



STAFF REPORT

TO: LONG GROVE PCZBA

FROM: JAMES M. HOGUE, VILLAGE PLANNER;

DATE: 12.21.15

RE: PCZBA REQUEST 16-01 Consideration of a request for a Special Use Permit/Preliminary PUD approval (including a 15% Density Bonus and Setback relief per the Village PUD Regulations) for property within the R-2 PUD District and unincorporated property to be zoned R-2 PUD District upon annexation to the Village of Long Grove (per an annexation agreement) as submitted by the KC1 LLC for an 18 unit R-2 single family detached residential Planned Unit Development on property commonly known as the Iverson Property.

Item: PCZBA PETITION 16-01

Status: Petition submitted received 12/04/15. Referral by Village Board completed 11/10/15. Filing fees & Escrow submitted 12/04/15. Publication occurred on 12/17/15 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).

The applicant has previously submitted a proposal in 2015 for a duplex development on this property. This proposal ultimately failed amid substantial neighborhood opposition.

Proposal: Consideration of a request for a zoning map amendment, and a Special Use Permit/Preliminary PUD approval (including a 15% density bonus and setback relief per the Village PUD District Regulations) for property within the R-2 PUD District and unincorporated property to be zoned R-2 PUD District upon annexation to the Village of Long Grove (per an Annexation Agreement) as submitted by the KC1 LLC to allow for an 18 unit R-2 single family detached residential Planned Unit Development on property commonly known as the Iverson Property.

Land Use, Zoning and Locational Data:

1. Proposed Zoning: A map amendment & Special Use PUD classification allow 18 single family dwelling units within the R-2 PUD 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.	18 Lots for SFR Development w\15% Density Bonus	2 Acre Min. (R-2\PUD request)	N/A
Floor Area (Total Floor Area)	N/A	Unknown	3,500 sq. ft. +.134 for each sq ft. over 10,000	N/A
Lot Coverage (In Square Feet)	N/A	Unknown	.40 (lot coverage)	N/A
F.A.R.	N/A	Unknown	No Standard Identified	N/A
Height	N/A	Unknown	35 feet	N/A

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

** Lot sizes range from 62,789 sq. ft. to 43,568 sq. ft. – Average lot size 47,323 sq. ft. (1.08 Acre)

Yard & Setback Requirements*

	Existing	Proposed**	Zoning Ordinance (R-2 Standards)	P.U.D.
Front Yard*	N/A	60' (typical)	75'	N/A
Side Yard*	N/A	32' (typical)	40'	N/A
Side Yard *	N/A	32' (typical)	40'	N/A
Rear Yard*	N/A	32' (typical)	40'	N/A

* Single family residences are proposed to have a setback of not less than 20% of the required setback per 5-11-18 (G) of the Village Code.

** As measured from the property\lot lines.

Analysis & Conclusions:

Proposed Annexation Agreement:

Annexation Agreements are the purview of the Village Board. A separate public hearing before the Village Board will need to occur on this agreement. The annexation agreement does spell out the parameters under which this property is proposed to develop which are more or less explained in the analysis below.

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 includes 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, which has since been repealed (with the exception of the downtown B-1-A & Aptakasic Road properties). As such, this request is not subject to the provisions of the moratorium.

The request as proposed is in compliance with the adopted comprehensive plan at this location. Lot sizes and housing types as proposed are anticipated at this location per the land use plan for the village subject to the relief provision of the PUD ordinance.

Zoning Analysis – R-2 District Density Standards:

The property in question comprises 34.80 gross acres of land area. For density calculations a “net” land area figure is used. Net land area is calculated by subtracting existing right-of-way (ROW) areas from the “gross” land area figure. In this instance ROW consists of dedicated areas of Old Hicks Road (.55 acres). This provides a net acreage of the site of 34.25 acres, 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 31.75 acres of land area.

Utilizing an R-2 standard, 15.78 units could be constructed on site, with the 15% density bonus (if deemed appropriate for the site) and additional 2.38 units could be constructed on site. In total, 18 units (or 1.76 acres of land per dwelling unit), as proposed, may be permitted on-site under an R-2 PUD scenario with the 15% density bonus. This is consistent with the development proposal as submitted.

The Route 53 right-of-way also looms large with this proposal as the anticipated path of the roadway impacts this property. 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. The plans are sensitive to this possibility and an additional 10 acres of property (404,836 sq. ft.) proposed as “open space” and identified as “Outlot E” on the preliminary plat of subdivision is reserved and identified as a “potential taking for highway purposes”. This land is calculated into the overall density for the site as this land does not presently constitute a right-of-way.

If the Route 53 right-of-way is subtracted from net lot area the land area per dwelling unit calculation becomes 1.38 acres of land area unit.

Preliminary PUD Review & Analysis:

Site Plan - Project Specifics

As noted above the project consists of 18 single family detached dwelling units. Gross developable lot sizes in portion of the development range from 62,789 to 43,568 square feet in size. Average lot size is 47,323 square feet or approximately just over an acre (1.08 acres).

a). Traffic – The petitioner has submitted a “traffic impact statement” (in lieu of a full traffic study; not required in residential developments of less than 100 units) regarding the proposed development. This memorandum, (attached as modified) was originally prepared by KLOA traffic consultants. 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.

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 access to 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 will connect to Bayberry Court approximately 565 feet west of Old Hicks Road. Two means of ingress and egress, as provided in this proposal, 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.

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 5 detention basins located within the development. Detention basins will be located on Outlots B & C as well as on individual platted lots on as identified on the preliminary plat. Stormwater will be conveyed to the detention areas via 12" PVC storm sewer. Detention areas in "Outlets A, B, & C" are proposed to be included within the scenic corridor. Scenic Corridors are intended to provide a buffer between residences and traffic noises 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 the encroachments 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 detached structures. The Village anti-monotony code will apply to all structures in the development. .

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 placed 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 & wetlands have been identified on the plat however.

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

50’ road easements are proposed with a 24’ pavement width.

Conservancy District Soils

Lowland Conservancy District Soils (330 Peotone Silt) exist on the property and are proposed to be contained within Lots 1,2,3,4,7, 8, 15 & 18 and Outlots A, B & C of the preliminary plat. In general, the preference has been to contain conservancy soils within outlots to provide a larger contiguous area of protected open space as well as reduce the potential for encroachment into the conservancy easement. As proposed, conservancy soils, and therefore conservancy easements, would in some instances encroach into platted lots and “building boxes”. Although past developments have been approved in the manner, this scenario is somewhat undesirable as a high potential for encroachment into the conservancy easement exists based upon previously approved subdivisions with similar characteristics.

To a certain extent this situation is unavoidable as the respect for, but uncertainty of, the Route 53 extension limits the ability for the creation of outlots while remaining consistent with the R-2 standards as suggested by the approved Comprehensive Plan for the Village at this location.

In the past alterations to conservancy district boundaries have been considered by the CSCC. This has been done to limit the potential for encroachment while providing “logical” boundaries for the conservancy easement. Typically, enhancements to the conservancy easement (in the form of native plantings), enhanced scenic corridors or possibly pathways and/or other site improvements or amenities have been considered by the CSCC in exchange for alterations to conservancy district boundaries **prior to platting**.

The PCZBA may consider referral of this matter to the CSCC for review and recommendation.

Pathways

As proposed the petitioner has identified an 8" pathway easement north of the cul-de-sac on Bayberry Court and an 8" pathway segment between Lots 8 & 9 (within the proposed conservancy) running southwesterly across the potential right-of-way for the Route 53 extension and to a second proposed pathway segment running northwesterly along the line between Outlots A & B. This segment would tie into the existing "Menards" Pathway which lies north of the soccer fields and provides access into Buffalo Creek Forest Preserve.

Staff suggests consideration be given to better "looping" and integration of the pathway system within the development. As suggested a pathway segment would be placed within the Village owned Old Hicks Road right-of-way extending from the north property line southward to connect with the existing "Menards" pathway as well as pathway segment along the north side of Bayberry Court running east to tie into the suggested Old Hicks Road pathway segment (See Attached).

PUD STANDARDS

The petitioner has requested a 15% density bonus and reduction of setbacks not to exceed 20% of the required setback for the underlying zoning district as follows;

(G) Authority To Vary Regulations:

1. Subject to the limitations contained in subsections (E)2(m), (E)2(n), and (G)2 of this section, the planned unit development may depart from strict conformance with the required density, dimension, area, bulk, use, and other regulations for the standard zoning districts and other provisions of this title to the extent specified in the preliminary land use and zoning plat and documents authorizing the planned unit development so long as the planned unit development will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

2. Notwithstanding the provisions of subsection (G)1 of this section, the following limitations will apply:

(a) In no event may a front or side yard setback on a lot be reduced by more than twenty percent (20%) from the setback required for that lot by the underlying zoning district.

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 bonus.

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.

Of note, the petitioner is not seeking any additional relief other than relief authorized by the Village Code per the PUD regulations.

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.

- The appropriateness of the use of the property for the “R-2 District” per the adopted Comprehensive Plan;
- Consideration of the density bonus and setback relief requested in light of the quality of the development ;
- Referral of preliminary plat, landscape plan and signage to the AC meeting;
- Arborist review of the landscape & tree removal/protection
- Consideration of better integration and looping proposed pathway system;
- Consideration the proposed stormwater infrastructure within the scenic corridor, conservancy easements and potential referral to the CSCC;
- Consideration of the Preliminary PUD Plan, Plat and development plans;
- 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.

