



ITEM #4: For the **ARCHITECTURAL COMMISSION** on **MONDAY, February 8th @ 7:00 P.M.**

REQUEST: Consideration of preliminary plans & plats including landscaping and signage for the proposed “Karen’s Corner” PUD/ Subdivision in conjunction with the petition for a SUP/PUD development as submitted by Fidelity Wes for property located at Checker Road and Old Hicks commonly known at the Iverson Property.

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).

At the January 5th 2016 PCZBA meeting the PCZBA considered this matter and made the following recommendation;

A motion was made by Commissioner Parr (and amended) and seconded by Commissioner Kazmer to recommend approval of the following relief for the property at the northwest corner of Checker Road and Old Hicks Road: (i) a Zoning Map amendment rezoning the property to the R-2 District upon annexation (ii) a special use permit for a planned development and approval of the preliminary PUD plat & plans (iii) a 15% density increase to allow 18 single family lots as depicted on the preliminary PUD plat and (iv) reductions in the underlying R-2 building setback requirements not to exceed 20% as depicted on the preliminary PUD plat subject to the following conditions;

- Review by the CSCC of the proposed scenic corridors & conservancy easements;
- Review by the AC of the preliminary plans including landscaping & signage;
- Review by the Village Arborist of the landscaping & tree preservation plans
- Review (by the CSCC as required) and modification to the preliminary plat to allow 10’ pathways in the development ;
- Provision of hydrologic information to the Village Engineer regarding the impact of the proposed development on existing wells (Bayberry Lane) in the vicinity of the proposal.

On a voice vote; all aye;

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.

STAFF REVIEW:

Portions of the proposal (e.g. landscaping, elevations, lighting, preliminary plan/plat, and signage) require Architectural Commission (AC) review. AC review of this project is as follows;

Landscaping -

A conceptual landscape plan is attached as part of the submittal package. The petitioner will provide internal subdivision landscaping per the requirements of the village code (Title 6, Section 6-6-5 Required Improvements) . 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 & species list should also be submitted. Review and approval of final 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.

The PCZBA recommended Village Arborist review of the landscape and tree removal\tree protection as a condition of approval. If the AC as any comments regarding the landscape plan these may be incorporated into the recommendation of the AC. Final landscape plans, in conformance with preliminary recommendation will be brought back to the AC for final approval.

Signage –

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

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

Subdivision entrance signs are permissible as follows;

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

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

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

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

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

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

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

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

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

AC should review the subdivision entrance signage against the aforementioned standards as well as the look of the sign in relation to the character of the area and make recommendations as appropriate. Illumination of these signs is not anticipated as part of the proposal.

Preliminary PUD Plan / 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 which will be reviewed by the CSCC at their February 3rd meeting.

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

The PCZBA recommended approval of the preliminary Plans & Plat as submitted.

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. Formal review of elevations by the AC **will not** be required as a condition of this approval or the issuance of building permits.

Lighting –

The petitioner has indicated street lighting is **not** being considered as part of the proposal.

ARCHITECTURAL COMMISSION DECISION:

