

Index to Application Documents Steinbach Development

1. Narrative Description of Development
2. Evidence of Ownership
3. Plan Commission Zoning Board of Appeals General Zoning Application
4. Applications for Approval of Preliminary PUD Plat (Form E) including Special Use
5. Special Use and PUD Standards
6. Site Plan
7. Boundary and Topographical Survey
8. Preliminary Plat of Subdivision
9. Preliminary Engineering
10. Lake County "Will Serve" Letter
11. Traffic and Access
12. Protected Areas and Tree Preservation
13. Preliminary Landscape Plan
14. Wetland Delineation Report and Subsurface Drainage Inventory
15. Soils Map
16. USACOE Jurisdictional Determination
17. Illinois Department of Natural Resources Consultation
18. IHPA Review and Archeological Reconnaissance Report
19. McHenry-Lake County Soil and Water Conservation District Report
20. Architecture
21. List of Property Owners within 250 feet of the Property Boundary for Public Notice
22. Declaration of Covenants (with Proposed Outlot B Preservation Language)

Narrative Description of Development

The property which is the subject of this application lies on the southerly side of Midlothian Road across from the entrance to Countryside Lake. It is bounded on the east by vacant property acquired by IDOT for the Midlothian Road interchange, and on the south and west by Outlot B of Indian Creek Club ("Property"). Please refer to the location map attached as Exhibit A.

Addison Real Estate LLC ("Petitioner") is the owner of the Property, and is seeking approval for an eight (8) lot residential subdivision. The gross site area of the Property is 16.77 acres. Current zoning is R-2 PUD. The R-2 zone requires a minimum lot size of not less than 2 acres. Since the zone is actually in a PUD district, Petitioner seeks to average the eight (8) lots over 16.77 acres, resulting in 2.1 acres/lot. The primary roadway will be private and maintained by the homeowners association.

Although the lot lines could be drawn to achieve the minimum R-2 lot size, Petitioner seeks smaller lots to reduce the area to be maintained by the homeowner, to allow for shorter driveways and larger rear yards, to appeal to older residents, and to place the significant wooded and environmentally sensitive areas into an outlot managed by the association as permanently restricted open space. The development area is treeless, and has most recently been farmed with the adjoining IDOT parcel. Therefore, the plan neatly divides the Property into a previously cleared upland area and a large undisturbed preservation area. This is all more fully described in this application

There are four (4) outlots in the subdivision:

Outlot A – Stormwater Detention/Management – 1.87 acres

Outlot B – Conservation and Permanent Open Space – 10.97 acres

Outlot C – Private Roadway to be owned and maintained by the HOA – 0.94 acres

Outlot D – Conservation and Adjoining Development Reservation – 0.67 acres

The remaining land is comprised of residential lots – 2.33 acres

The purpose of Outlot D is to preserve open space and allow for a curvilinear roadway. If and when IDOT releases the land to the east, this may serve to avoid duplication of roadways by placing lots on the east side of Outlot C by the adjoining developer.

The Property is currently zoned for the density requested, and is already required to be a PUD. Therefore, granting a PUD for permitted gross density is a matter of designing a land plan appropriate to the Property, and providing amenities supporting the

character of the Village and observing the objectives of the Zoning Ordinance and Comprehensive Plan. Petitioner believes that its design accomplishes all of these goals.

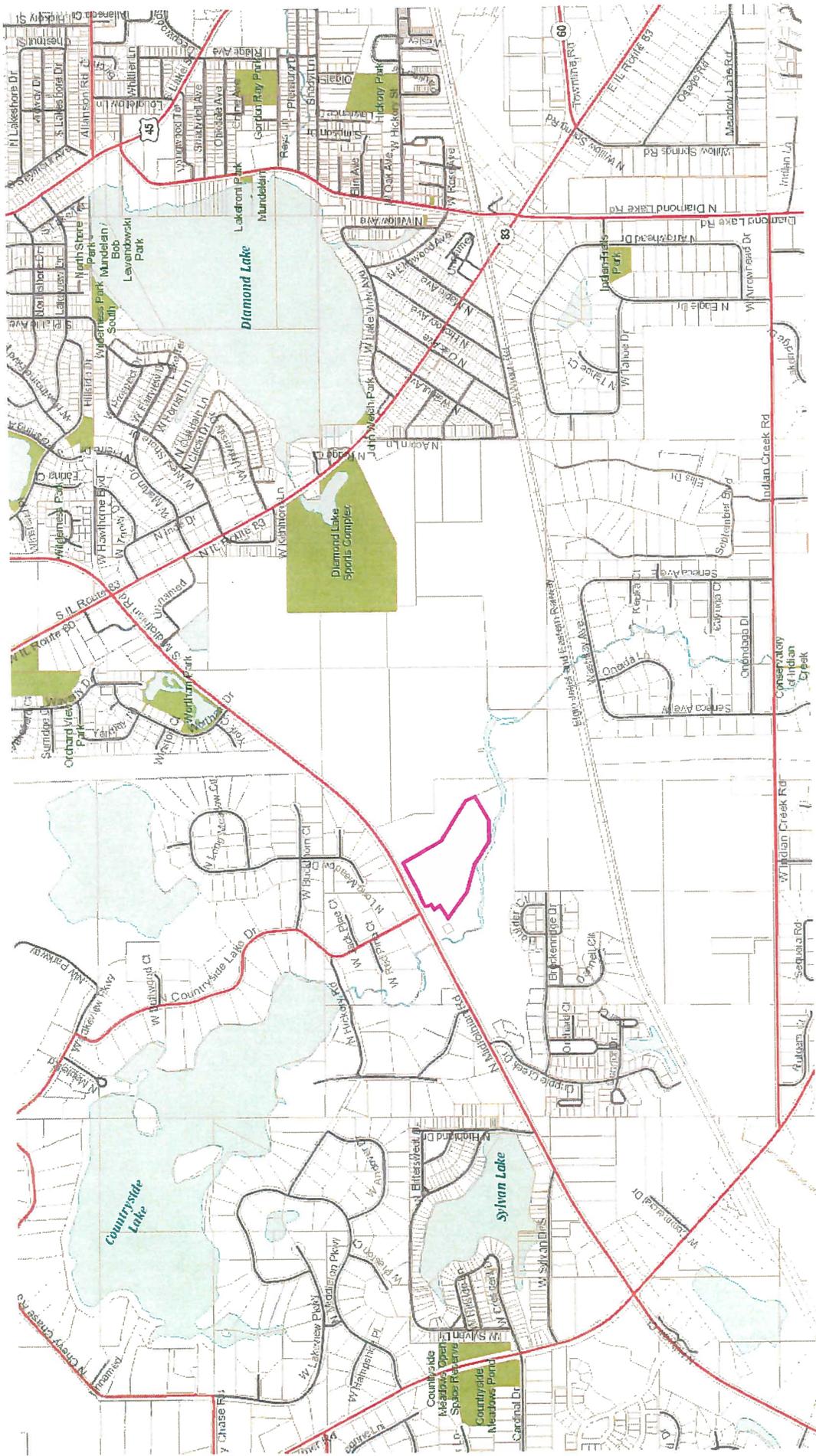
The following is a summary of some of the important attributes of its development:

