

**Item #4:**

**Referral To PCZBA - Zoning Code Amendment(s) Re:  
R-2 PUD Zoning For 18 Single-Family Detached Homes**



## MEMORANDUM

**TO:** David Lothspeich; Village Manager  
**FROM:** James M. Hogue, Village Planner  
**DATE:** November 5, 2015  
**RE:** Iverson/Demar Annexation Agreement & Referral

### **BACKGROUND**

The property is located on the west side of Old Hicks Road and is the site of the former Iverson Greenhouse/Nursery. A portion of this property (PIN 14-36-300-048) was annexed into the Village at some point and presently zoned under the R-2 PUD District Classification. It appears this property never proceeded beyond the ordinance approval phase as no plat of subdivision appears to have been recorded on this parcel. The property consists of three parcels and 34.4 gross acres of land area (per petitioners submittal).

The remaining two parcels (PIN# 14-36-300-038 & 14-36-300-039) are unincorporated in Lake County and are zoned under the County "AG" Agricultural District Regulations.

The centerline of the proposed Rt. 53 expansion (280' ROW shown) runs across the southwesterly portion of the property in a northwesterly fashion. This R.O.W. has not yet been acquired for this purpose. The property is largely vacant save some concrete sidewalks, remnant structures and debris from the former greenhouse/nursery use. Approximately four (4) acres of LCWI wetlands appear to be present on the property.

### **PROPOSAL**

Petitioners are proposing an annexation agreement for the portion of the property currently in unincorporated Lake County. An 18 lots Single Family Detached Residential development is proposed for the entire site. The petitioners are requesting R-3 PUD zoning and setback relief on the property per the proposed annexation agreement.

A draft annexation agreement, site plan, annexation plat and annexation petition (including a requests for reclassification, and preliminary PUD plat approval) have been submitted for review.

**ANALYSIS**

**Comprehensive Plan** – The property is contemplated as developing for R-2 (two acre minimum) residential purposes. The comprehensive plan places emphasis on the preservation of neighborhoods and providing a “high quality” living environment. Environmentally sensitive areas should be preserved and not impacted by the proposed development.

Petitioners propose an R-3 PUD for the property but densities (18 lots) will be at the R-2 standard (with a 15% Density Bonus). The petitioner desires setback relief out of respect for the R.O.W. associated with the potential expansion of Route 53.

**R-3 Zoning District** – Per the requested zoning; requirements for the R-3 District are as follows;

**5-3-12: BULK, SPACE, AND YARD REQUIREMENTS:**  

The building height, lot, yard, floor area ratio, coverage, and spacing requirements applicable in the residential districts are set forth in the following table. Footnote references appear at the end of the table.

	R1	R2	R3
Maximum building height (feet) <sup>1</sup>	35	35	35
Minimum lot area <sup>2</sup>	3 acres	2 acres	1 acre
Minimum yards and setbacks <sup>3,4</sup> :			
Front and corner side (feet)	100	75	50
Side (feet)	50	40	30
Rear (feet) <sup>5</sup>	50	40	30
Conservancy area/scenic corridor	See note 4		
Maximum gross floor area <sup>6</sup>	See note 6		
Maximum impervious surface coverage <sup>7</sup>	40%	40%	40%
Minimum spacing between principal and accessory buildings (feet)	20	20	20

**Exceptions And Explanatory Notes:**

- 1.Height Limitation For Accessory Structures: The maximum building height of any accessory structure shall be 15 feet unless otherwise permitted pursuant to section [5-9-1](#) of this title.
- 2.Nonconforming Lots: See section [5-10-5](#) of this title for lot requirements with respect to legal

nonconforming lots of record.

3. Permitted Obstructions In Required Yards: See section 5-9-8 of this title for certain structures and uses that may be located in certain required yards.

4. Special Conservancy Area And Scenic Corridor Setbacks: Special setbacks for conservancy areas and scenic corridor areas established in title 7 of this code shall control over the yard and setback requirements established in this table.