Lake County, Illinois



400 ft

 **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



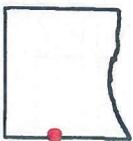
SUBJECT PROPERTY

-  Tax Parcels
-  Minor Contour
-  Major 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.

Lake County, Illinois



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**SUBJECT
PROPERTY**

— Tax Parcels

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Lake County, Illinois



Lake County
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 (847) 377-2373
 Map Printed on 12/21/2015

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Tax Parcels	ADID
Forest Preserves	<i>SUBJECT PROPERTY</i>
Special Flood Hazard Areas	
Wetlands	

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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.



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, 20470 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:

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:	<u>COUNTY - AG</u>	<u>VACANT</u>
South:	<u>OS-R</u>	<u>OPEN SPACE</u>
East:	<u>R-2 and R-2 PUD</u>	<u>RESIDENTIAL</u>
West:	<u>COUNTY - AG and HR</u>	<u>COMMERCIAL</u>

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
_____ Variation
X Zoning Map Amendment (rezoning)
X Preliminary PUD Plat
_____ Code Interpretation
X Special Use Permit (non-PUD)
_____ Zoning Code Text Amendment
_____ 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: <u>RAYMOND GERARD</u>	Name: <u>MIDWEST ECOLOGICAL</u>
Professional: <u>ATTORNEY</u>	Professional: <u>WETLAND/ENVIRONMENTAL</u>
Address: <u>51 BELLA VISTA DR</u> <u>MECHANICSBURG PA 17050</u>	Address: <u>PO BOX 321</u> <u>GILBERTS, IL 60134</u>
Telephone: <u>847-638-5242</u>	Telephone: <u>847-278-4610</u>
E-mail: <u>RGERARD3@comcast.net</u>	E-mail: <u>Rvanni@midwesteco.com</u>

Name: <u>KEVIN LEWIS</u>	Name: <u>Mike Snyder</u>
Professional: <u>ENGINEER/SURVEYOR</u>	Professional: <u>Landscape Architect</u>
Address: <u>IG CONSULTING</u> <u>300 MARQUARDT DR.</u> <u>WHEELING IL 60090</u>	Address: <u>16680 W Applewood Ct.</u> <u>Gurnee, IL 60031</u>
Telephone: <u>847-215-1133</u>	Telephone: <u>847-804-6752</u>
E-mail: <u>KEVIN@IGconsulting.net</u>	E-mail: <u>Mike@msla.biz</u>

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.) NA

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: \$ 5,000.00
 - Planning Filing Fees. Amount: \$ 1,100.00
 - Minimum Professional Fee/deposit Escrow. Amount \$ 5,000.00 *
- * Current ESCROW Account has \$ 3768.60 credit. We are submitting payment of \$ 1231.40 to meet the \$5000 required.

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.

KC1, Inc.
 Name of Owner
M Yezman 12-3-15
 Signature of Owner Date

KC1, Inc.
 Name of Applicant
M Yezman 12-3-15
 Signature of Applicant Date

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**



**Village of Long Grove
Plan Commission Zoning Board of Appeals
Supplemental Application Information
(Zoning Map Amendment)**

FORM "C"

In addition to the information required by the General Zoning Application, the Applicant must provide specific supplemental information as required below for Applications for a Zoning Map Amendment (rezoning).

Applications for a Zoning Map Amendment (rezoning). In addition to the information required in the General Zoning Application, every Application for a **Zoning Map Amendment** shall provide at least the following:

- (a) The existing uses and zoning classification for properties in the vicinity of the lot.
- (b) The trend of development in the vicinity of the lot, including changes, if any, in such trend since the lot was placed in its present plan designation or zoning classification.
- (c) The extent, if any, to which the value of the lot is diminished by the existing plan designation or zoning classification applicable to it.
- (d) The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare.
- (e) The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.
- (f) The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.
- (g) The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.
- (h) The suitability of the lot for uses permitted or permissible under its present plan designation and zoning classification.
- (i) The availability of adequate ingress to and egress from the lot and the extent to which traffic conditions in the immediate vicinity of the lot would be affected by the proposed amendment.

*See
Item 13
"Narrative"*

- (j) The availability of adequate utilities and essential public services to the lot to accommodate the uses permitted or permissible under its present plan designation and zoning classification.
- (k) The length of time, if any, that the lot has been vacant, considered in the context of the pace of development in the vicinity of the lot.
- (l) The community need for the proposed map amendment and for the uses and development it would allow.

Fee Schedule for Zoning Map Amendments (Per 12-12-2 Village Code).

1. Filing fee	\$ 100.00
2. Planning fee:	
(a) Map amendment: 20 acres or less, per acre	\$ 50.00
(b) Map amendment: 20.01 or more acres	
(1) Per acre	\$ 5.00
(2) And	\$ 1,000.00
(c) Professional fee escrow minimum deposit, which may be greater as determined by the village manager commensurate with scope of amendment	\$ 5,000.00**

**** PROFESSIONAL FEE ESCROWS MUST BE MAINTAINED AT THE \$5,000.00 MINIMUM DEPOSIT LEVEL.**



Village of Long Grove
Plan Commission Zoning Board of Appeals
Supplemental Application Information
(Preliminary PUD Plat)

FORM "E"

In addition to the information required by the General Zoning Application, the Applicant must provide specific supplemental information as required below for Applications for approval of a Preliminary PUD Plat.

Applications for Planned Unit Development Preliminary Plat Approval. In addition to the information required by the General Zoning Application, every Application filed pursuant to Section 5-11-18 of the Zoning Code for approval of a preliminary planned unit development (PUD) plat shall provide at least ten (10) sets of the following plans and documents:

(a) Detailed Plan. A drawing of the planned unit development shall be prepared at a scale of not less than one inch equals one hundred feet (1" = 100') and shall show such designations as proposed streets (public and private), all buildings and their use, common open space, recreation facilities, parking areas, service areas and other facilities to indicate the character of the proposed development. The submission may be composed of one or more sheets and drawings and shall include:

- Boundary Lines. Bearings and distances.
- Easements. Location, width and purpose.
- Streets on and Adjacent to the Tract: Street name, right-of-way width, existing or proposed center line elevations, pavement type, walks, curbs, gutters, culverts, etc.
- Utilities on and Adjacent to the Tract. Location, size and invert elevation of sanitary, storm and combined sewers; location and size of water mains; location of gas lines, fire hydrants, electric and telephone lines and streetlights; direction and distance to and size of nearest water mains and sewers adjacent to the tract showing invert elevation of sewers.
- Ground Elevations on the Tract. For land that slopes less than one-half of one percent (0.5%), show one foot (1') contours, show spot elevations at all breaks in grades, along all drainage channels or swales and at selected points not more than one hundred feet (100') apart in all directions. For land that slopes more than one-half of one percent (0.5%) show two foot (2') contours.

- ✓ Subsurface Conditions on the Tract, if Required by the Plan Commission. Location and results of tests made to ascertain subsurface soil, rock and ground water conditions; depth to ground water unless test pits are dry at a depth of five feet (5'); location and results of soil percolation tests if individual sewage disposal systems are proposed.
- ✓ Other Conditions on the Tract. Watercourses, flood plains, marshes, rock outcrop, wooded areas, isolated preservable trees one foot (1') or more in diameter, houses, barns, accessory buildings and other significant features.
- ✓ Other Conditions on Adjacent Land. Approximate direction and gradient of ground slope, including any embankments or retaining walls; character and location of buildings, railroads, power lines, towers and other nearby nonresidential land uses or adverse influences; owners of adjacent platted land; for the adjacent platted land refer to subdivision plat by name, recording date and number and show approximate percent built up, typical lot size and dwelling type.
- ✓ Zoning on and Adjacent to the Tract. Zoning on and adjacent to the tract.
- ✓ Proposed Public Improvements. Highways or other major improvements planned by public authorities for future construction on or near the tract.
- ✓ Open Space. All lots intended to be dedicated for public use or reserved for the use of all lot owners with the purpose indicated.
- ✓ General Location, Purpose and Height. General location, purpose and height, in feet and stories, of each building other than detached single family dwellings on individually platted lots.
- ✓ Map Data. Name of development, north point and scale, date of preparation and acreage of site.
- ✓ Water Facilities. The preliminary plat shall have depicted on its face all lakes, ponds, detention sites, retention sites and dams. This includes existing lakes, ponds, detention sites, retention sites and dams or proposed lakes, ponds, detention sites, retention sites or dams. If the water facility is proposed, the preliminary plat shall be accompanied by preliminary engineering plans, including the depth, capacity and relation of the water facility to proposed storm drain facilities.
- ✓ Miscellaneous. Such additional information as may be required by the plan commission. *SEE NARRATIVE*
- _____ Character. Explanation of the character of the planned development and the manner in which it has been planned to take advantage of the flexibility of these regulations.