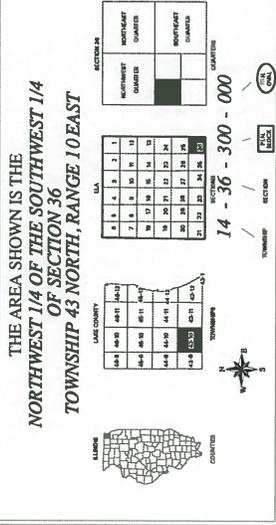
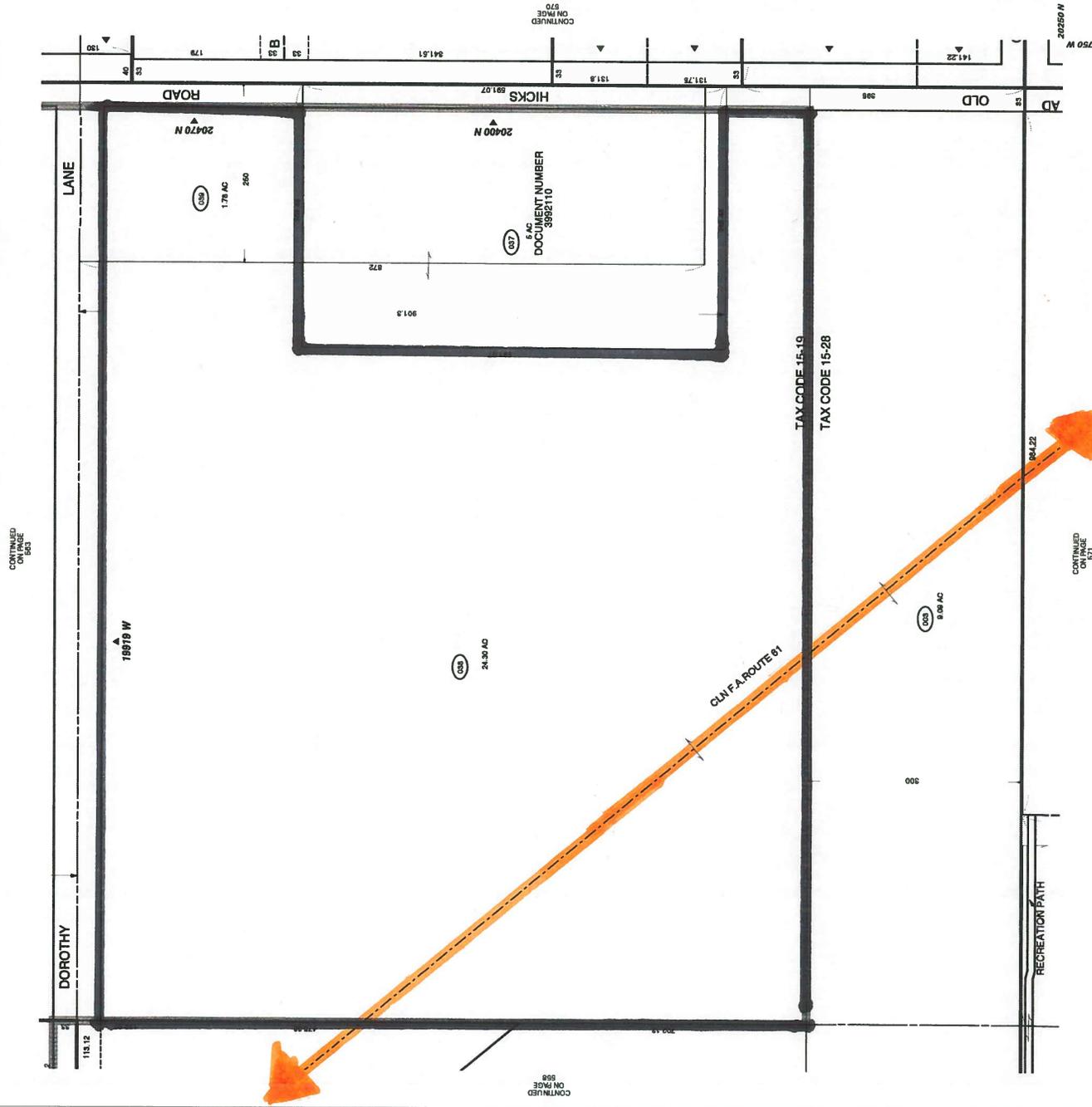
Staff suggests the AC ratify the recommendation of the PCZBA at a minimum regarding the landscape plan. If the AC has any suggestions regarding landscaping plans these may also be incorporated into the recommendations of the AC.

The AC should review and make recommendations on subdivision entrance signage as well. The AC should review this signage for conformance with the standards noted above and in particular impacts to the vision triangle (if any). The AC may also consider the look of the sign in relation to the character of the area and may make appropriate suggestions as part of the recommendation.

The Route 53 right-of-way also looms large with the plan and plat as proposed for this property 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.

Any comments the AC may have regarding the design of the development may be incorporated in the recommendation of the AC. At a minimum acceptance of the preliminary plan and plat as submitted is suggested.

No action is required on proposed elevations or lighting.



