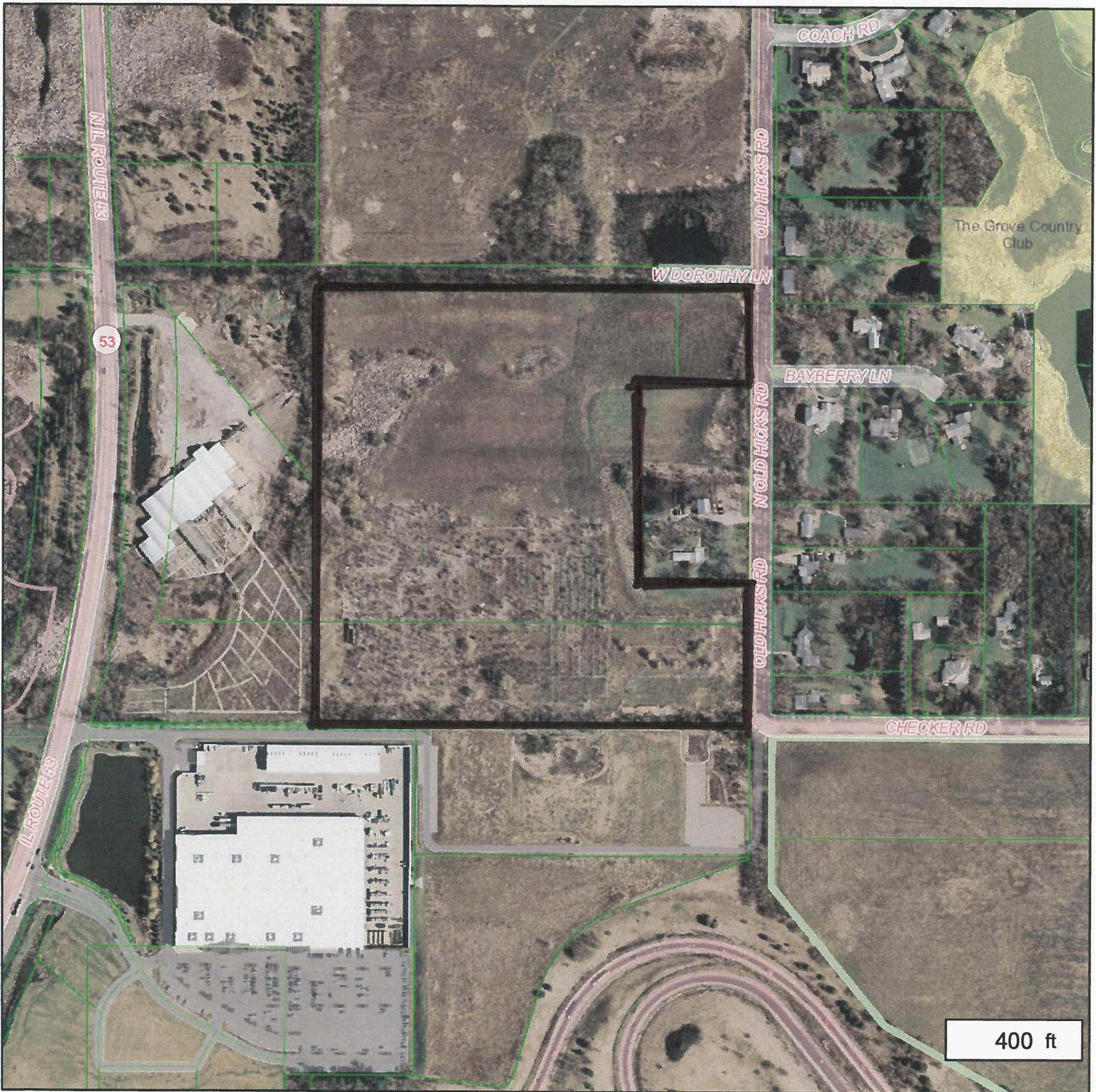
The following issues are noted per staff review of the proposal. This list may not be all inclusive as further issues may arise as part of the public hearing process.

- Use of property for “R-3” as opposed the “R-2 District per the adopted Comprehensive Plan;
- Consideration of the text amendment and single family attached (duplex) units at this location and potentially within the village as a whole;
- Consideration of the lot area and setback relief requested;
- Referral of preliminary plat to the AC meeting;
- Arborist review of the landscape & tree removal\protection
- Consideration of interconnection of the internal roadway system;
- Consideration the proposed stormwater infrastructure within the scenic corridor;
- Consideration of the Preliminary PUD Plan & Plat;
- Consideration of the “quality of the development” in light of the relief requested and benefits to the Village.