- Ownership. Statement of present and proposed ownership of all land within the project, including present tract designation according to official records in offices of the County Recorder.
- Names. The names and addresses of the persons to whom the notice of the hearing to be held by the planning agency are to be sent shall be provided by the subdivider by affidavit and shall include all owners of lots situated within two hundred fifty feet (250') of the lot for which plat approval is sought. *See*
- (b) Schedule. Development schedule indicating:
- Stages in which project will be built with emphasis on area, density, use and public facilities such as open space to be developed with each stage. Overall design of each stage shall be shown on the plat and through supporting graphic material.
- Approximate dates for beginning and completion of each stage. *Construction would begin subject to Village approval and weather. Homes built as lots sold.*
- NA If different land use types are to be included within the planned unit development, the schedule must include the mix of uses to be built in each stage.
- (c) Covenants. Proposed agreements, provisions or covenants which will govern the use, maintenance, and continued protection of the planned development and any of its common open space.
- (d) Density. Provide information on the density of residential uses and the number of dwelling units by type.
- (e) Nonresidential Uses. Provide information on the type and amount of ancillary and nonresidential uses in a residential development.
- (f) Service Facilities. Provide information on all service facilities and off-street parking facilities.
- (g) Architectural Plans. Preliminary architectural plans for all primary buildings shall be submitted in sufficient detail to permit an understanding of the style of the development, the design of the building and the number, size and type of dwelling units.
- (h) Facilities Plans. Preliminary plans for:
- Roads including classification, width or right of way, width of pavement and typical construction details.
- Sanitary sewers.
- Storm drainage.

Water supply system.

Lighting program.

(l) Traffic Mitigation.

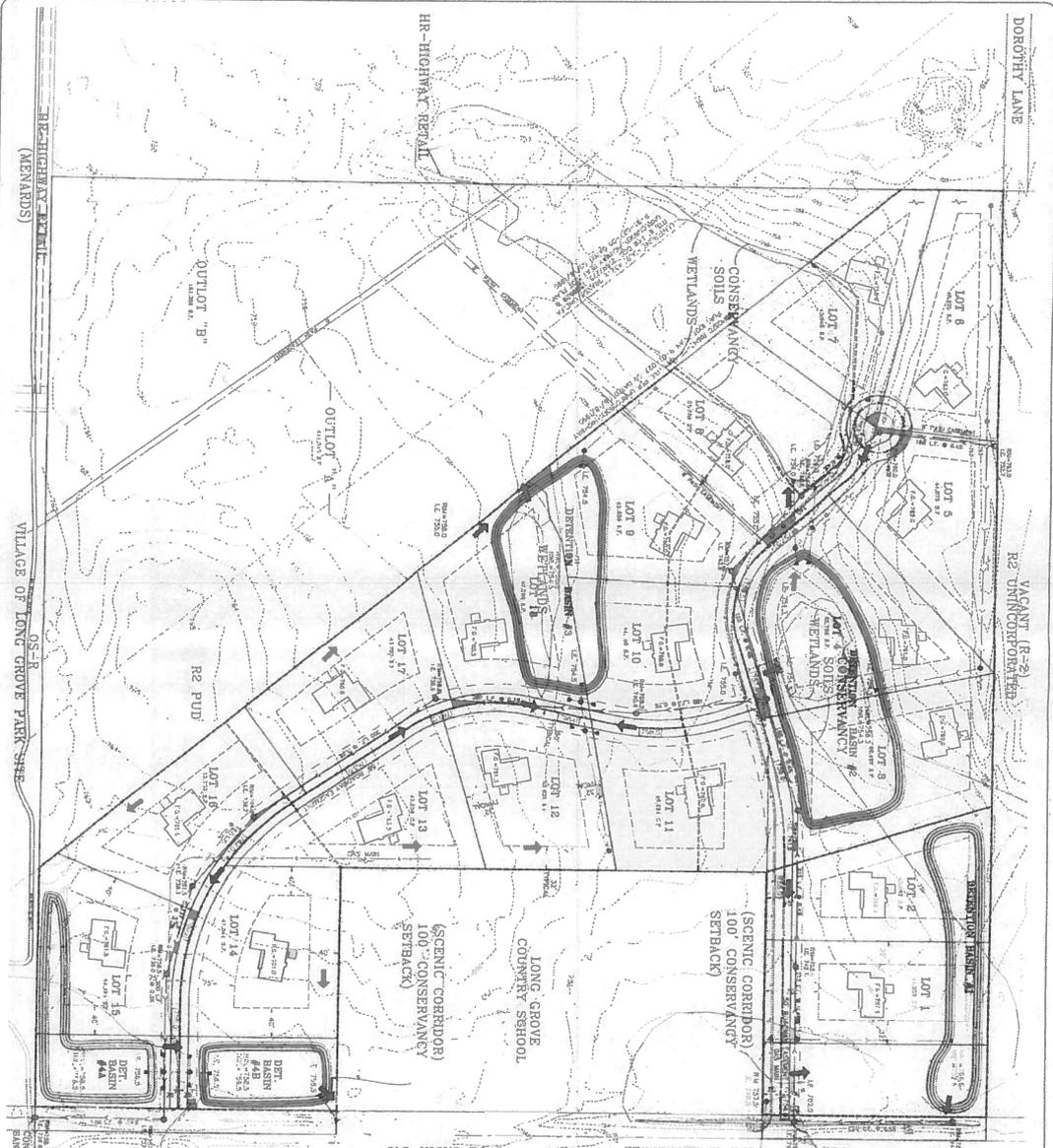
NA All new developments of one hundred (100) or more dwelling units, or, in the case of nonresidential development, one which will have one hundred (100) or more occupants, shall be required to provide a traffic study, prepared by a qualified traffic engineer, to establish trips generated, necessary road and other improvements, and other reasonably necessary information relating to traffic impact of the development on village, county or state roads.

NA All developments which will have one hundred (100) or more occupants shall be required to provide an employee traffic mitigation plan. The plan will establish specific actions by the owner to limit peak hour vehicular traffic generated by the development. These actions might include staggered work hours, ride sharing, van pools, ride share or transit promotion, transit stop or van service to rail stops, full service cafeteria, or preferential parking plan.

Fee Schedule for Planned Unit Development Applications:

1. Application fee	100.00
2. Planning fee	1,000.00
3. Professional fee escrow minimum deposit, which may be greater as determined by the village manager commensurate with scope of project	5,000.00

**** PROFESSIONAL FEE ESCROWS MUST BE MAINTAINED AT THE MINIMUM \$5000.00 LEVEL.**

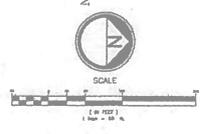


R2 PUD
 HAYBERRY LANE
 ESTATES SUBDIVISION
 BAYBERRY LANE
 STARS SUBDIVISION
 BAYBERRY LANE
 BAYBERRY LANE
 PART OF LONG GROVE
 COUNTRY CLUB NO. 2
 ESTATES UNIT NO. 2
 SUBDIVISION
 EACH LOT TO BE
 SERVED BY
 INDIVIDUAL WELLS
 KURT LLOYD'S
 SUBDIVISION
 R2

IVERSON PROPERTY
 OLD HICKS ROAD
 LONG GROVE, ILLINOIS

CONSULTING, INC.
 ENGINEERS & SURVEYORS
 CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
 300 W. MONROE ST. - 10TH FLOOR - CHICAGO, IL 60601-2513
 PHONE: 312.733.7100 FAX: 312.733.7101
 WWW.CONSULTING.COM
 DATE: 12/15/2015