TAX CODES

TAX CODE 15-19
 ELEMENTARY SCHOOL DISTRICT #6
 HIGH SCHOOL DISTRICT #5
 COLLEGE PARK DISTRICT
 LONG GROVE PARK DISTRICT
 VERMILION AREA PUBLIC LIBRARY DISTRICT
 VERMILION AREA PROTECTION DISTRICT

TAX CODE 15-28
 ELEMENTARY SCHOOL DISTRICT #6
 HIGH SCHOOL DISTRICT #5
 COLLEGE PARK DISTRICT
 LONG GROVE PARK DISTRICT
 VERMILION AREA PUBLIC LIBRARY DISTRICT
 VERMILION AREA PROTECTION DISTRICT
 VILLAGE OF LONG GROVE

SUBDIVISION AND CONDOMINIUM
 LOCATION INDEX

SUBJECT PROPERTY

MAP REPRESENTATION

SECTION LINE	SUBDIVISION
QUARTER SECTION LINE	LOT LINES
QUARTER QUARTER LINE	ROAD CENTERLINE
QUARTER QUARTER QUARTER LINE	ROAD RIGHT-OF-WAY
PARCEL BOUNDARY	PRIVATE PROPERTY ROAD ADDRESS AND EGRESS
WATER BODY	TAX CODE
REFERENCE LINE	MEASURE LINE

Item 13

NARRATIVE

December 2, 2015

RE: Iverson Property – aka KAREN'S CORNER

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

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

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

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

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

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

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

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

KAREN'S CORNER LIMITED LANDSCAPE PLAN

DOROTHY LANE

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

- Three (3) 1 1/2" high native hardwood canopy trees
- Three (3) 1 1/2" high native shrub canopy trees
- One (1) 1 1/2" high native shrub canopy tree
- Five (5) 3" foot shrubs

Landscaping along Old Hicks Road will meet or exceed Village Code requirements for interior public roadways and will be planted in tiers along the roadway from the smallest (3-foot shrubs) in the front to the tallest (3-inch native hardwood canopy trees) in the rear.

DETENTION BASIN #1
 LOT 1
 LOT 2
 DETENTION BASIN #2
 LOT 3
 LOT 4
 LOT 5
 LOT 6
 LOT 7
 LOT 8
 LOT 9
 LOT 10
 LOT 11
 LOT 12
 LOT 13
 LOT 14
 LOT 15
 LOT 16
 LOT 17
 LOT 18
 DETENTION BASIN #3
 OUTLOT "A"
 OUTLOT "B"

BAYBERRY LANE
 BAYBERRY LANE ESTATES SUBDIVISION
 PART OF LONG GROVE COUNTRY CLUB ESTATES UNIT NO. 2 SUBDIVISION
 KURT LLOYD'S SUBDIVISION
 R2
 CHECKER ROAD

LONG GROVE COUNTRY SCHOOL
 R2 PUD
 VILLAGE OF LONG GROVE PARK SITE

HR-HIGHWAY RETAIL (MENARDS)

OS-R

HR-HIGHWAY RETAIL (MENARDS)



DATE	DESCRIPTION	BY

REVISIONS

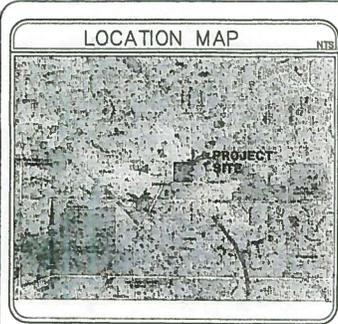
SITE PLAN
 SCALE: 1" = 50'
 DRAWING: J.L.
 DATE: 10/29/2015

IRACON & GEORGE CONSULTING, INC.
 200 WASHINGTON DRIVE WESTFIELD, ILLINOIS 60090
 TEL: (630) 215-1123 FAX: (630) 215-1175
 WWW.IRACON.COM
 PROJECT NO. 15-001