1. Petitioner requests only a PUD and subdivision approval. Petitioner seeks no rezoning, annexation, text amendment, or other relief.
2. The plan complements the nearby neighborhoods of Countryside Lake and Indian Creek Club. It also reflects the Comprehensive Plan previously adopted showing a commuter rail hub, and radiating development. Within 250', all of the surrounding land is R-2 PUD (the same as the Property), OS (which abuts the open space on Petitioner's plan), and County residential to the north.
3. Access to Midlothian Road is acceptable to roadway authorities, and the traffic report discloses no safety or congestion concerns.
4. Public sanitary sewer, potable water, dry utilities and drainage capacity are all efficiently and conveniently available to the Property.
5. The subdivision plan strongly supports open space and conservation. There will be no disturbance of wetlands or woodlands outside of the residential area.
6. The proposed architecture is similar in quality and value to Ravenna and Indian Creek Club, and is illustrated later in this application.

Petitioner will invite homeowners in the surrounding neighborhoods to an informal meeting to present its plan prior to Village hearings. This will help to narrow public comments by addressing neighborhood concerns in advance.

We look forward to working with you.

Exhibit A
Location Map



Evidence of Ownership

COMMITMENT FOR TITLE INSURANCE

ISSUED BY

Chicago Title Insurance Company

SCHEDULE A

1. Commitment Effective Date: 12/29/2015 Commitment No. 15-1388
2. Policy or Policies to be issued
- | | Amount |
|---------------------------------|-------------|
| ALTA Owner's Policy (2006 Form) | \$10,000.00 |
| Proposed Insured: | |
| ALTA Loan Policy (2006 Form) | \$ |
| Proposed Insured: | |
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:
- Addison Real Estate LLC, a Wyoming Limited Liability Company
4. The land referred to in this Commitment is situated in the County of Lake, State of Illinois, and is described as follows:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Note: For informational purposes only, the land is described as:
Midlothian Road, Long Grove, IL 60047

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.