NO.	REVISIONS	DATE



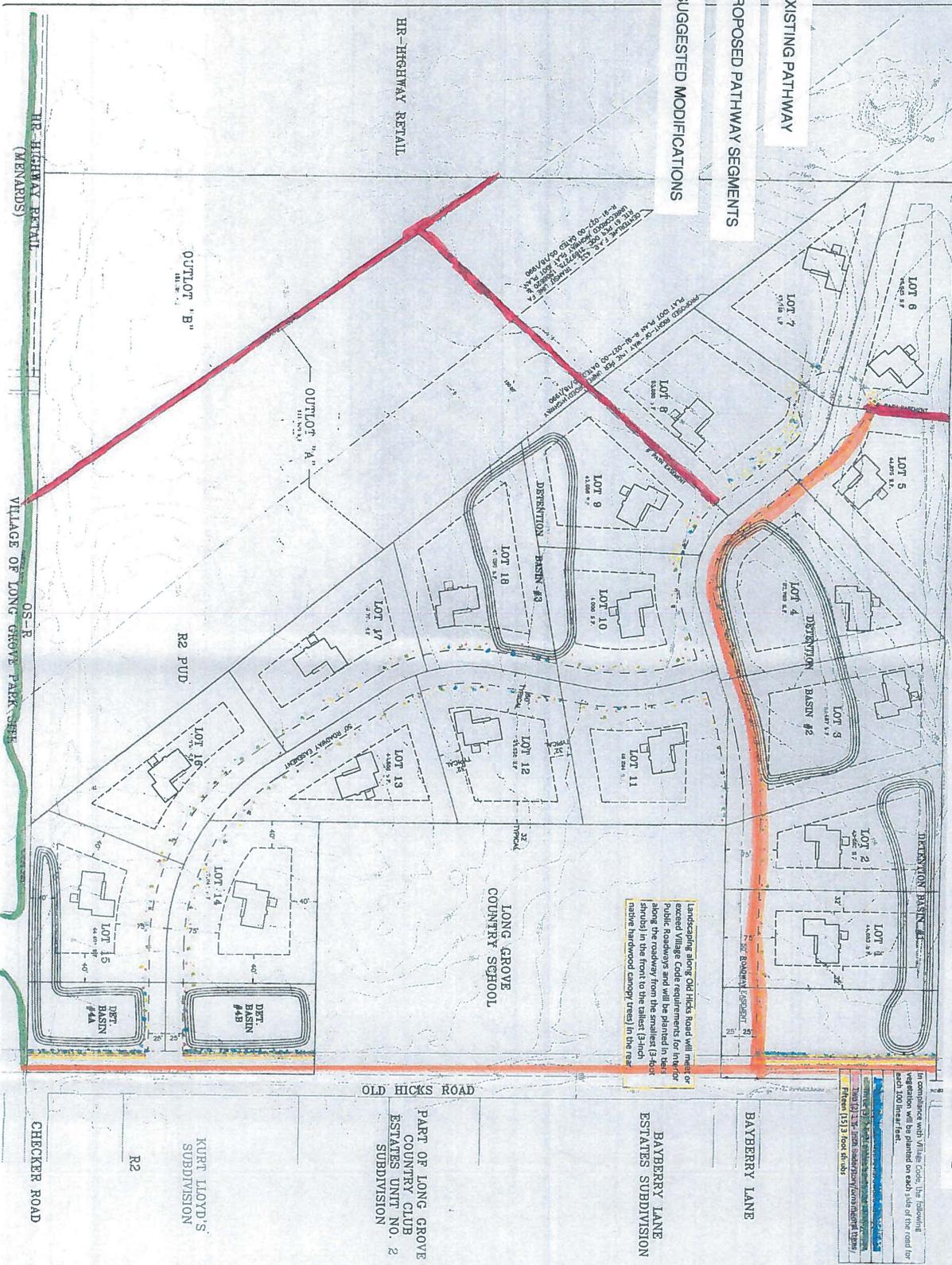
PROJECT NO.
 14604
 1 of 1

DOROTHY LANE

KAREN'S CORNER

PROPOSED PATHWAY SEGMENTS

- EXISTING PATHWAY
- PROPOSED PATHWAY SEGMENTS
- SUGGESTED MODIFICATIONS



Landscaping along Old Hicks Road will meet or exceed Village Code requirements for Interior Public Roadways and will be planted in the shrubs) in the front to the tallest (3-foot native hardwood canopy trees) in the rear.

In compliance with Village Code, the following vegetation will be planted on each side of the road for each 200 linear feet:

- 1 - 3" to 4" DBH Native Hardwood Canopy Tree
- 1 - 3" to 4" DBH Native Shrub
- 1 - 3" to 4" DBH Native Grass

Plant 1513 3 foot db-hd

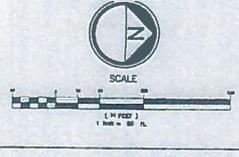
IVERSON PROPERTY
 OLD HICKS ROAD
 LONG GROVE, ILLINOIS

PROJECT NO. 14804
 1 of 1

CONSULTING, INC.
 INFRACON & GEBCON
 CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
 300 WASHINGTON DRIVE, WHEELING, ILLINOIS 60090 P.O. BOX 215-1153 - FAX (815) 215-1177

SITE PLAN DESIGN: K.C.L. DRAWING: J.M.H.
 SCALE: 1" = 50' DATE: 10/20/2015

REVISIONS	
NO.	DESCRIPTION

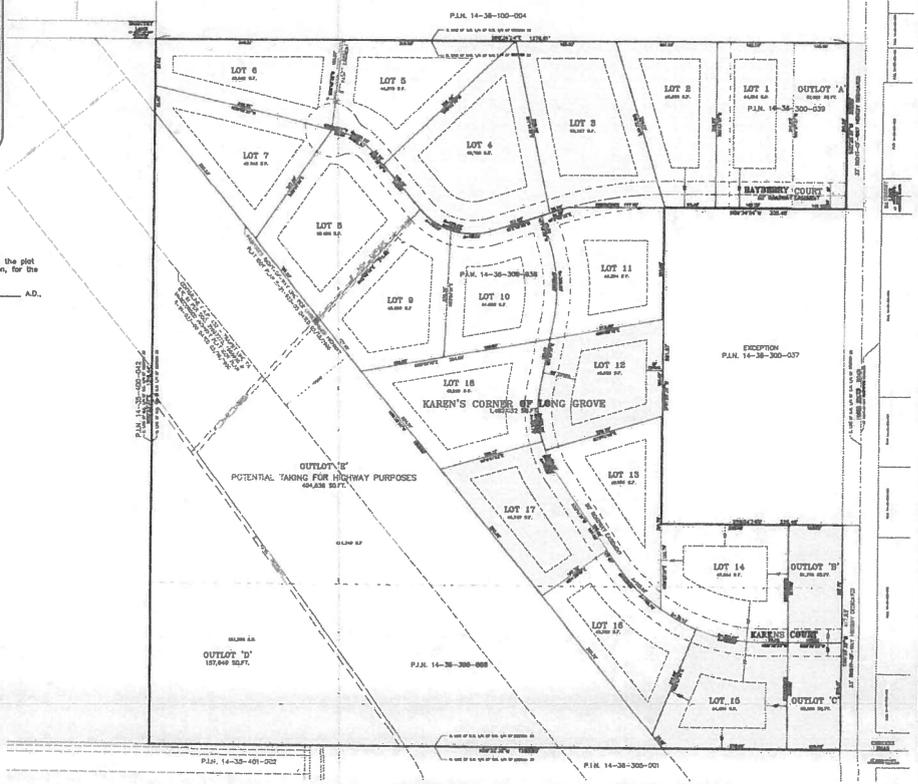




EXAMPLE OF TIERED LANDSCAPING ALONG ROADWAY.



PRELIMINARY PLAT OF SUBDIVISION
OF
KAREN'S CORNER OF LONG GROVE
BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 43 NORTH, RANGE 10
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.



Owner's Certificate
State of Illinois []
County of Lake []
This is to certify that the undersigned is the legal owner of the land described on the plat hereon drawn and shown hereon as subdivided, staked and plotted as shown hereon, for the purpose of having this plat recorded as provided by law.
In Witness whereof hereunto set hand and Seal this ____ day of _____ A.D. 2015.
Owner _____

Notary Public's Certificate
State of Illinois []
County of Lake []
I, _____, a Notary Public, in and for said County, and State aforesaid, do hereby certify _____ that personally known to me to be the same person whose name is subscribed to the foregoing instrument as such owner, appeared before me this day in person and acknowledged that they signed and delivered the aforesaid plat as their own free and voluntary act for the uses and purposes therein set forth.
Given under my hand and Notarial Seal this ____ day of _____ A.D. 2015, at _____ Illinois.
Notary Public _____

Village Certificates
State of Illinois []
County of Lake []
Approved this ____ day of _____ A.D. 2015.
Village Clerk, Village President
Village of Long Grove

County Clerk's Certificate
State of Illinois []
County of Lake []
I, _____ County Clerk of Lake County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid forfeited taxes, and no redemptions (as aforesaid) on any land included in the plat.
I further certify that I have received all statutory fees in connection with the aforesaid plat.
Given under my hand and Seal of the County of Lake, Illinois, this ____ day of _____ A.D. 2015.

County Clerk of Lake County

Village Engineer's Certificate
State of Illinois []
County of Lake []
I, _____ Village Engineer for the Village of Long Grove, do hereby certify that the aforesaid plat has been examined by me and found to comply with the engineering requirements, as set forth in the Subdivision Regulations of Long Grove, Illinois.
Dated this ____ day of _____ A.D. 2015.
Village Engineer
Long Grove

Drainage and Detention Easement:
All drainage and detention easements, including those easements labeled as "Drainage & Utility Easement", falling outside of conveyance districts or limited use conservation districts are subject to the same restrictions applicable to conveyance districts. It is prohibited to install, erect, or maintain any structure thereon, except for drainage improvements, which are part of the approved plans and specifications for the proposed development. All such areas, after completion of any drainage improvements, which are called for within said areas by the approved plans and specifications, shall be left in their natural condition, except for any such periodic maintenance, which is required, and specifically approved by the Village. All natural vegetation within these areas shall be preserved and maintained, and these areas shall not be moved, collected, graded or in any way disturbed, provided however that this restriction does not preclude normal and customary landscaping of drainage easement areas, which are not within a scenic corridor easement or conveyance district area, and are within front yards of lots, which areas are immediately adjacent to a public or private road, provided that any such landscaping including but not limited to seeding and maintenance of grass, shall not impede the drainage functions of the drainage easement areas.

Storm Water Easement:

Drainage, Utility And Roadway Easement:

SITE DATA

GROSS LAND AREA	34.80 AC.
OLD HICKS ROAD	0.55 AC.
FUTURE RTE 53	9.30 AC.
NET AREA	24.95 AC.
SINGLE FAMILY DETACHED	18
MINIMUM LOT AREA	43,560 SF
MINIMUM PROPOSED FRONT YARD SETBACK	60 FT.
MINIMUM PROPOSED SIDE YARD SETBACK	32 FT.
MINIMUM PROPOSED REAR YARD SETBACK	32 FT.

