



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 ROAD L.G., IL. 60047

Telephone Number: 847-980-9686 E-mail Address: MIKE@FIDELITYNETS.COM

Fax number: 847-883-0132

Applicant's Interest in Property: CONTRACT PURCHASER

1.2 Owner (if different from Applicant).

THERESE R. IVERSON, INDIVIDUALLY, AND THERESE R. IVERSON
Name: AS TRUSTEE UNDER THE THERESE R. IVERSON LIVING TRUST DATE 2/11/10

Address: 3455 DEVON PINES, KESWICK, VA 22947-9175

Telephone Number: _____ E-mail Address: _____

Fax number: _____

1.3 Property.

Address of Property: 19919 W. DOROTHY LANE, 20470 N. OLD HICKS ROAD AND
O NORTH OLD HICKS ROAD, LAKE COUNTY, IL. 60067

Legal Description: Please attach Parcel Index Number(s): 1436300038, 1436300039, 1436300000

Present Zoning Classification _____ Size of Property (in acres) 34.4

R-2 PUD AS TO 14-36-300-003; REMAINDER IS UNINCORPORATED

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

1.6 Supplemental Information (General):**

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

- (a) A description or graphic representation of any development or construction that will occur or any use that will be established or maintained if the requested relief is granted.
- (b) A table showing the following, as applicable:

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

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

_____ Appeals, Code Interpretations, and Variations: See 5-11-8(E)3, 4, & 5 of the Zoning Code and Form "A"

_____ Special Use Permit (non-PUD): See 5-11-8(E)7 of the Zoning Code and Form "B"

Zoning Map Amendment (rezoning): See 5-11-8(E) 8 of the Zoning Code and Form "C"

Zoning Code Text Amendment: See Form "D"

Preliminary PUD Plat: See 5-11-18(D)(2) of the Zoning Code and Form "E"

_____ Final PUD Plat: See 5-11-18(D)(3) of the Zoning Code and Form "F"

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

Special Data Requests. In addition to the data and information required pursuant to this Application, every Applicant/Owner shall submit such other additional data, information, or documentation as the

building superintendent or any board or commission before which the Application is pending may deem necessary or appropriate to a full and proper consideration and disposition of the particular Application.

1.8 Consultants.

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

Name: RAYMOND GERRARD
Professional: ATTORNEY
Address: 51 BELLA VISTA DRIVE
Telephone: 847-638-5242
E-mail: RGERARD3@Comcast.NET

Name: MIDWEST ECOLOGICAL
Professional: WETLAND / ENVIRONMENTAL
Address: P.O. Box 321
GILBERTS, ILLINOIS 60136
Telephone: 847-278-4610
E-mail: RVANNI@MIDWESTECO.COM

Name: KEVIN LEWIS
Professional: ENGINEER SURVEYOR
IG CONSULTING
Address: 300 MARGUARDT DRIVE
WHEELING, IL. 60090
Telephone: 847-215-1133
E-mail: KEVIN@IGCONSULTING.NET

Name: MIKE SNYDER
Professional: LANDSCAPE ARCHITECTS
Address: _____
Telephone: 847-804-6752
E-mail: MIKE@M.SLA.BIZ

1.9 Village Officials or Employees.

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

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

1.10 Successive Applications (5-11-9).

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

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

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

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

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

- Fully completed Application with applicable supplementary information
- Non-refundable Filing Fee. Amount: \$ 5,000⁰⁰
- Planning Filing Fees. Amount: \$ 1,000⁰⁰
- Minimum Professional Fee/deposit Escrow. Amount \$ _____

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

3.1 The Applicant certifies that all information contained in this Application is true and correct to the best of Applicant's knowledge.

3.2 The Applicant acknowledges that the Village may seek additional information relating to this Application and agrees to provide the Village with such information in a timely manner. Failure to provide such information may be grounds for denying an Application.

3.3 The Applicant and Owner agree to reimburse the Village for any and all costs relating to the processing of this Application, including any consultants' fees. By signing this Application,

Applicant and Owner agree to be jointly and severally liable for such costs, and Owner further agrees to the filing and foreclosure of a lien against the Property for all such costs plus all expenses relating to collection, if such costs are not paid within 30 days after mailing of a demand for payment.

- 3.4 The Applicant agrees that the Village and its representatives have the right, and are hereby granted permission and a license, to enter upon the Property, and into any structures located there on, for purposes of conducting any inspections that may be necessary in connection with this Application.
- 3.5 The Owner, Applicant, and/or designated representative is required to be present during the meeting.

KC-1 Inc
Name of Owner
M. Miller Pres
Signature of Owner Date

KE 1, Inc.
Name of Applicant
M. E. Mar. Pres. 6-10-15
Signature of Applicant Date

4590041_v2

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.

September 10, 2015

To: Village of Long Grove

From: KC1, Inc.

Re: Iverson Property- Item 13 Narrative

Dear Village of Long Grove,

Item 13:

The project is located at the southwest corner of Long Grove just north of Lake Cook Road and just East of existing Route 53. It is a former farm field and nursery that has fallen into disuse over the past 20 years between existing single family residential homes and commercial property, the Menards property is directly southwest of the site, the former Geimer's Nursery is directly west, a Montessori school is encompassed by the property on the east side and a vacant field is to the north. The property is ideally suited for a transitional use from the commercial to the residential. 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 expansion diagonally through the southwest half of the property. The intent of this development is to create a viable transition from the future Route 53 while preserving the perimeter landscaping closer to the existing residential properties on the east side of Old Hicks Road. The proposed site plan has attached duplex single family homes adjacent to the future Route 53 right of way and detached single family homes to the north.

Thank You,



Michael DeMar

September 8, 2015

To: Village of Long Grove

From: KC1, Inc.

Re: Iverson Property- Elevations

Dear Village of Long Grove,

The single family homes will all be custom homes following your village building codes and requirements for a single family home building permit. Attached you will find a typical elevation of the proposed duplex homes.

Thank You,

A handwritten signature in black ink, appearing to read "Michael DeMar". The signature is written in a cursive style with a horizontal line drawn through it.

Michael DeMar

September 8, 2015

To: Village of Long Grove

From: KC1, Inc.

Re: Iverson Property- Lighting Plan

Dear Village of Long Grove,

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

Thank You,

A handwritten signature in black ink, appearing to read "Michael DeMar". The signature is written in a cursive style with some loops and flourishes.

Michael DeMar