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST MOST NORTHEAST CORNER OF OUTLOT "B" IN INDIAN CREEK CLUB UNIT 5, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1998 AS DOCUMENT 4091322, BEING ALSO A POINT ON THE WESTERLY LINE OF FAP 432 (ILLINOIS ROUTE 53), ACCORDING TO ILLINOIS DEPARTMENT OF TRANSPORTATION PLAT OF HIGHWAYS, JOB NO. R91-027-00 AND AS CONVEYED BY DOCUMENT NUMBER 3685964; THENCE ALONG NORTHERLY AND EASTERLY LINES OF SAID INDIAN CREEK CLUB UNIT 5, THE FOLLOWING 9 COURSES: SOUTH 59 DEGREES 59 MINUTES 31 SECONDS WEST, 330.03 FEET; THENCE NORTH 88 DEGREES 43 MINUTES 38 SECONDS WEST, 238.31 FEET; THENCE NORTH 57 DEGREES 53 MINUTES 53 SECONDS WEST, 319.46 FEET; THENCE NORTH 74 DEGREES 00 MINUTES 22 SECONDS WEST, 340.03 FEET; THENCE NORTH 53 DEGREES 48 MINUTES 36 SECONDS WEST, 372.12 FEET; THENCE NORTH 57 DEGREES 08 MINUTES 04 SECONDS EAST, 175.00 FEET; THENCE NORTH 32 DEGREES 51 MINUTES 56 SECONDS WEST, 80.00 FEET; THENCE NORTH 57 DEGREES 39 MINUTES 03 SECONDS EAST, 74.97 FEET; THENCE NORTH 27 DEGREES 07 MINUTES 56 SECONDS WEST, 67.00 FEET; THENCE NORTH 62 DEGREES 50 MINUTES 15 SECONDS EAST, 561.14 FEET; THENCE CONTINUING 15.88 FEET, BEING A TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 2965.00 FEET, CHORD BEARING NORTH 62 DEGREES 41 MINUTES 03 SECONDS EAST, 15.88 FEET TO THE WESTERLY LINE OF FAP 432; THENCE ALONG SAID WESTERLY LINE OF FAP 432 THE FOLLOWING 3 COURSES: SOUTH 29 DEGREES 23 MINUTES 35 SECONDS EAST, 521.90 FEET; THENCE SOUTH 58 DEGREES 22 MINUTES 06 SECONDS EAST, 549.19 FEET; THENCE SOUTH 24 DEGREES 31 MINUTES 20 SECONDS EAST, 116.54 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHEAST CORNER OF OUTLOT "B" IN INDIAN CREEK CLUB UNIT 5, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1998 AS DOCUMENT 4091322, BEING ALSO A POINT ON THE WESTERLY LINE OF FAP 432 (ILLINOIS ROUTE 53), ACCORDING TO ILLINOIS DEPARTMENT OF TRANSPORTATION PLAT OF HIGHWAYS, JOB NO. R91-027-00 AND AS CONVEYED BY DOCUMENT NUMBER 3685964; THENCE ALONG NORTHERLY AND EASTERLY LINES OF SAID INDIAN CREEK CLUB UNIT 5, THE FOLLOWING 9 COURSES: SOUTH 59 DEGREES 59 MINUTES 31 SECONDS WEST, 330.03 FEET; THENCE NORTH 88 DEGREES 43 MINUTES 38 SECONDS WEST, 238.31 FEET; THENCE NORTH 57 DEGREES 53 MINUTES 53 SECONDS WEST, 319.46 FEET; THENCE NORTH 74 DEGREES 00 MINUTES 22 SECONDS WEST, 340.03 FEET; THENCE NORTH 53 DEGREES 48 MINUTES 36 SECONDS WEST, 372.12 FEET; THENCE NORTH 57 DEGREES 08 MINUTES 04 SECONDS EAST, 175.00 FEET; THENCE NORTH 32 DEGREES 51 MINUTES 56 SECONDS WEST, 80 FEET; THENCE NORTH 57 DEGREES 39 MINUTES 03 SECONDS EAST, 74.97 FEET; THENCE NORTH 27 DEGREES 07 MINUTES 56 SECONDS WEST, 67.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL INTENDED TO BE DESCRIBED; THENCE NORTH 62 DEGREES 50 MINUTES 15 SECONDS EAST, A DISTANCE OF 561.14 FEET; THENCE CONTINUING 15.88 FEET NORTHEASTERLY, BEING A

TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 2965.00 FEET, CHORD BEARING NORTH 62 DEGREES 41 MINUTES 03 SECONDS EAST, 15.88 FEET TO THE WESTERLY LINE OF FAP 432; THENCE NORTH 29 DEGREES 23 MINUTES 35 SECONDS WEST TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF MIDLOTHIAN ROAD; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID MIDLOTHIAN ROAD TO A POINT THAT IS NORTH 27 DEGREES 07 MINUTES 56 SECONDS WEST OF THE POINT OF BEGINNING; THENCE SOUTH 27 DEGREES 07 MINUTES 56 SECONDS EAST TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

Plan Commission Zoning Board of Appeals
General Zoning Application



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:** Addison Real Estate, LLC, a Wyoming limited liability company c/o Eric Steinbach

Address: 475 Arbor Drive, Lake Bluff, IL 60044

Telephone Number: 440-220- 2176

E-mail Address: ers4480@gmail.com

Fax number: _____

Applicant's Interest in Property: Owner

1.2 **Owner (if different from Applicant).**

Name: _____

Address: _____

Telephone Number: _____ E-mail Address: _____

Fax number: _____

1.3 **Property.**

Address of Property: 0 Midlothian Road, Long Grove, IL (south of the entrance to Countryside Lake)

Legal Description: See Exhibit A Parcel Index Number(s): 10-35-400-011; 10-35-400-012

Present Zoning Classification R-2 PUD

Size of Property (in acres) 16.77

Has any zoning reclassification, variation, or special use permit/PUD been granted for the Property?
Yes: _____ No: **X** (not since owner's 2012 purchase)

If yes, please identify the ordinance or other document granting such zoning relief: _____

Describe the nature of the zoning relief granted: Eight (8) residential lot PUD and Plat of Subdivision

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: E and R1 County	Residential (Countryside Lake)
South: OS Long Grove	Vacant
East: R-2PUD Long Grove	Vacant (IDOT)
West: OS Long Grove	Preservation Outlot Indian Creek Club

Please refer to the zoning map overlay and site plan attached as Exhibit B

1.4 Trustees Disclosure.

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

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) |
| _____ Zoning Map Amendment (rezoning) | _____ Zoning Code Text Amendment |
| X Preliminary PUD Plat | X 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: **Please refer to Petitioner's plans submitted with this application in response to this Section 1.6.**

- (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"

 X Preliminary PUD Plat: See 5-11-18(D)(2) of the Zoning Code and Form "E". **Form "E" is submitted with this Application**

_____ 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: Mark C. Eiden & Associates, PC
Professional: Mark C. Eiden, attorney
Address: 1000 N. Rand Rd, # 120, Wauconda, IL
Telephone: 847-641-3680
E-mail: meiden@eidenlaw.com

Name: Pearson Brown & Associates, Inc.
Professional: Ron Adams, Engineering
Address: 1850 W. Winchester Road, #205, Libertyville, IL 60048
Telephone: 847 367 6707
E-mail: radams@pearsonbrown.com

Name: Hey & Associates, Inc.
Professional: Steve Rauch, environmental consultant
Address: 26575 W. Commerce Drive, Volo, IL 60073
Telephone: 847 740 0888
E-mail: srauch@heyassoc.com

Name: RE Allen & Associates
Professional: Bryan Lee, surveyor
Address: 31 S. Slusser St, Grayslake, IL 60030
Telephone: 847 223 0914
E-mail: reallen-blee@ameritech.net

Name: M Assad Consulting, Inc.
Professional: Mike Assad, Coordinator
Address: 2501 Lippizan Lane, Grayslake, IL 60030
Telephone: 847 287 6882
E-mail: mvassad@gmail.com

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: \$100.00
- Planning Filing Fees. Amount: \$1,000.00
- Minimum Professional Fee/deposit Escrow. Amount \$5,000.00

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.