OWNER/DEVELOPER:
KC-1, INC.
201 ROBERT PARKER COFFIN ROAD
LONG GROVE, IL

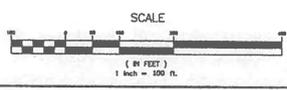
ENGINEER:
IG CONSULTING, INC.
300 MARQUARDT DRIVE
WHEELING, IL

Surveyor's Certificate
State of Illinois []
County of Lake []
This is to certify that I, Kevin C. Lewis, a Registered Illinois Land Surveyor, No. 3561 have surveyed and established the property as described and as shown by the aforesaid plat, which is a correct representation of said survey and subdivision. All distances are shown in feet and decimals thereof.
Given under my hand and Seal of Wheeling, Illinois, this ____ day of _____ A.D. 2015.
Registered Illinois Land Surveyor
My license expires November 30, 2016

UPDATED: 11/17/2015
UPDATED: 09/08/2015
DATE PREPARED: 07/31/2015
ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF.
NO DIMENSIONS TO BE ASSUMED FROM SCALING.
COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.
REFER TO TITLE REPORT FOR ANY EASEMENTS, COVENANTS OR RESTRICTIONS THAT MAY EXIST BUT ARE NOT SHOWN HEREON.

PRELIMINARY PLAT OF SUBDIVISION
IVERSON PROPERTY
OLD HICKS RD. & CHECKER RD.
LONG GROVE, ILLINOIS

IG CONSULTING, INC.
INFRACON & GEONON
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH: (847) 215-1133 FAX: (847) 215-1177
PREPARED FOR: KC-1, INC. SCALE: 1" = 100'
FIELD CREW: C.J./L.H. FIELD WORK: 06/28/2015 DRAFTED BY: J.K. CHECKED BY: _____
PRJ NO. 154-00130



COMMITMENT FOR TITLE INSURANCE

ISSUED BY

Chicago Title Insurance Company

SCHEDULE A

1. Commitment Effective Date: 1/27/2015

Commitment No. 14-1106

2. Policy or Policies to be issued

ALTA Owner's Policy (2006 Form)

Amount
\$900,000.00

Proposed Insured: Fidelity Builders, Inc.

ALTA Loan Policy (2006 Form)

\$

Proposed Insured: TBD

3. The estate or interest in the land described or referred to in this Commitment, and covered herein, is fee simple and title to the estate or interest in said land is at the effective date hereof vested in:

Therese R. Iverson, as Trustee, or her Successors in Trust, under the Therese R. Iverson Living Trust, dated February 11, 2010, and any amendments thereto, as to the land herein (excepting therefrom that part thereof falling in the East 250 feet of the North 901.30 feet); and

Therese R. Iverson, as to that part of the land herein falling in the East 250 feet of the North 901.30 feet

4. The land referred to in this Commitment is situated in the County of Lake, State of Illinois, and is described as follows:

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.

Note: For informational purposes only, the land is described as:
Vacant Land @ Dorothy Lane & Old Hick Road, IL

Issuing Agent:
Greater Metropolitan Title
175 East Hawthorn Parkway, Suite 135
Vernon Hills, IL 60061
P: (847) 281-9332 F: (847) 281-9334

This commitment is valid only if Schedule B is attached.

Chicago Title Insurance Company

Commitment No. 14-1106

**SCHEDULE B-I
(REQUIREMENTS)**

The following requirements must be met:

1. Pay the agreed amounts for the interest in the land and/or mortgage to be insured.
2. Pay us the premiums, fees, and charges for the policy.
3. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
4. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the land or who will make a loan on the land. We may make additional requirements or exceptions relating to the interest or the loan.
5. Relative to the "Good Funds" section of the Title Insurance Act, wire instructions for Greater Metropolitan Title, LLC are as follows:

For Credit to: Greater Metropolitan Title, LLC
2340 S. Arlington Heights Rd., Suite 203, Arlington Heights, IL 60005 - Phone: 847-952-0983
175 E. Hawthorn Parkway, Suite 135 Vernon Hills, IL 60061 - Phone: 847-281-9332
120 S. LaSalle St., Suite 1720, Chicago, IL 60603 - Phone 312-243-0913

Account Number: 0000462853

ABA: 071925334

Incoming Bank: Lake Forest Bank & Trust Company
727 N. Bank Lane
Lake Forest, IL 60045

NOTE: Please reference our file number, borrower's last name or property address to insure proper distribution of funds.

Package E-Mail Address: ah@grtmet.com, vh@grtmet.com or loop@grtmet.com

ALTA Commitment (6/18/07 IL v. 1992)

Greater Metropolitan Title
2340 South Arlington Heights Road Ste 203
Arlington Heights, IL 60005
(847) 952-0983

Chicago Title Insurance Company

Commitment No. 14-1106

**SCHEDULE B-II
(EXCEPTIONS)**

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

STANDARD EXCEPTIONS:

Informational Note: The final policy to be issued contains an arbitration provision. When the Amount of Insurance is \$2,000,000 or less, all arbitral matters in dispute shall be arbitrated at the option of either the Company or the Insured and will be the exclusive remedy available to the Parties. You may review a copy of the arbitration rules at <http://www.alta.org>.

1. Right or claims of parties in possession not shown by the public records.
2. Easements or claims of easements, not shown by the public records.
3. Any encroachments, encumbrance, violation, variation or adverse circumstance affecting title that would be disclosed by an accurate and complete survey of the land pursuant to the "Minimum Standards of Practice," 68 Ill. Admin. Code, Sec. 1270.56(b)(6)(P) for residential property or the ALTA/ACSM land title survey standards for commercial/industrial property.
4. Any lien or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes, or special assessments, if any, not shown as existing liens by the public records.
6. Loss or damage by reason of there being recorded in the public records, any deeds, mortgages, lis pendens, liens or other title encumbrances subsequent to the Commitment date and prior to the effective date of the final Policy.

SPECIFIC EXCEPTIONS:

1. General taxes for the year(s) 2014, 2015 and subsequent years which are not yet due or payable.

Tax Identification No.: 14-36-300-003

Total 2013 taxes in the amount of \$14,854.73 are paid.

2. General taxes for the year(s) 2014, 2015 and subsequent years which are not yet due or payable.

Tax Identification No.: 14-36-300-038

Total 2013 taxes in the amount of \$35,227.73 are paid.

3. General taxes for the year(s) 2014, 2015 and subsequent years which are not yet due or payable.

Tax Identification No.: 14-36-300-039

Total 2013 taxes in the amount of \$4,513.99 are paid.

4. A properly certified copy of the original Trust Agreement under which title to the land is held, together with a statement in writing by the Trustee that it will produce the original Agreement upon request, should be furnished, and this commitment is subject to such further exceptions, if any, as may then be deemed necessary.
5. Any lien or right to a lien for services provided by a commercial real estate broker in accordance with the provisions of the Commercial Real Estate Broker Lien Act.
6. Any lien or right to a lien for services provided by a property management agent in accordance with the provisions of the Mechanic's Lien Act.
7. Existing unrecorded leases and all rights thereunder of the lessees and any person claiming by, through and under the lessees.
8. Rights of the Public, the State of Illinois and the Municipality in and to that part of the land, if any, taken or used for road purposes.
9. Rights of way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
10. Rights of the Public, the State of Illinois and the Municipality in and to that part of the land herein which may be taken for purposes for Federal Aid Route #61, as disclosed by a plat of survey recorded as document 1508620.
11. Easement for public utilities along and adjoining the North and East lines of the land as disclosed by location of poles and wires existing thereon.
12. Possible unrecorded easements, if any, of public and quasi-public utilities in the land.
13. Terms and provisions contained in Recapture Agreement by and between the Village of Long Grove and Menards, Inc., recorded June 22, 2007 as document 6201441.

Greater Metropolitan Title
2340 South Arlington Heights Road Ste 203
Arlington Heights, IL 60005
(847) 952-0983

EXHIBIT 12

December 2, 2015

To: Village of Long Grove

From: KC1, Inc.