5. Rear Yard Regulations For Certain Accessory Structures And Uses: Accessory structures and uses (except for tennis courts, playing courts, swimming pools, and guesthouses) may be located in required rear yards, provided the accessory structure or use is located not less than 30 feet from any lot line.

6. Maximum Floor Area: The maximum floor area for a lot in any of the residential zoning districts shall be calculated based on the lot area. The calculation of lot area will exclude 50 percent of the wetlands and conservancy district areas on a lot, except in the cases of: a) lots in planned unit developments to which the 50 percent exclusion under subsection 5-11-18(E)2(m)(1) of this title has been applied; b) any lot that had been improved with a single-family detached dwelling prior to February 24, 2009; or c) any lot created as part of a plat of subdivision approved prior to February 24, 2009.

(a) For any lot that meets all of the setback requirements for the underlying zoning district, the maximum floor area is set forth in the following chart:

<u>Lot Area</u>	<u>Calculation For Maximum Floor Area</u>
10,000 square feet to 43,559 square feet	5,500 square feet building size plus 0.098 square foot of floor area for each square foot of lot area over 10,000 square feet
43,560 square feet to 130,679 square feet	8,800 square feet building size plus 0.025 square foot of floor area for each square foot of lot area over 43,560 square feet
130,680 square feet and greater	11,000 square feet building size plus 0.022 square foot of floor area for each square foot of lot area over 130,680 square feet. Where a principal building is 11,000 square feet or greater, for each 1,000 square feet or fraction thereof over 10,000 square feet, the front yard setback shall be increased an additional 50 feet. In no case shall a principal building exceed 13,000 square feet

(b) For any lot in any of the residential zoning districts that does not meet 1 or more of the setback requirements for the underlying zoning district, the maximum floor area is set forth in the following chart:

<u>Lot Area</u>	<u>Calculation For Maximum Floor Area</u>
33,000 square feet to 43,559 square feet	3,500 square feet building size plus 0.134 square foot of floor area for each square foot of lot area over 10,000 square feet
43,560 square	8,000 square feet building size plus 0.034 square foot of floor

feet to 130,679 square feet	area for each square foot of lot area over 43,560 square feet
130,680 square feet and greater	11,000 square feet building size plus 0.022 square foot of floor area for each square foot of lot area over 130,680 square feet. Where a principal building is 11,000 square feet or greater, for each 1,000 square feet or fraction thereof over 11,000 square feet, the front yard setback shall be increased an additional 50 feet. In no case shall a principal building exceed 13,000 square feet

Per the proposed annexation agreement & site plan the petitioners are seeking relief from the R-3 District regulations for setbacks. Lot size will be in conformance with the R-3 one (1) acre standard. All lots will be developed with single family detached units with the following setback relief;

Setbacks –

- Front yard setbacks are requested at 40’ feet instead of the required 50’.
- Side yard setbacks are requested at 24’ instead of the required 30’.
- No relief is requested for Rear Yards. 30’ is the minimum rear yard required in the R-3 District.

No other relief appears to be requested; as such all other R-3 District “bulk” requirements will apply. Petitioner should provide a “bulk chart” indicating the requirements of the R-3 District and how the proposed development meets (or does not meet) these requirements

Density & Lot Size – per the Village PUD regulations density is calculated as follows;

- (1) Calculation Of Density: Except as otherwise expressly allowed under subsection (E)2(m)(2) or (E)2(m)(3) of this section, the overall density within a planned unit development shall be consistent with the density allowed in the district in which the planned unit development is located. Except as provided in subsection (E)2(m)(2) of this section, no lot within a planned unit development shall contain less than thirty three thousand (33,000) square feet in lot area. The number of lots permitted within a planned unit development will be based upon the gross area of the planned unit development excluding: a) exterior roads and b) fifty percent (50%) of wetlands and conservancy district areas.
- (2) Exception For Annexed Lots: Notwithstanding the requirements of subsection (E)2(m)(1) of this section, the village board may, pursuant to an annexation agreement with the owner of property located in unincorporated Lake County and proposed to be annexed to the village, authorize an exception from the thirty three thousand (33,000) square foot lot area requirement in subsection (E)2(m)(1) of this section, but only to the extent that the applicable county development regulations would have permitted development on less than thirty three thousand (33,000) square feet in lot area.