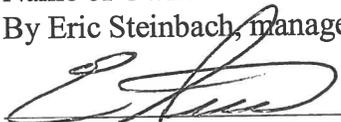
- 3.1 The Applicant certifies that all information contained in this Application is true and correct to the best of Applicant's knowledge.
- 3.2 The Applicant acknowledges that the Village may seek additional information relating to this Application and agrees to provide the Village with such information 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.**

Addison Real Estate, LLC

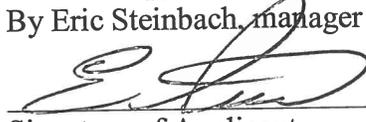
Addison Real Estate, LLC

Name of Owner
By Eric Steinbach, manager

Name of Applicant
By Eric Steinbach, manager



Signature of Owner Date



Signature of Applicant Date

Exhibit A
Legal Description

PARCEL 1:

THAT PART OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST MOST NORTHEAST CORNER OF OUTLOT "B" IN INDIAN CREEK CLUB UNIT 5, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1998 AS DOCUMENT 4091322, BEING ALSO A POINT ON THE WESTERLY LINE OF FAP 432 (ILLINOIS ROUTE 53) ACCORDING TO ILLINOIS DEPARTMENT OF TRANSPORTATION PLAT OF HIGHWAYS, JOB NO. R91-027-00 AND AS CONVEYED BY DOCUMENT NUMBER 3685964; THENCE ALONG NORTHERLY AND EASTERLY LINES OF SAID INDIAN CREEK CLUB UNIT 5, THE FOLLOWING 9 COURSES: SOUTH 59 DEGREES 59 MINUTES 31 SECONDS WEST, 330.03 FEET; THENCE NORTH 88 DEGREES 43 MINUTES 38 SECONDS WEST, 238.31 FEET; THENCE NORTH 57 DEGREES 53 MINUTES 53 SECONDS WEST, 319.46 FEET; THENCE NORTH 74 DEGREES 00 MINUTES 22 SECONDS WEST, 340.03 FEET; THENCE NORTH 53 DEGREES 48 MINUTES 36 SECONDS WEST, 372.12 FEET; THENCE NORTH 57 DEGREES 08 MINUTES 04 SECONDS EAST, 175.00 FEET; THENCE NORTH 32 DEGREES 51 MINUTES 56 SECONDS WEST, 80.00 FEET; THENCE NORTH 57 DEGREES 39 MINUTES 03 SECONDS EAST, 74.97 FEET; THENCE NORTH 27 DEGREES 07 MINUTES 56 SECONDS WEST, 67.00 FEET; THENCE NORTH 62 DEGREES 50 MINUTES 15 SECONDS EAST, 561.14 FEET; THENCE CONTINUING 15.88 FEET, BEING A TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 2965.00 FEET, CHORD BEARING NORTH 62 DEGREES 41 MINUTES 03 SECONDS EAST, 15.88 FEET TO THE WESTERLY LINE OF FAP 432; THENCE ALONG SAID WESTERLY LINE OF FAP 432 THE FOLLOWING 3 COURSES: SOUTH 29 DEGREES 23 MINUTES 35 SECONDS EAST, 521.90 FEET; THENCE SOUTH 58 DEGREES 22 MINUTES 06 SECONDS EAST, 549.19 FEET; THENCE SOUTH 24 DEGREES 31 MINUTES 20 SECONDS EAST, 116.54 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST MOST NORTHEAST CORNER OF OUTLOT "B" IN INDIAN CREEK CLUB UNIT 5, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1998 AS DOCUMENT 4091322, BEING ALSO A POINT ON THE WESTERLY LINE OF FAP 432 (ILLINOIS ROUTE 53) ACCORDING TO ILLINOIS DEPARTMENT OF TRANSPORTATION PLAT OF HIGHWAYS, JOB NO. R91-027-00 AND AS CONVEYED BY DOCUMENT NUMBER 3685964; THENCE ALONG NORTHERLY AND EASTERLY LINES OF SAID INDIAN CREEK CLUB UNIT 5, THE FOLLOWING 9 COURSES: SOUTH 59 DEGREES 59 MINUTES 31 SECONDS WEST, 330.03 FEET; THENCE NORTH 88 DEGREES 43 MINUTES 38 SECONDS WEST, 238.31 FEET; THENCE NORTH 57 DEGREES 53 MINUTES 53 SECONDS WEST, 319.46 FEET; THENCE NORTH 74 DEGREES 00 MINUTES 22 SECONDS WEST, 340.03 FEET; THENCE NORTH 53 DEGREES 48 MINUTES 36 SECONDS WEST, 372.12 FEET; THENCE NORTH 57 DEGREES 08 MINUTES 04 SECONDS EAST, 175.00 FEET; THENCE NORTH 32 DEGREES 51 MINUTES 56 SECONDS WEST, 80.00 FEET; THENCE NORTH 57 DEGREES 39 MINUTES 03 SECONDS EAST, 74.97 FEET; THENCE NORTH 27 DEGREES 07 MINUTES 56 SECONDS WEST, 67.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL INTENDED TO BE DESCRIBED; THENCE NORTH 62 DEGREES 50 MINUTES 15 SECONDS EAST, A DISTANCE OF