Re: Iverson Property – Karen's Corner – Elevations

Dear Village of Long Grove:

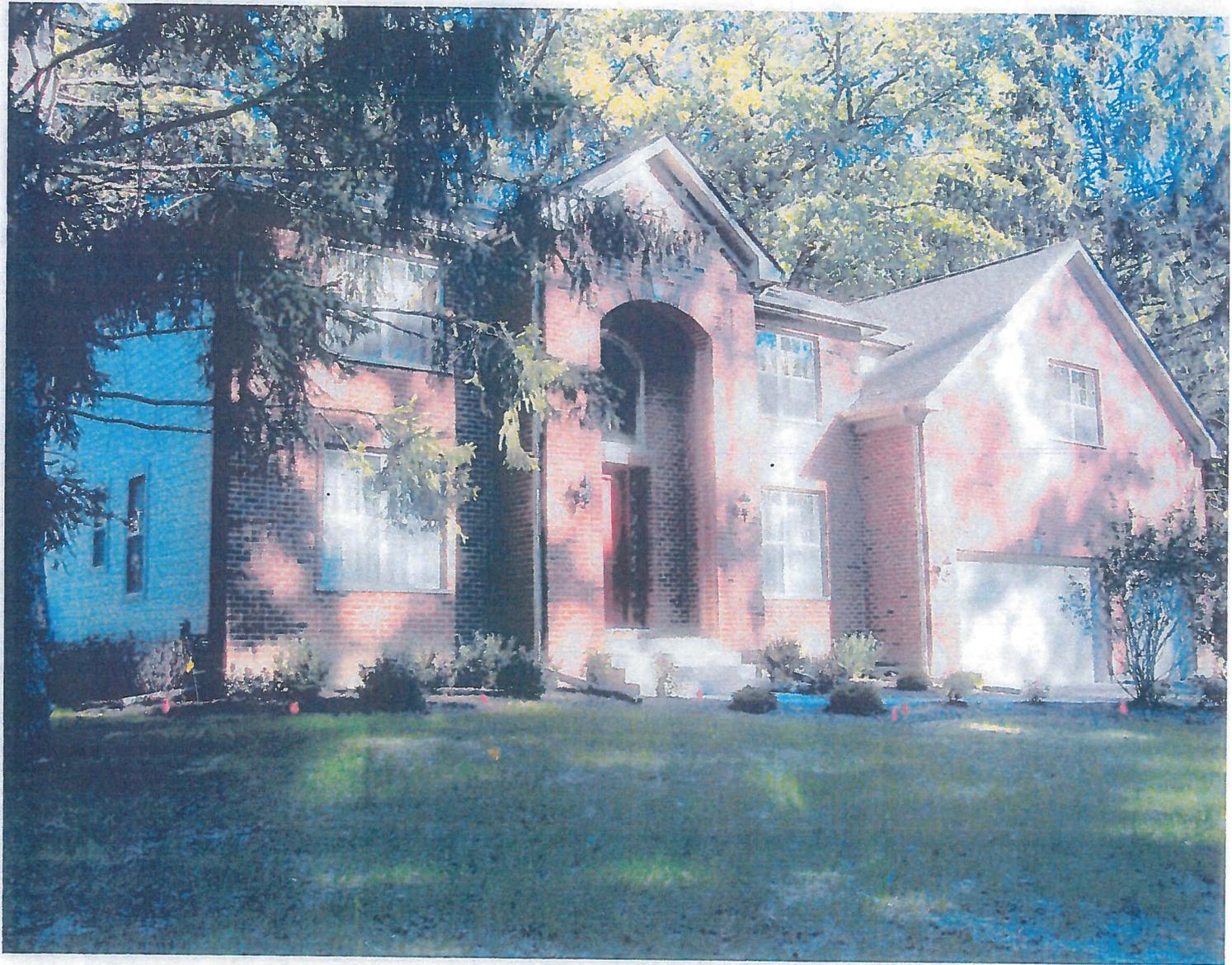
The single family homes will all be custom following Village of Long Grove building codes and requirements for a single family home building permit. Attached you will find samples of typical elevations of single family homes that could be built here.

Thank you,



Michael DeMar







PETER SNETTEN & SONS Inc.
Water Well Contractors

- ESTABLISHED 1923 -

25000 S. Old Rand Road

Office: 847-526-3500 or 847-255-4551

Wauconda, Illinois 60084

Fax: 847-381-0048

www.waterwellcontractor.com



October 9, 2015

Fidelity Wes Builders
201 Robert Parker Coffin Road
Long Grove, IL 60047

ATTN: Mike Demars

RE: Well at Highway 53 & Old Hicks Rd., Long Grove

We, at Peter Snetten & Sons, Inc. are of the opinion that the proposed project, consisting of additional water wells would not impact the immediate surrounding area.

We have drilled and serviced the existing water wells in this area for over forty years.

Almost all of these existing wells are into the limestone aquifer. This is between 200 feet and 300 feet and they produce anywhere from 15 to 30 + g.p.m.

The immediate surrounding area is void of drilled wells.

If you have any questions or I can clarify anything, please call our office 847/526-3500

Regards,

PETER SNETTEN & SONS, INC.

NOTE: This letter was written when there were 44 proposed homesites - there are now 18 so the potential impact would be substantially less,



Items 8 and 9

December 2, 2015

To: Village of Long Grove

From: KCI, Inc.

Re: Iverson Property – Lighting Plan

Dear Village of Long Grove,

Per your Village codes and the annexation and approval of the Karen's Corner Subdivision on the Iverson Property, attached you will find the entry sign monument with the minimal lighting shown shining on the proposed sign. This sign is similar to the entry sign and lighting already approved for the Ravenna Subdivision on Route 83 in Long Grove. There will be no street or other on-site lighting in the proposed Subdivision.

Thank you,



Michael DeMar





MEMORANDUM TO: Steve Goodman
Fidelity Wes

FROM: William R. Woodward
Senior Consultant

Luay R. Aboona, P.E.
Principal

DATE: September 2, 2015

SUBJECT: Traffic Impact Statement
Proposed Karen's Corner of Long Grove Residential Development
Long Grove, Illinois

12/3/15
Updated to reflect
lower number and type
of homes to be built.

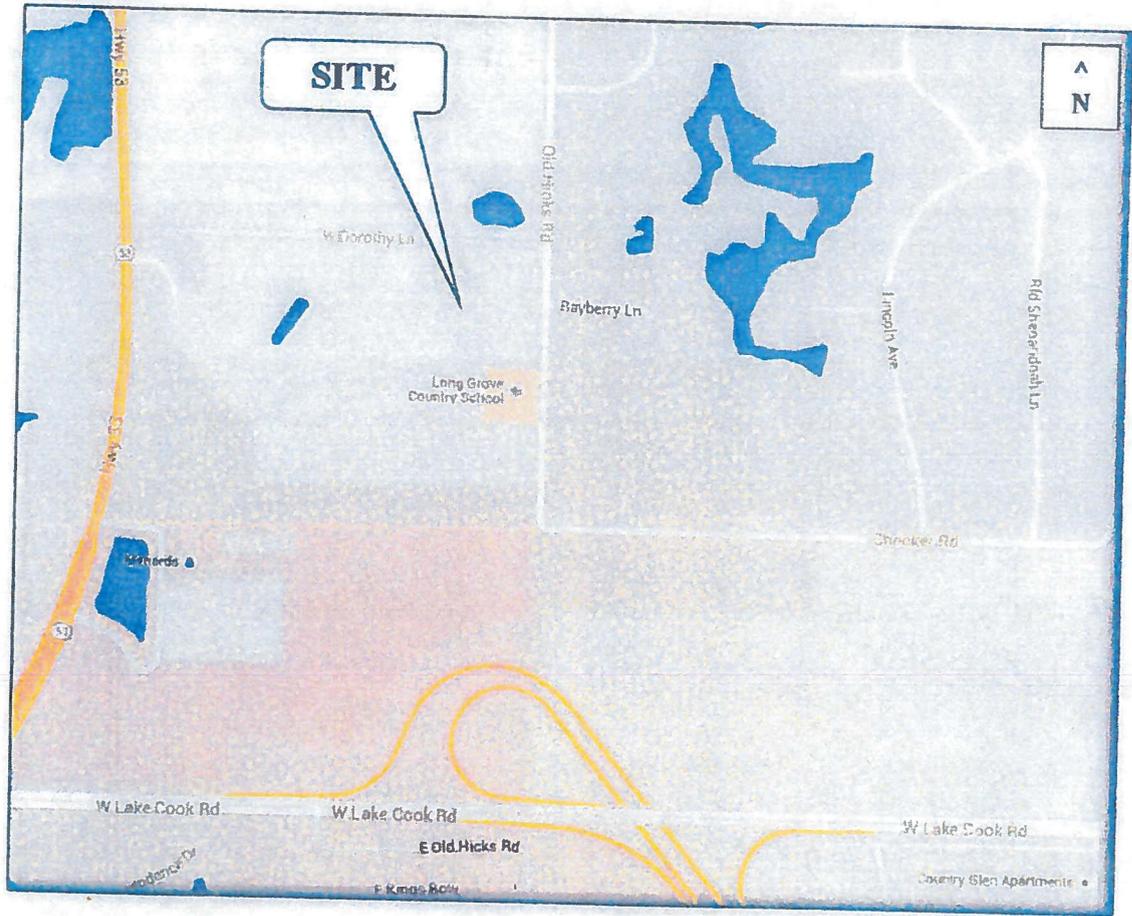
This memorandum summarizes a trip generation and site access evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed Karen's Corner of Long Grove residential development to be located in the northwest quadrant of the intersection of Old Hicks Road and Checker Road in Long Grove, Illinois. The site is bounded by undeveloped land to the north and south, the proposed IL-53 Extension right-of-way to the west, and the Long Grove Country School and Old Hicks Road to the east. **Figure 1** shows the location of the site with respect to the surrounding area.

The development proposes a total of approximately 44 residential units, of which ¹⁸ ~~14~~ units are single-family homes and ~~30~~ units are single-family attached homes. Access to the development is proposed from two access roadways off Old Hicks Road.