(3) Density Increase: The plan commission may recommend, and the village board may approve, an increase in the number of lots of up to fifteen percent (15%) over what is otherwise allowed in the district in which the planned unit development is located based on the developer's ability to substantially improve the quality of the project in light of the goals and standards in this section and this code. As part of such increase in the number of lots, an appropriate decrease in average lot area within the planned unit development may also be authorized. In no event may the lot area for any individual lot be less than thirty three thousand (33,000) square feet, unless as provided in accordance with subsection (E)2(m)(2) of this section.

Using the information above the site contains 34.4 gross acres of land area. The site also contains approximately 4 acres of wetland (divided by 2 for density purposes) and .965 areas of external right-of-way (Dorothy Lane). Net acreage is calculated at 31.435 acres of land area ( $34.4 - 2.965 = 31.435$ ). As a side note no data has been provided on conservancy soils/districts which potentially exist on-site. These are treated the same as wetlands for density calculation purposes.  $31.435$  acres divided by 2 equals 15.72 dwelling units plus 2.35 ( 15% Density Bonus) = 18.07 units allowable on-site.

Per page 5 of the annexation agreement the petitioners propose a pathway connection to the Village owned pathway (soccer fields) to the south as justification for the density bonus.

The information submitted is sufficient for referral to the PCBZ at his point. Referral is required as upon annexation property is automatically zoned under the R-1 Single Family Residential District. Petitioner has requested reclassification to the R-2 District. Reclassification requests require referral to the PCZBA by the Village Board.

November 1, 2015

To: Village of Long Grove

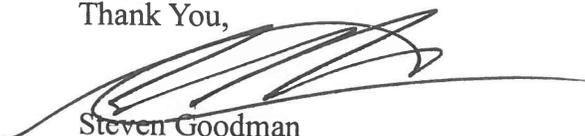
From: KC1, Inc.

Re: Iverson Property- Item 13 Narrative

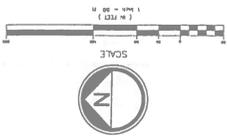
Dear Village of Long Grove,

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 will have 18 single family homes on a minimum of a one acre lot size. The property will have a walking path from Old hicks Road west to the west side of the 53 future right of way north coming back into the property between lots 8 and 9. connecting to the roadway back out to Old Hicks Road at the north side of the property.

Thank You,



Steven Goodman



NO.	DESCRIPTION	DATE
1	PRELIMINARY	05/10/1995
2	REVISION	05/10/1995
3	REVISION	05/10/1995
4	REVISION	05/10/1995
5	REVISION	05/10/1995

IVERSON & GEORGE  
 CONSULTING ENGINEERS & LAND SURVEYORS  
 200 WEST WASHINGTON STREET, SUITE 200  
 CHICAGO, ILLINOIS 60601-1117  
 TEL: (312) 467-1117 FAX: (312) 467-1117  
 DATE: 10/20/2015  
 SCALE: 1" = 50'  
 SITE PLAN

IVERSON PROPERTY  
 OLD HICKS ROAD  
 LONG GROVE, ILLINOIS

PROJECT NO.  
 14504  
 1 of 1



PROPOSED R2PUD-10 MAY USE FOR UNINCORPORATED HIGHWAY  
 RETAIL (HR) PLANS 10-11, 10-12, 10-13, 10-14, 10-15, 10-16, 10-17, 10-18  
 PREPARED BY IVERSON & GEORGE CONSULTING ENGINEERS & LAND SURVEYORS  
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