The Commission is reminded that as a Special Use necessary and reasonable conditions may be placed on proposal to help to mitigate any “externalities” associated with the project.

Respectfully Submitted,
James M. Hogue,
James M. Hogue, Village Planner

Lake County, Illinois






LakeCounty
 Geographic Information System
 Lake County
 Department of Information Technology
 18 N County St
 Waukegan IL 60085
 (847) 377-2373
 Map Printed on 9/28/2015

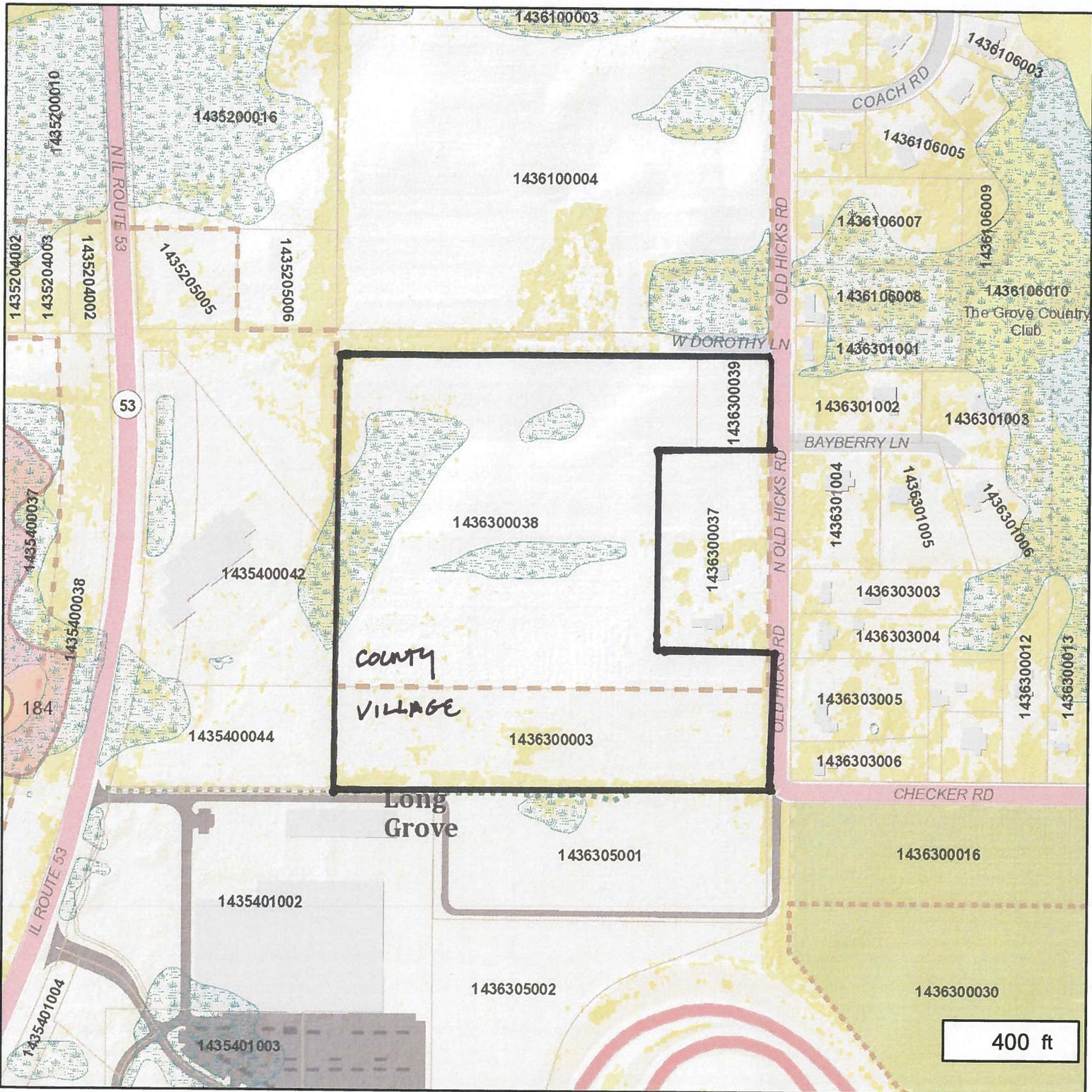
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 **SUBJECT PROPERTY**
 Tax Parcels
 Forest Preserves
 Trails
 ADID

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.