Existing Conditions

The following provides a detailed description of the physical characteristics of the existing roadway system.

Old Hicks Road is a two-lane north-south collector roadway with no shoulder and extends from its stop sign controlled T-intersection at IL 53 to the north to its stop sign controlled intersection with Checker Road to the south. The posted speed limit of 30 mph, and parking is prohibited on both sides of the roadway. Old Hicks Road is under the jurisdiction of the Village of Long Grove. At its intersection with IL 53, a posted sign prohibits through traffic on southbound Old Hicks Road. This roadway primarily provides access to the residential subdivisions in the area and the Long Grove Country School, which is a private school providing education for Kindergarten and below age levels.



Aerial View of Site Location

Figure 1

Bayberry Lane is a two-way east-west residential roadway that T-intersects Old Hicks Road from the east and is under stop sign control. The posted speed limit is 25 mph, and parking is prohibited on both sides of the street. Bayberry Lane is under the jurisdiction of the Village of Long Grove.

Checker Road is an east-west collector roadway that extends from its stop sign controlled intersection with Old Hicks Road to the west to Buffalo Grove Road to the east. In the vicinity of the site, Checker Road provides one lane in each direction and the posted speed limit is 30 mph. Parking is prohibited on both sides of the roadway. Checker Road is under the jurisdiction of the Village of Long Grove.

Proposed Development Plan

The plans for the ^{one} proposed residential development call for the approximate 35-acre site to be developed into ~~two areas~~. ^{ing} The northerly area will consist of approximately ¹⁸ ~~14~~ single-family homes. ~~The southerly area will consist of approximately 30 single-family attached homes. No internal roadway cross-access will be provided between the two residential areas. Each residential type will have its own access off Old Hicks Road.~~

Development Access

Two access roadways off Old Hicks Road are proposed to serve the development and are described below.

Bayberry Court and Old Hicks Road. This northerly access roadway will intersect Old Hicks Road in alignment with Bayberry Lane, becoming the fourth/west leg of this existing T-intersection. Bayberry Court will ~~only~~ provide access to the proposed ¹⁸ ~~14~~ single-family homes and will have one lane in each direction. At its intersection with Old Hicks Road, Bayberry Court will provide one lane inbound and one lane outbound under stop sign control. Given the estimated low volume of traffic to be generated by this development, as noted later, no roadway or traffic control improvements on Old Hicks Road are recommended or needed.

Karen's Court and Old Hicks Road. This southerly access roadway will T-intersect Old Hicks Road approximately 160 feet north of Checker Road and will provide one lane inbound and ~~two~~ ^{one} lanes outbound. ~~striped to provide a left turn and a right turn lane.~~ ^{connect to the northern road, providing two (2) access points to the subdivision} The outbound lanes will be under stop sign control. Karen's Court will ~~only~~ provide access to the single-family attached homes and will ~~not provide access to the single family detached homes at the northerly end of the development.~~ Given the estimated low volume of traffic to be generated by this development, as noted later, no roadway or traffic control improvements on Old Hicks Road are recommended or needed.

Development Traffic Generation

The estimates of traffic to be generated by the overall site are based upon the proposed land use types and number of respective units. The volume of traffic generated by the subject development was estimated using data published in the Institute of Transportation Engineers (ITE) report, *Trip Generation*, 9th Edition.

The total trips anticipated with this development are detailed in Table 1 for the weekday morning and weekday evening peak hours, as well as the weekday daily two-way traffic volumes.

As shown in Table 1, the development will generate a very low volume of traffic during the weekday peak hours of adjacent roadway traffic. Therefore, this development will have a minimal impact on the surrounding roadway system.

Table 1
ESTIMATED SITE-GENERATED TRAFFIC VOLUMES

20% added to each calculation reflecting 20% more single family detached units

Land Use Type/Density	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Weekday (24 Hour) Total
	In	Out	Total	In	Out	Total	
Single-Family Detached LUC 210 - 14 units	5 6	15 18	20 24	11 13	7 8	18 22	172 91
Single-Family Attached- LUC 230 - 30 units	3	17	20	15	7	22	226
Total Development Trips:	8 6	32 18	40 24	26 13	14 8	40 22	298 91

Conclusion

Based on the preceding evaluation, the following conclusions are made.

- The development will generate a low volume of traffic. A total of ~~32~~¹³ outbound vehicles and ~~26~~¹⁸ inbound vehicles are estimated to be generated during the weekday morning and weekday evening peak hours, respectively. As a result, this development will not have a significant impact on area roadways.
- Both access roadways at their respective intersection with Old Hicks Road providing one inbound lane and one outbound lane should be adequate in accommodating the projected low volumes of peak hour traffic. Outbound movements should be under stop sign control at both intersections.
- ~~No~~^{AN} internal cross-connection will be provided ~~between the single-family detached homes (northerly area) and the single-family attached homes (southerly area).~~ As such, the volume of turning movements at each of the respective access roadways on Old Hicks Road will be low during the peak hour periods.
- The proposed location and design of the two access roadways on Old Hicks Road will be adequate in accommodating development traffic without negatively impacting traffic operations on Bayberry Lane, or at nearby intersections.
- No roadway or traffic control improvements are recommended or needed at the intersection of Old Hicks Road and Bayberry Lane/Bayberry Court. Further, the one lane inbound and one lane outbound on Bayberry Lane, the existing east leg of the intersection, will continue to be adequate.



DEPARTMENT OF THE ARMY
CHICAGO DISTRICT, CORPS OF ENGINEERS
231 SOUTH LA SALLE STREET
CHICAGO, ILLINOIS 60604-1437

REPLY TO
ATTENTION OF

August 14, 2015

Technical Services Division
Regulatory Branch
LRC-2015-468

SUBJECT: Jurisdictional Determination for a Property Located North of Checker Road and West of Old Hicks Road, Ela Township and Long Grove, Lake County Illinois (SW ¼ of Section 36, T43N R10E)

Steve Goodman
Fidelity Builders, Inc.
1351 Abbott, Suite B
Buffalo Grove, Illinois 60089

Dear Mr. Goodman:

This is in response to your request for a jurisdictional determination, submitted on your behalf by Midwest Ecological, Inc., for the above-referenced project. This office has determined that there are no waterways, wetlands or other areas considered "waters of the United States" under Corps of Engineers jurisdiction at the site. Therefore, a Department of the Army permit under Section 404 of the Clean Water Act is not required. **Wetlands A, B, and C do not exhibit a surface water connection to a navigable waterway, and are therefore not subject to Department of the Army regulations.** Please note that this office does not concur with the boundaries of waters not under federal jurisdiction. It is your responsibility however to obtain any required state or local approvals for this project.

This determination covers only your project as described above and as shown in the Wetland Delineation Report dated June 9, 2015, prepared by Midwest Ecological, Inc. Enclosed, please find a copy of the decision document for our determination. Although this determination provides a notification of the presence of waters not under Federal jurisdiction, this determination does NOT finalize the wetland boundary.

This determination has been conducted to identify the limits of the Corps Clean Water Act jurisdiction for the particular site identified in this request. This determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service prior to starting work.

This determination is valid for a period of five (5) years from the date of the letter, unless new information warrants revision of the determination before the expiration date or a District

Commander has identified, after public notice and comment, that specific geographic areas with rapidly changing environmental conditions merit re-verification on a more frequent basis.

It is your responsibility to obtain any required state, county, or local approvals for impacts to wetland areas not under the Department of the Army jurisdiction. For projects in unincorporated areas of Lake County, please contact Lake County Planning, Building and Development at (847) 377-2600. For projects in incorporated areas of Lake County, please contact the Lake County Stormwater Management Commission at (847) 377-7700.

This letter is considered an approved jurisdictional determination for your subject site. If you wish to appeal this decision or if you have any questions please contact Ms. Kimberly Kubiak of my staff by telephone at 312-846-5541 or email at kimberly.j.kubiak@usace.army.mil. You may also visit our website at <http://www.lrc.usace.army.mil/Missions/Regulatory.aspx> for information on our program.

Sincerely,

Digitally signed by
CHERNICH.KATHLEEN.G.123036
5616
Date: 2015.08.20 18:43:27 -05'00'

Kathleen G. Chernich
Chief, East Section
Regulatory Branch

Enclosures

Copy Furnished w/out Enclosures:

Lake County Stormwater Management Commission (Kurt Woolford)
Lake County Planning, Building and Development Department (Steve Crivello)
Midwest Ecological, Inc. (Rob Vanni)

APPROVED JURISDICTIONAL DETERMINATION FORM
U.S. Army Corps of Engineers

This form should be completed by following the instructions provided in Section IV of the JD Form Instructional Guidebook.