IVERSON PROPERTY
 OLD HICKS ROAD
 LONG GROVE, ILLINOIS

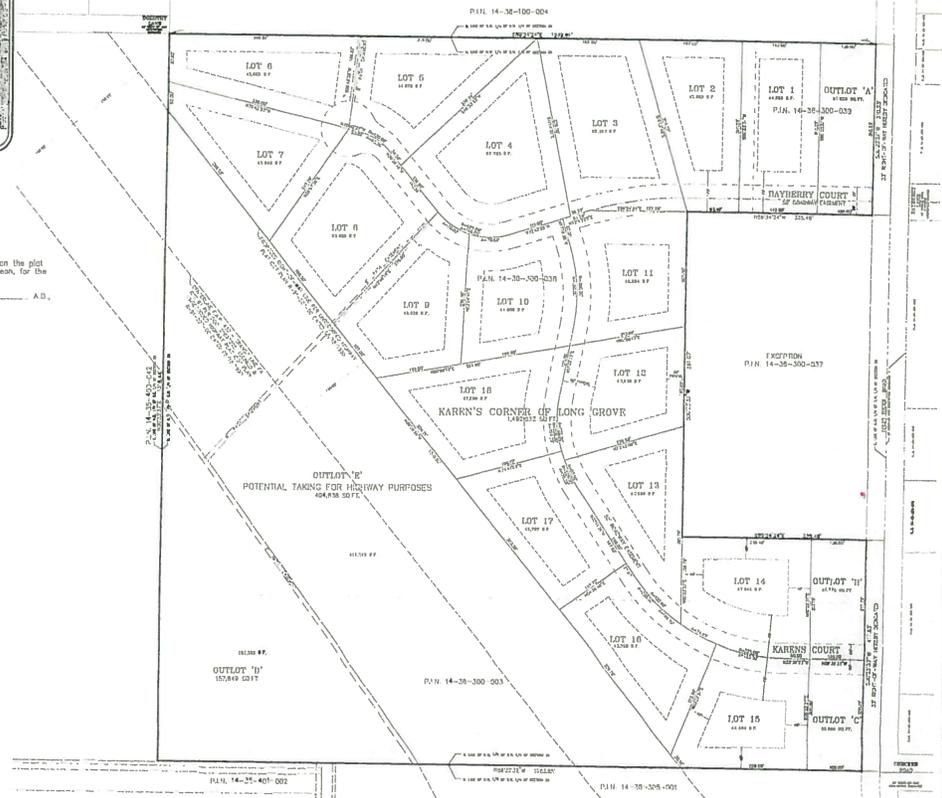
PROJECT NO. 14604
 1 of 1

PROPOSED PROFESSIONAL USE FOR LOCAL ROAD NETWORK
 PLAN 8007 PLAN 8-18-921-921 DATED 11/17/2010
 COUNTY: ILLINOIS
 STATE: ILLINOIS
 PROJECT NO. 15-001
 DATE: 10/29/2015



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 platted as shown hereon, for the purpose of having this plat recorded as provided by law.
In Witness whereof hereunder set hand and Seal this ____ day of _____, A.D. 2015.

Notary'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 each 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.

Village Certificate:
State of Illinois []
County of Lake []
Approved this ____ day of _____, A.D. 2015.
Notary Public _____
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 tax due against any land included in the plat.
I further certify that I have received of statutory fees in connection with the recorded plat.
Given under my hand and Seal of the County of Lake, Illinois, this ____ day of _____, A.D. 2015.

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.
Noted 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 conservancy districts or land-use conservation districts are subject to the same restrictions applicable to conservancy districts. It is prohibited to locate, erect, or maintain any structure thereon, except for drainage improvements, which are part of the approved plans and specifications for the planned unit 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, cultivated, mowed 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 conservancy district, 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 mowing and maintenance of grass, shall not impede the drainage functions of the drainage easement areas.

Storm Water Easement:

Drainage, Utility And Easement:

SITE DATA

GROSS LAND AREA	34.80 AC.
OLD HICKS ROAD	0.55 AC.
FUTURE RT# 53	9.30 AC.
NET AREA	24.95 AC.

SINGLE FAMILY DETACHED 10

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

UPDATED: 11/17/2016
UPDATED: 09/09/2015
DATE PREPARED: 07/31/2016

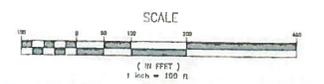
ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF.
NO DIMENSIONS TO BE ASSUMED FROM SCALING.
COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.
REFER TO TITLE REPORT FOR ANY EASEMENTS, COVENANTS OR RESTRICTIONS THAT MAY EXIST BUT ARE NOT SHOWN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

Surveyor's Certificate:
State of Illinois []
County of Lake []
This is to certify that I, Kevin C. Lewis, a Registered Illinois Land Surveyor, No. 3581 have surveyed and subdivided 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 thereon.
Given under my hand and Seal at Wheeling, Illinois, this ____ day of _____, A.D. 2015.