561.14 FEET; THENCE CONTINUING 15.88 FEET NORTHEASTERLY, BEING A TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 2965.00 FEET, CHORD BEARING NORTH 62 DEGREES 41 MINUTES 03 SECONDS EAST, 15.88 FEET TO THE WESTERLY LINE OF FAP 432; THENCE NORTH 29 DEGREES 23 MINUTES 35 SECONDS WEST, TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF MIDLOTHIAN ROAD; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID MIDLOTHIAN ROAD TO A POINT THAT IS NORTH 27 DEGREES 07 MINUTES 56 SECONDS WEST OF THE POINT OF BEGINNING; THENCE SOUTH 27 DEGREES 07 MINUTES 56 SECONDS EAST TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

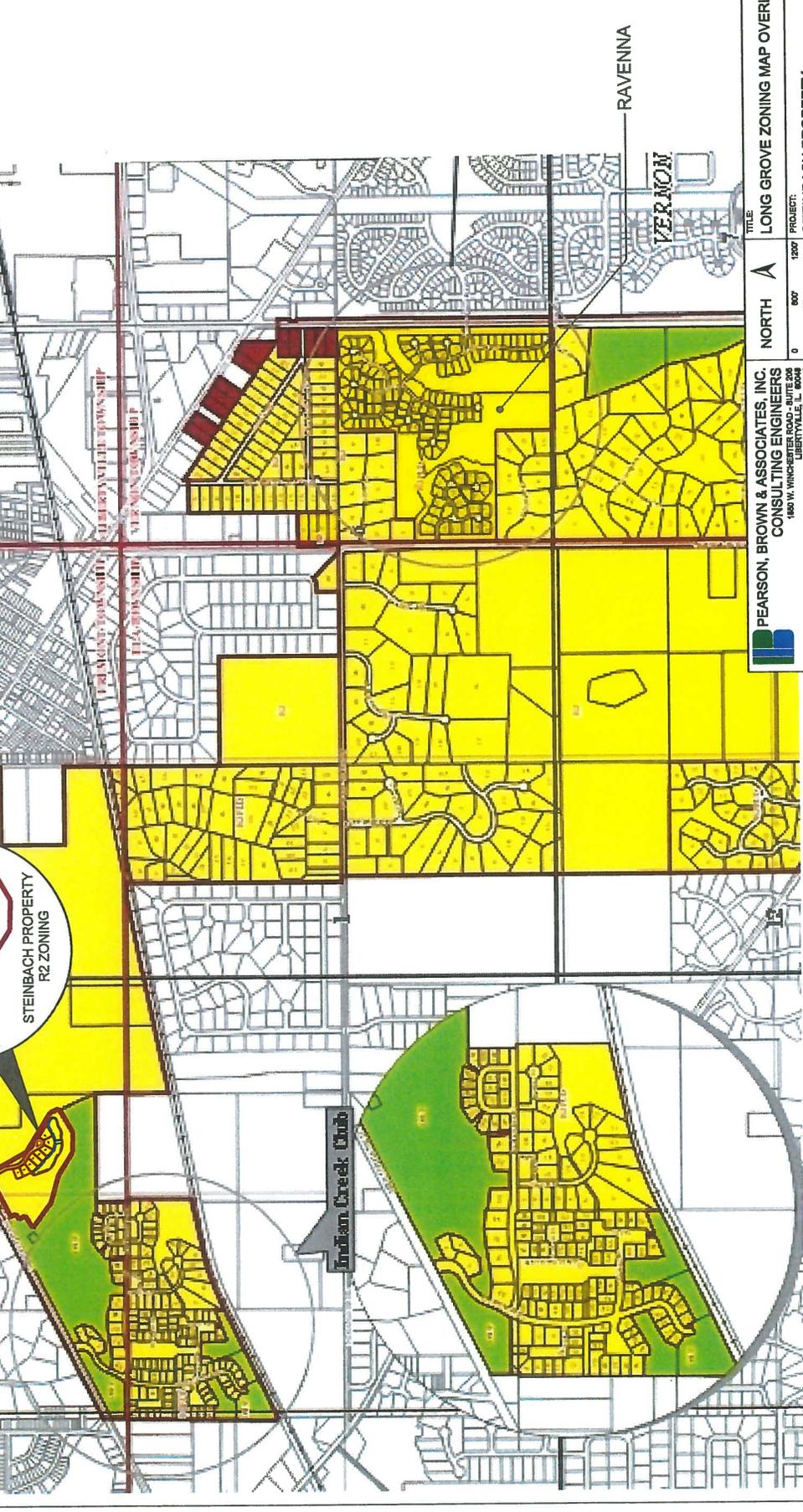
Exhibit B
Zoning Map Overlay on Site Plan

001	Residential Single-Family	001	Residential Medium-Density
002	Open Space	002	Residential Medium-Density
003	Open Space	003	Residential Medium-Density
004	Open Space	004	Residential Medium-Density
005	Open Space	005	Residential Medium-Density
006	Open Space	006	Residential Medium-Density
007	Open Space	007	Residential Medium-Density
008	Open Space	008	Residential Medium-Density
009	Open Space	009	Residential Medium-Density
010	Open Space	010	Residential Medium-Density
011	Open Space	011	Residential Medium-Density
012	Open Space	012	Residential Medium-Density
013	Open Space	013	Residential Medium-Density
014	Open Space	014	Residential Medium-Density
015	Open Space	015	Residential Medium-Density
016	Open Space	016	Residential Medium-Density
017	Open Space	017	Residential Medium-Density
018	Open Space	018	Residential Medium-Density
019	Open Space	019	Residential Medium-Density
020	Open Space	020	Residential Medium-Density