SECTION I: BACKGROUND INFORMATION

- A. REPORT COMPLETION DATE FOR APPROVED JURISDICTIONAL DETERMINATION (JD): 7/24/2015
- B. DISTRICT OFFICE, FILE NAME, AND NUMBER: Chicago District LRC-2015-468
- C. PROJECT LOCATION AND BACKGROUND INFORMATION: West of Old Hicks Rd, North of Checker Rd
State: Illinois County/parish/borough: Lake City: Long Grove, and Ela Township
Center coordinates of site (lat/long in degree decimal format): Lat. 42.15928°N, Long. -88.02168° W.
Universal Transverse Mercator: Zone 16
Name of nearest waterbody: Buffalo Creek Tributary
Name of nearest Traditional Navigable Water (TNW) into which the aquatic resource flows: **Des Plaines River**
Name of watershed or Hydrologic Unit Code (HUC): **Des Plaines (07120004)**
 Check if map/diagram of review area and/or potential jurisdictional areas is/are available upon request.
 Check if other sites (e.g., offsite mitigation sites, disposal sites, etc...) are associated with this action and are recorded on a different JD form.
- D. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):
 Office (Desk) Determination. Date: 7/24/2015
 Field Determination. Date(s):

SECTION II: SUMMARY OF FINDINGS

A. RHA SECTION 10 DETERMINATION OF JURISDICTION.

There Are no "navigable waters of the U.S." within Rivers and Harbors Act (RHA) jurisdiction (as defined by 33 CFR part 329) in the review area. [Required]

B. CWA SECTION 404 DETERMINATION OF JURISDICTION.

There Are no "waters of the U.S." within Clean Water Act (CWA) jurisdiction (as defined by 33 CFR part 328) in the review area. [Required]

2. Non-regulated waters/wetlands (check if applicable):¹
 Potentially jurisdictional waters and/or wetlands were assessed within the review area and determined to be not jurisdictional.
Explain: Wetland A (0.21 ac), Wetland B (2.16 ac), and Wetland C (0.32 ac) are closed depressional features along the watershed divide, and have no hydrologic connection to the Buffalo Creek Tributary.

SECTION III: CWA ANALYSIS

- E. ISOLATED [INTERSTATE OR INTRA-STATE] WATERS, INCLUDING ISOLATED WETLANDS, THE USE, DEGRADATION OR DESTRUCTION OF WHICH COULD AFFECT INTERSTATE COMMERCE, INCLUDING ANY SUCH WATERS (CHECK ALL THAT APPLY):²
 which are or could be used by interstate or foreign travelers for recreational or other purposes.
 from which fish or shellfish are or could be taken and sold in interstate or foreign commerce.
 which are or could be used for industrial purposes by industries in interstate commerce.
 Interstate isolated waters. Explain:
 Other factors. Explain:

Identify water body and summarize rationale supporting determination:

Provide estimates for jurisdictional waters in the review area (check all that apply):

- Tributary waters: linear feet width (ft).
 Other non-wetland waters: acres.
Identify type(s) of waters:
 Wetlands: acres.

¹ Supporting documentation is presented in Section III F

² Prior to asserting or declining CWA jurisdiction based solely on this category, Corps Districts will elevate the action to Corps and EPA HQ for review consistent with the process described in the Corps/EPA Memorandum Regarding CWA Act Jurisdiction Following Rapanos.

APPROVED JURISDICTIONAL DETERMINATION FORM
U.S. Army Corps of Engineers

This form should be completed by following the instructions provided in Section IV of the JD Form Instructional Guidebook.

SECTION I: BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR APPROVED JURISDICTIONAL DETERMINATION (JD): 7/24/2015

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C. PROJECT LOCATION AND BACKGROUND INFORMATION: West of Old Hicks Rd, North of Checker Rd
State: Illinois County/parish/borough: Lake City: Long Grove, and Ela Township
Center coordinates of site (lat/long in degree decimal format): Lat. 42.15928°N, Long. -88.02168° W.
Universal Transverse Mercator: Zone 16

Name of nearest waterbody: Buffalo Creek Tributary

Name of nearest Traditional Navigable Water (TNW) into which the aquatic resource flows: Des Plaines River

Name of watershed or Hydrologic Unit Code (HUC): Des Plaines (07120004)

Check if map/diagram of review area and/or potential jurisdictional areas is/are available upon request.

Check if other sites (e.g., offsite mitigation sites, disposal sites, etc...) are associated with this action and are recorded on a different JD form.

D. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

Office (Desk) Determination. Date: 7/24/2015

Field Determination. Date(s):

SECTION II: SUMMARY OF FINDINGS

A. RHA SECTION 10 DETERMINATION OF JURISDICTION.

There **Are no** "navigable waters of the U.S." within Rivers and Harbors Act (RHA) jurisdiction (as defined by 33 CFR part 329) in the review area. [Required]

B. CWA SECTION 404 DETERMINATION OF JURISDICTION.

There **Are no** "waters of the U.S." within Clean Water Act (CWA) jurisdiction (as defined by 33 CFR part 328) in the review area. [Required]

2. Non-regulated waters/wetlands (check if applicable):¹

Potentially jurisdictional waters and/or wetlands were assessed within the review area and determined to be not jurisdictional.
Explain: Wetland A (0.21 ac), Wetland B (2.16 ac), and Wetland C (0.32 ac) are closed depressional features along the watershed divide, and have no hydrologic connection to the Buffalo Creek Tributary.

SECTION III: CWA ANALYSIS

E. ISOLATED [INTERSTATE OR INTRA-STATE] WATERS, INCLUDING ISOLATED WETLANDS, THE USE, DEGRADATION OR DESTRUCTION OF WHICH COULD AFFECT INTERSTATE COMMERCE, INCLUDING ANY SUCH WATERS (CHECK ALL THAT APPLY):²

which are or could be used by interstate or foreign travelers for recreational or other purposes.

from which fish or shellfish are or could be taken and sold in interstate or foreign commerce.

which are or could be used for industrial purposes by industries in interstate commerce.

Interstate isolated waters. Explain:

Other factors. Explain:

Identify water body and summarize rationale supporting determination:

Provide estimates for jurisdictional waters in the review area (check all that apply):

Tributary waters: linear feet width (ft).

Other non-wetland waters: acres.

Identify type(s) of waters:

Wetlands: acres.

¹ Supporting documentation is presented in Section III F.

² Prior to asserting or declining CWA jurisdiction based solely on this category, Corps Districts will elevate the action to Corps and EPA HQ for review consistent with the process described in the Corps/EPA Memorandum Regarding CWA Act Jurisdiction Following Rapanos.

F. **NON-JURISDICTIONAL WATERS, INCLUDING WETLANDS (CHECK ALL THAT APPLY):**

- If potential wetlands were assessed within the review area, these areas did not meet the criteria in the 1987 Corps of Engineers Wetland Delineation Manual and/or appropriate Regional Supplements.
- Review area included isolated waters with no substantial nexus to interstate (or foreign) commerce.
 - Prior to the Jan 2001 Supreme Court decision in "SWANCC," the review area would have been regulated based solely on the "Migratory Bird Rule" (MBR).
- Waters do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction. Explain:
- Other: (explain, if not covered above):

Provide acreage estimates for non-jurisdictional waters in the review area, where the sole potential basis of jurisdiction is the MBR factors (i.e., presence of migratory birds, presence of endangered species, use of water for irrigated agriculture), using best professional judgment (check all that apply):

- Non-wetland waters (i.e., rivers, streams): linear feet width (ft).
- Lakes/ponds: acres.
- Other non-wetland waters: acres. List type of aquatic resource:
- Wetlands: 2.69 acres.

Provide acreage estimates for non-jurisdictional waters in the review area that do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction (check all that apply):

- Non-wetland waters (i.e., rivers, streams): linear feet, width (ft).
- Lakes/ponds: acres.
- Other non-wetland waters: acres. List type of aquatic resource:
- Wetlands: acres.

SECTION IV: DATA SOURCES.

A. **SUPPORTING DATA. Data reviewed for JD (check all that apply - checked items shall be included in case file and, where checked and requested, appropriately reference sources below):**

- Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: Delineation dated 6-9-2015.
- Data sheets prepared/submitted by or on behalf of the applicant/consultant.
 - Office concurs with data sheets/delineation report.
 - Office does not concur with data sheets/delineation report.
- Data sheets prepared by the Corps:
- Corps navigable waters' study:
- U.S. Geological Survey Hydrologic Atlas: Lake Zurich HA 208, 1966,
 - USGS NHD data.
 - USGS 8 and 12 digit HUC maps.
- U.S. Geological Survey map(s). Cite scale & quad name: Lake Zurich 7.5", 1993, Pick List, Pick List,
- USDA Natural Resources Conservation Service Soil Survey. Citation: Soil Survey of Lake County, Illinois (2005).
- National wetlands inventory map(s). Cite name: Lake Zurich,
- State/Local wetland inventory map(s): Lake County ADID, Lake County Wetland Inventory,
- FEMA/FIRM maps:
- 100-year Floodplain Elevation is: (National Geodetic Vertical Datum of 1929)
- Photographs: Aerial (Name & Date):
or Other (Name & Date):
- Previous determination(s). File no. and date of response letter:
- Applicable/supporting case law:
- Applicable/supporting scientific literature:
- Other information (please specify):

B. **ADDITIONAL COMMENTS TO SUPPORT JD: Wetlands along watershed divide with no hydrologic connection.**

- Area(s) are geographically isolated
- Area(s) do not have a hydrologic nexus.
- Area(s) do not have an ecological nexus.
- Area(s) do not have evidence of a subsurface flow connection to a jurisdictional water.
- Area(s) do not have evidence of surface overland sheet flow
- Area(s) are not located within the flood plain.