Registered Illinois Land Surveyor
My license expires November 30, 2016

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

IG CONSULTING, INC.
INFRACON & GECON
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: G.J./D.A. FIELD WORK: 06/29/2015 DRAFTED BY: J.H. CHECKED BY: _____
PLAT NO. 14-35-303-003





EXAMPLE OF TIERED LANDSCAPING ALONG ROADWAY.

Items 8 and 9

December 2, 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'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



KAREN'S
CORNER
of Long Grove

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







**MEETING MINUTES OF THE
LONG GROVE ARCHITECTURAL COMMISSION
REGULAR MEETING
November 16, 2015
7:00 P.M.**

Call to Order: Chairman Michaelson-Cohn called the regular meeting of the Long Grove Architectural Commission (AC) to order at 7:03 p.m. with the following members present;

Members Present: Lynn Michaelson-Cohn, Chairman; Eric Styer, Jeanne Sylvester, Charles Nora, Moanna Mower and George Tapas

Also Present: Village Planner James Hogue, Village Trustee Michael Sarlitto.

Members Absent: Laura Mikolajczak

1) Approval of the October 19, 2015 Draft Meeting Minutes.

Typographical errors were noted in the draft minutes. A motion was made by Commissioner Sylvester, seconded by Commissioner Nora to accept the draft minutes as corrected. On a voice vote; all aye.

2) Consideration of a request for signage for “Village Pizza & BBQ” (formerly Long Grove Cafe), 235 Robert Parker Coffin Road submitted by Roman Signs on behalf of Joan Shunia-Gualt, business owner.

Chairman Michaelson-Cohn read the request into the record. Village Planner Hogue explained the request noting that based upon the items submitted the petitioner is requesting two (1) signs. One (1) free standing sign (double faced) measuring 33” x 44” (10 square feet +/-) to replace the existing free standing sign on the sign post on the east side of the Mill Pond entrance at Robert Parker Coffin Road. The second sign is proposed as a wall sign measuring 28”x 48” (9.2 square feet) to replace the “Long Grove Café” sign on the gable entrance to the building.

Material out of which the sign will be constructed will be HDU. Both signs are proposed to be black lettering on a white background with a maroon border and accents (flourish) with regard to the color scheme. Signs will be sandblasted w/raised lettering. Signage appears to be non-illuminated or utilizing existing illumination.

Square footage of the commercial space for which the signage is being requested is approximately 2800 square feet. For retail spaces containing 1000 to 3000 sq. ft. of floor area 20 square feet of signage may be allowed per the Village Zoning Code.

Based upon the total square footage of the leasable commercial space and square footage of the signage proposed (19.2 square feet), the request is within the maximum square footage limitation for the floor area at this location.

The AC questioned the petitioner regarding the configuration of the signs, specifically if they would be cut-out or solid. Petitioner responded signs would be cut-out and both signs would match. The maroon border will also be widened. Signs will be sandblasted to provide relief and visibility.

Planner Hogue then explained the “Downtown Design Guidelines” as the related to signage.

After discussion the AC had few concerns regarding the proposed signage.

Commissioner Tapas made a motion, seconded by Commissioner Sylvester, to recommend approval of one (1) free standing sign (double faced) measuring 33” x 44” (10 square feet +/-) to replace the existing free standing sign on the sign post on the east side of the Mill Pond entrance at Robert Parker Coffin Road a wall sign measuring 28”x 48” (9.2 square feet) to replace the “Long Grove Café” sign on the gable entrance to the building subject to the following conditions;

- The hanging sign will be cut-out to match the wall sign;
- Sign mounting is to be reviewed by staff;
- Existing illumination will be utilized for the proposed signage.

On voice vote; all aye.

OTHER BUSINESS:

- 1) **December 21st Meeting** – Planner Hogue noted the proximity of the December meeting to the Christmas Holiday and inquired if a quorum would be available for this meeting. All members present indicated they could be present so a quorum would be available if there was business to address.
- 2) **Comprehensive Plan Update** – Trustee Sarlitto noted the plan update process to the AC and suggested this be placed on future AC agenda as a discussion topic.

Adjournment: Commissioner Mower made a motion to adjourn, seconded by Commissioner Nora. On a voice vote; all aye. Meeting adjourned at 7:26 p.m.

Respectfully Submitted,
James M. Hogue
Village Planner