021	Residential Medium-Density	021	Residential Medium-Density
022	Residential Medium-Density	022	Residential Medium-Density
023	Residential Medium-Density	023	Residential Medium-Density
024	Residential Medium-Density	024	Residential Medium-Density
025	Residential Medium-Density	025	Residential Medium-Density
026	Residential Medium-Density	026	Residential Medium-Density
027	Residential Medium-Density	027	Residential Medium-Density
028	Residential Medium-Density	028	Residential Medium-Density
029	Residential Medium-Density	029	Residential Medium-Density
030	Residential Medium-Density	030	Residential Medium-Density
031	Residential Medium-Density	031	Residential Medium-Density
032	Residential Medium-Density	032	Residential Medium-Density
033	Residential Medium-Density	033	Residential Medium-Density
034	Residential Medium-Density	034	Residential Medium-Density
035	Residential Medium-Density	035	Residential Medium-Density
036	Residential Medium-Density	036	Residential Medium-Density
037	Residential Medium-Density	037	Residential Medium-Density
038	Residential Medium-Density	038	Residential Medium-Density
039	Residential Medium-Density	039	Residential Medium-Density
040	Residential Medium-Density	040	Residential Medium-Density

041	Residential Medium-Density	041	Residential Medium-Density
042	Residential Medium-Density	042	Residential Medium-Density
043	Residential Medium-Density	043	Residential Medium-Density
044	Residential Medium-Density	044	Residential Medium-Density
045	Residential Medium-Density	045	Residential Medium-Density
046	Residential Medium-Density	046	Residential Medium-Density
047	Residential Medium-Density	047	Residential Medium-Density
048	Residential Medium-Density	048	Residential Medium-Density
049	Residential Medium-Density	049	Residential Medium-Density
050	Residential Medium-Density	050	Residential Medium-Density
051	Residential Medium-Density	051	Residential Medium-Density
052	Residential Medium-Density	052	Residential Medium-Density
053	Residential Medium-Density	053	Residential Medium-Density
054	Residential Medium-Density	054	Residential Medium-Density
055	Residential Medium-Density	055	Residential Medium-Density
056	Residential Medium-Density	056	Residential Medium-Density
057	Residential Medium-Density	057	Residential Medium-Density
058	Residential Medium-Density	058	Residential Medium-Density
059	Residential Medium-Density	059	Residential Medium-Density
060	Residential Medium-Density	060	Residential Medium-Density

061	Residential Medium-Density	061	Residential Medium-Density
062	Residential Medium-Density	062	Residential Medium-Density
063	Residential Medium-Density	063	Residential Medium-Density
064	Residential Medium-Density	064	Residential Medium-Density
065	Residential Medium-Density	065	Residential Medium-Density
066	Residential Medium-Density	066	Residential Medium-Density
067	Residential Medium-Density	067	Residential Medium-Density
068	Residential Medium-Density	068	Residential Medium-Density
069	Residential Medium-Density	069	Residential Medium-Density
070	Residential Medium-Density	070	Residential Medium-Density
071	Residential Medium-Density	071	Residential Medium-Density
072	Residential Medium-Density	072	Residential Medium-Density
073	Residential Medium-Density	073	Residential Medium-Density
074	Residential Medium-Density	074	Residential Medium-Density
075	Residential Medium-Density	075	Residential Medium-Density
076	Residential Medium-Density	076	Residential Medium-Density
077	Residential Medium-Density	077	Residential Medium-Density
078	Residential Medium-Density	078	Residential Medium-Density
079	Residential Medium-Density	079	Residential Medium-Density
080	Residential Medium-Density	080	Residential Medium-Density



PEARSON, BROWN & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 1800 W. WINCHESTER ROAD - SUITE 200
 PHOENIX, AZ 85027
 PHONE: (602) 962-8707
 FAX: (602) 962-8007
 E-MAIL ADDRESS: pbrown@pearsonbrown.com

TITLE: LONG GROVE ZONING MAP OVERLAY
PROJECT: STEINBACH PROPERTY
LONG GROVE, IL

SCALE: 1" = 1200'

DATE: 2/17/18

EXHIBIT A

Applications for Approval of Preliminary
PUD Plat (Form E) including Special Use

**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.

See "Boundary and Topographic Survey" (Index to Application Item #7)

_____ **Easements.** Location, width and purpose.

See "Preliminary Plat of Subdivision" (Index to Application Item #8)

_____ **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.

See "Preliminary Engineering" (Index to Application Item #9)

_____ **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.

See "Preliminary Engineering" (Index to Application Item #9)

_____ **Ground Elevations on the Tract.** For land that slopes less than one-half of one

percent (0.5%), show one foot (T) 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.

See "Boundary and Topographic Survey" (Index to Application Item #7)

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.

No individual sewage disposal systems are proposed. Also see "Soils Map" (Index to Application Item #15)

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.

See "Preliminary Engineering" (Index to Application Item #9)

See "Protected Areas and Tree Preservation" (Index to Application Item #12)

There are no 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.

See the "Boundary and Topographical Survey" (Index to Application Item #7) for ground slope

See "Architecture" (Index to Application Item #20) for the character of architecture

See "Preliminary Plat of Subdivision" (Index to Application Item #8) for the location of buildings (one residence per lot)

See Exhibit A for the location of buildings, railroads, power lines, towers and other nearby nonresidential land uses or adverse influences;

See "List of Property Owners within 250 feet of the Property Boundary for Public Notice" (Index to Application Item #21)

See the various aerial depictions of the property showing adjoining subdivisions (Indian Creek Club and Countryside Lake). Both subdivisions are fully developed and consist only of residential uses.

See Exhibit A for a depiction of the adjoining land

Zoning on and Adjacent to the Tract. Zoning on and adjacent to the tract.

See attached Exhibit B

Proposed Public Improvements. Highways or other major improvements planned by public authorities for future construction on or near the tract.