Lake County, Illinois







LakeCounty
Geographic Information System

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

Map Printed on 9/28/2015

N



 Tax Parcels	 Wetlands
 Municipalities	 ADID
 Forest Preserves	
 Trails	

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Lake County, Illinois



 **LakeCounty**
Geographic Information System

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

Map Printed on 9/28/2015



- Tax Parcels
- Major Contour
- Forest Preserves
- Trails
- Minor Contour

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.

LEGAL NOTICE
 VILLAGE OF
 LONG GROVE, ILLINOIS
 NOTICE OF A PUBLIC
 HEARING FOR CONSIDERATION OF A REQUEST FOR AN ANNEXATION AGREEMENT INCLUDING A ZONING TEXT AMENDMENT, ZONING MAP AMENDMENT AND SPECIAL USE PERMIT PRELIMINARY PUD APPROVAL INCLUDING A REDUCTION OF THE MINIMUM BUILDING SITE OF 33,000 SQUARE FEET AND SETBACK RELIEF OF MORE THAN 20% OF THE APPLICABLE DISTRICT STANDARD FOR PROPERTY WITHIN THE R-2 PUD DISTRICT WITHIN THE VILLAGE OF LONG AND UNINCORPORATED PROPERTY TO BE ANNEXED INTO THE VILLAGE OF LONG GROVE TO ALLOW A RESIDENTIAL PUD INCLUDING SINGLE FAMILY ATTACHED (DUPLEX) & SINGLE FAMILY DETACHED DWELLING UNITS WITHIN THE VILLAGE OF LONG GROVE.

PUBLIC NOTICE IS HEREBY GIVEN that on Tuesday, October 6, 2015 at 7:00 p.m. a public hearing will be held at the regular meeting of the Plan Commission & Zoning Board Appeals of the Village of Long Grove, Lake County, Illinois, at the Long Grove Village Hall 3110 RFD, Long Grove, Illinois 60047, (unless otherwise posted) in connection with a petition for an annexation agreement, including a zoning text amendment, zoning map amendment, and a Special Use Permit Preliminary PUD approval including a reduction of the minimum buildable lot area of 33,000 square feet and a more that 20% deviation from the applicable setbacks for the underlying zoning district for the annexation and reclassification of unincorporated property into the Village of Long Grove from the "AG" Agriculture District and reclassification of property within the Village of Long Grove from the R-2 PUD District to the R-3 PUD District. The proposed PUD includes single family attached (duplex) and single family detached dwelling units as submitted by the KCI LLC to allow for a residential Planned Unit Development on property commonly known as the Iverson Property. Reclassification of the subject property is requested as well as a text amendment to the Long Grove Village Code to allow single family attached (duplex) units. The subject property is legally described as follows:

LEGAL DESCRIPTION
 The Northwest Quarter of the Southwest Quarter of Section 36, Township 43 North, Range 10 East of the Third Principal Meridian (Excepting there from the south 591.07 feet of the North 901.30 Feet of the East 368.48 Feet thereof), in Lake County Illinois.
 Commonly known as:
 The Iverson Property
 PIN's: 14-36-300-038; 14-36-300-039; & 14-36-300-003

Persons attending the hearing shall have the opportunity to provide written and oral comments and questions concerning the proposal. The above information, together with the plans for the property, will be available for inspection at the Long Grove Village Hall 3110 RFD, Long Grove, Illinois during regular business hours.

The Plan Commission & Zoning Board of Appeals reserves the rights to continue the hearing to a later date, time and place should that become necessary.
 James M. Hogue
 Village Planner
 Village of Long Grove
 Published in Daily Herald
 September 19, 2015 (4419798)

RECEIVED
 SEP 24 2015
 VILLAGE OF LONG GROVE

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the DAILY HERALD. That said DAILY HERALD is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora

County(ies) of Cook, Kane, Lake, McHenry and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published September 19, 2015 in said DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
 DAILY HERALD NEWSPAPERS

BY Daula Baltz
 Authorized Agent

Control # 4419798