The parcel to the east is owned by the State of Illinois for extension of Route 53.

Open Space. All lots intended to be dedicated for public use or reserved for the use of all lot owners with the purpose indicated.

See "Preliminary Plat of Subdivision" (Index to Application Item #8), Outlots A, B and D.

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.

All homes are detached single family residences.

Map Data. Name of development, north point and scale, date of preparation and acreage of site.

See "Preliminary Plat of Subdivision" (Index to Application Item #8)

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.

See "Preliminary Plat of Subdivision" (Index to Application Item #8)

See "Preliminary Engineering" (Index to Application Item #9)

Miscellaneous. Such additional information as may be required by the plan

commission.

Duly noted

_____ 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.

See "Narrative Description of Development" (Index to Application Item #1)

_____ 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.

See "Evidence of Ownership" (Index to Application Item #2)

PINs are: 10-35-400-011 and 10-35-400-012

_____ 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 "List of Property Owners within 250 feet of the Property Boundary for Public Notice" (Index to Application Item #21)

(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.

_____ 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.

While the petitioner and its consultants have the capability to bond and construct the site improvements and homes, petitioner may sell the subdivided property to a qualified builder. Any such builder would be bound to all of petitioner's approvals and all applicable requirements of law.

(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.

See "Declaration of Covenants" (Index to Application Item #20)

- (d) Density. Provide information on the density of residential uses and the number of dwelling units by type.

The density average is two (2) acres for each of eight (8) single family residential units.

- (e) Nonresidential Uses. Provide information on the type and amount of ancillary and nonresidential uses in a residential development.

There are no non-residential uses.

- (f) Service Facilities. Provide information on all service facilities and off-street parking facilities.

No such facilities are proposed.

- (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.

See "Architecture" (Index to Application Item #20)

- (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.

See "Preliminary Engineering" (Index to Application Item #9)

- (1) Traffic Mitigation.

_____ 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.

Not Applicable. However, see "Traffic and Access" (Index to Application #11)

_____ 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.

Not Applicable. However, see "Traffic and Access" (Index to Application #11)

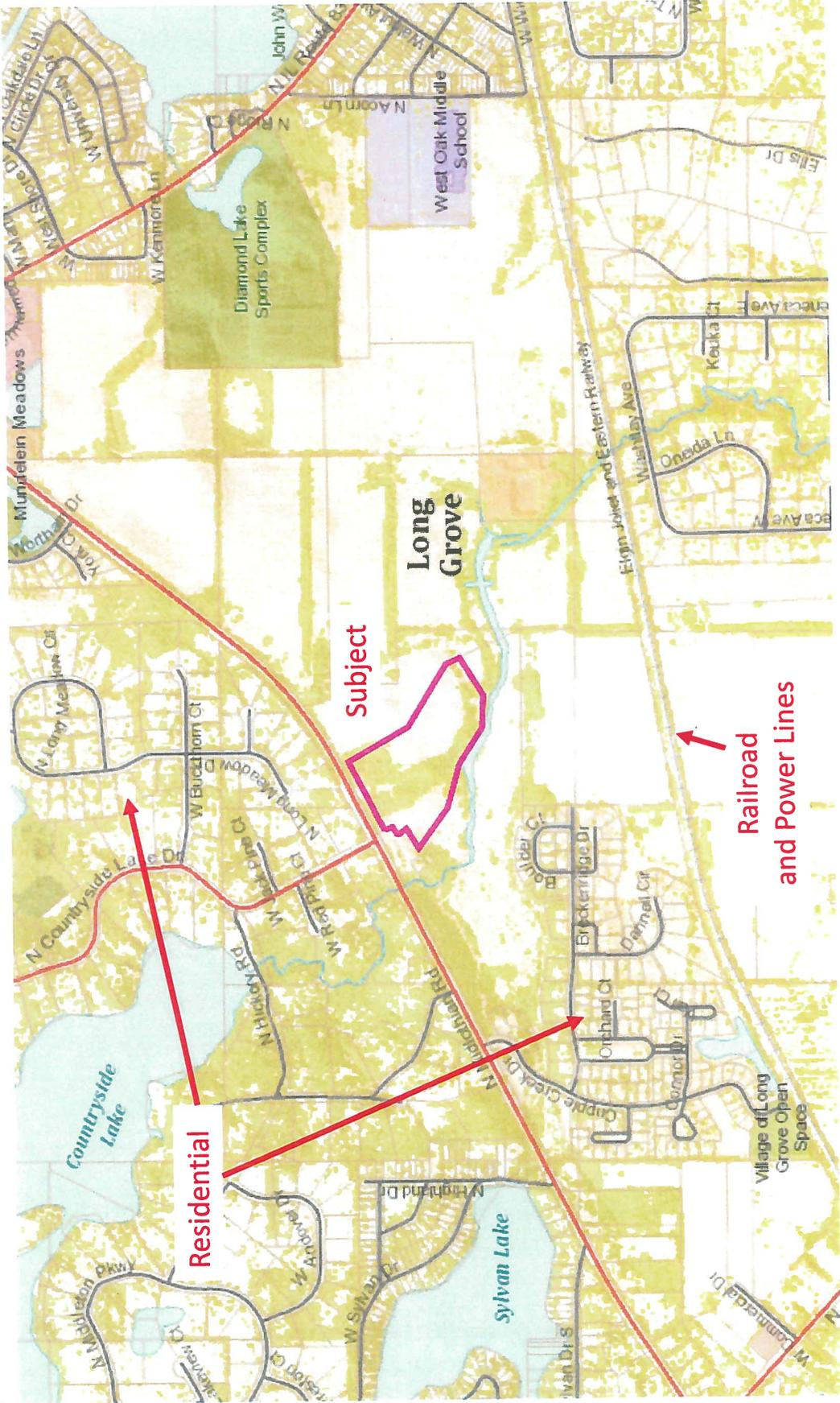
Fee Schedule for Planned Unit Development Applications:

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.**

Exhibit A

Location of buildings, railroads, power lines,
towers and other nearby non-residential land uses or adverse influences



Subject

Residential

Railroad and Power Lines

Long Grove

Countryside Lake

Sylvan Lake

Diamond Lake Sports Complex

West Oak Middle School

Village of Long Grove Open Space

Exhibit B

Lake County and Long Grove Surrounding Zoning

Lake County Zoning



Long Grove Zoning



Special Use and PUD Standards

Standards for Special Use Permits:

1. General Standards: No special use permit shall be recommended or granted pursuant to this section unless the owner shall establish that:

- (a) It is deemed necessary for the public convenience at that location;

The current comprehensive plan (March, 1999) highlights this planning sub area as a transit oriented neighborhood, with a train station and high density office, residential and commercial uses. Please refer to Exhibit A for elaboration. Petitioner's PUD plan and submittal documents follow the "Design Considerations" enumerated in the attachment for this subarea which are achievable under the environmental constraints of the property and the limited amount of development proposed thereon. The attachments also contain drawings showing proposed uses and densities. The Petitioner's property appears to have been designated for single family dwellings with lots as small as 7,200 square feet. Petitioner's average lot size is 12,700 square feet. The subarea plan also appears to contemplate the filling of wetland areas and removal of the forested areas on the property, which petitioner proposes to preserve. Large natural areas which are currently unrestricted will be permanently protected by a recorded instrument. The development adds to the tax base without adding costs since the roadway is privately maintained and the land plan and architecture are age targeted for older adults. The utility plan extends water service in the direction of contemplated future development with little impact of a dead end main since there are only eight (8) proposed residences presently, and there is an undeveloped urban core to the south which would benefit from a watermain loop.

The subarea plan emphasizes the need for this type of plan, so no elaboration is necessary. In the event Route 53 is ultimately built and the Village cannot acquire land needed to fully accomplish the subarea plan, petitioner's plan, standing alone, serves to continue orderly, lower impact, environmentally respectful growth which preserves the character of Long Grove and the surrounding landscape.

- (b) It is so designed, located and proposed to be operated that the public health, safety and welfare will be protected;

A residential development approved under Village ordinances and approved special use conditions will not endanger public health, safety and welfare. This is the purpose of the zoning code and other Village ordinances. All applicable engineering and design requirements and building codes will be followed unless

amended pursuant to this approval process. As discussed elsewhere, the property is located in a mostly developed area of compatible uses. A declaration of covenants (see Index to Application Item #22)will be recorded creating a homeowners Association and providing for collection of assessments for maintenance of common areas. The declaration also restricts undesirable activities and controls architecture. Due to clustering of the homes, all existing natural resource areas on the property will be preserved.

Petitioner's traffic materials submitted herewith demonstrate that there will be a negligible burden added on the local roadway system and that all turning movements can be made safely.

(c) It will not cause substantial injury to the value of other lots in the neighborhood in which it is located;

All of the surrounding properties are already developed with the exception of the IDOT property to the east and the county parcel south of in Indian Creek Club Outlot B, which is designated as the urban core in the Comprehensive Plan. The Property is isolated from adjoining uses by wetlands and Midlothian Road. The zoning intensity of the subdivision is 1 lot for every 2 acres (gross) which matches surrounding Village and County developments. There will be no smoke, fumes, congestion, nuisance or other conditions adverse to the use of surrounding properties.

(d) It conforms to the applicable regulations of the district in which it is to be located, except as may be recommended by the plan commission and approved by the village board or, except in the case of a planned development; and

The development is a PUD, and as such, emphasizes superior design, while at the same time respecting the overall density standards and spirit of the R-2 PUD zone.

(e) Owner can demonstrate, to the satisfaction of the village, that it has the capability and capacity, including, without limitation, the technological, personnel, and financial resources, to complete the project as proposed.

The petitioner has significant financial resources and has employed recognized and well qualified consultants to assist in the PUD approval process. (Petitioner's manager, Eric Steinbach, is a former NFL player now engaging in real estate development.) While the petitioner and its consultants have the capability of bonding and constructing the site improvements and homes, petitioner may sell the subdivided property to a qualified builder, or work in conjunction with qualified contractor's to complete the development. Any such builder would be bound to all of petitioner's approvals and all applicable requirements of law.

2. Not Applicable

3. Considerations: In determining whether the owner's evidence establishes that the foregoing standards have been met, the plan commission shall consider:

(a) Public Benefit: Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.

As more fully described in the Standards for Special Use Permits above, the development furthers the subarea plan, adds to the tax base of the Village, extends utilities, supports the character of Long Grove, and preserves all natural resources. Since there will be no internal public roads, there will be no tax dollar offsets in this regard, since the internal roadway will be privately maintained.

(b) Alternative Locations: Whether and to what extent such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site.

The goals of the subarea plan cannot be met in another area. Additionally, petitioner's site contains environmentally beneficial areas which will now be permanently restricted in their undeveloped state.

(c) Mitigation of Adverse Impacts: Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.

Given the negligible impact on traffic, preservation of all natural areas, installation of approved landscaping, architecture which is based on adjoining (Indian Creek Club) and a similar Long Grove development (Ravenna), the availability and extension of utilities, and the absence of archeologically significant artifacts, there are no adverse impacts requiring mitigation. The one exception, however, is set forth in the "Illinois Department of natural resources consultation" (index to Application item #7), which petitioner will address during the approval process.