Item #7A:

Report Of The PCZBA Meeting 10/6/2015

Single Family & Duplex PUD @ Checker & Old Hicks, Fidelity Wes

Village of Long Grove Illinois

MEETING AGENDA OF THE PLAN COMMISSION & ZONING BOARD OF APPEALS REGULAR MEETING

Tuesday, October 6, 2015 at 7:00 P.M.

Village Hall, 3110 OLD MCHENRY ROAD LONG GROVE, ILLINOIS

1. **Call to Order**

2. **Visitor Business**

3. **New Business - PUBLIC HEARING:** Consideration of a petition for an annexation agreement, including a zoning text amendment, zoning map amendment, and Special Use Permit\Preliminary PUD approval including a reduction of the minimum buildable lot area of 33,000 square feet and a more that 20% deviation from the applicable setbacks for the underlying zoning district for the annexation and reclassification of unincorporated property into the Village of Long Grove from the "AG" Agriculture District and reclassification of property within the Village of Long Grove from the R-2 PUD District to the R-3 PUD District to allow for a residential PUD comprised of single family attached (duplex) and single family detached dwelling units as submitted by the KC1 LLC (Fidelity Wes Builders) on property commonly known as the Iverson Property located at the corner of Checker Road and Old Hicks Road.

4. **Old Business - PUBLIC HEARING (Continued)**: Consideration of an update and proposed amendments to the Village of Long Grove Comprehensive Plan submitted by the Village of Long Grove

5. **Approval of Minutes; September 1, 2015**

6. **Other Business;**

   a) **2016 Meeting Calendar & VB Attendance Roster**

   b) **2015 Community Survey Results**

7. **Adjournment:**

Next Regular Meeting – November 3, 2015

Village Board Representative; Commissioner Kazmer
(10/14/15 – Kildeer Countryside School)

MEETING PROCEDURES

Plan Commission meeting follow the procedures outlined below. In the spirit of fairness to all parties, any of these procedures may be modified for a particular item at the discretion of the Chair.

1. Introduction of item by the Chair.
2. Village Staff's summary of Petition.
3. Presentation by the Petitioner.
4. Public Testimony and Comment.
5. Cross-Examination.
6. Response by the Petitioner.
7. Questions by the Commission.
8. Commission Discussion and Deliberation.
9. Commission Action.

The Village of Long Grove is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to phone David Lothspeich, Long Grove Village Manager at 847-634-9440 or TDD 847-634-9650 promptly to allow the Village of Long Grove to make reasonable accommodations for those persons.

STAFF REPORT

TO:	LONG GROVE PCZBA
FROM:	JAMES M. HOGUE, VILLAGE PLANNER; DATE: 9.28.15
RE:	PCZBA REQUEST 15-04 Request for an Annexation Agreement including a zoning text amendment, zoning map amendment, and a special use permit for Preliminary PUD approval including a reduction of the minimum building site of 33,000 sq. ft., and setback relief of more than 20% of the applicable district standard for property within the R-2 PUD District within the Village of Long Grove and unincorporated property to be annexed into the Village of Long Grove to allow a residential PUD to include single family attached (duplex) and single family detached dwelling units within the Village of Long Grove Submitted by the KC1 LLC (Fidelity Wes) Builders for property commonly known as the Iverson Property. .

Item: PCZBA PETITION 15-04

Status: Petition submitted received 4/22/08 & modified for completeness. Referral by Village Board completed 4.28.15 (pre-moratorium). Filing fees & Escrow submitted 9/10/15. Publication occurred on 9.19.15 and is therefore timely.

History: The property is located on the west side of Old Hicks Road at the intersection of Old Hicks and Checker Roads. The former Geimer Greenhouse property abuts the subject property to the west. The property consists of three parcels (PIN's 14-36-300-003, 14-36-300-038, 14-36-300-039) and contains 34.8 +/- gross acres of land area. A portion of the property (PIN 14-36-300-003) is presently within the Village zoned R-2 PUD District. The bulk of the property is under the jurisdiction of Lake County and is presently zoned "AG" Agricultural under the county zoning regulations. The property is currently vacant but does contain remnants of the former Iverson Greenhouse and Nursery which occupied the property at one time. The centerline of the proposed Route 53 Extension bisects the property (See attached Tax Map) .

Proposal: Consideration of a request for an Annexation Agreement, including a zoning text amendment, zoning map amendment, and a Special Use Permit\Preliminary PUD approval including a reduction of the minimum buildable lot area of 33,000 square feet and a more that 20% deviation from the applicable setbacks for the underlying zoning district for the annexation and reclassification of unincorporated property into the Village of Long Grove from the "AG" Agriculture District and reclassification of property within the Village of Long Grove from the R-2 PUD District to the R-3 PUD District. The proposed PUD includes single family attached (duplex) and single family detached dwelling units as submitted by KC1 LLC (Fidelity Wes Builders).

Land Use, Zoning and Locational Data:

1. Proposed Zoning: A text amendment and map amendment to the Village Code to allow single family attached dwelling units (duplex's) within the R-3 Zoning District.
2. Surrounding Land Uses and Zoning;

Direction	*Existing Use*	*Land Use Plan Designation/Zoning*
NORTH **(across Dorothy Lane)**	Vacant	Agricultural / "AG" Agriculture (Lake County)
SOUTH	Village Soccer Fields & Commercial (Menards)	Open Space / OSR Open Space District; HR Highway Retail
EAST	Residential	Residential / R-2 & R-2 PUD (Country Club Estates)
WEST	Vacant Commercial (Former Geimer Greenhouse)	"HR" Highway Retail

3. Location; west side of Old Hicks Road at the intersection of Old Hicks & Checker Roads (north of the soccer fields) .
4. Acreage; 34.8 Acres +/- (1,516,058 Sq. Ft.)
5. Based upon information available through Lake County GIS, LCWI wetlands are present on the property.
6. Topography; See attached Map from Lake County GIS.

Zoning Data

	Existing	**Proposed**	**Zoning Code**	**PUD***
Lot Area	**1,516,058 sq. ft.**	**29 Lots less than 33,000 sq. ft. w/ Duplexes**	**1 Acre Minimum (R-3 Standard - requested)**	**N/A**
Floor Area (Total Floor Area)	**N/A**	**Unknown**	**No Standard Identified**	**N/A**
Lot Coverage (In Square Feet)	**N/A**	**Unknown**	**.40 (lot coverage)**	**N/A**
F.A.R.	**N/A**	**Unknown**	**3,500 sq. ft. +.134 for each sq ft. over 10,000**	**N/A**
Height	**N/A**	**Unknown**	**35 feet**	**N/A**

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

Yard Requirements (set-backs);

Setback Requirements*

	Existing	Proposed*	Zoning Ordinance (R-3 Standards)	P.U.D.
Front Yard	N/A	25'- 30' (typical)	50'	N/A
Side Yard*	N/A	15' (typical)	30'	N/A
Side Yard	N/A	15' (typical)	30'	N/A
Rear Yard	N/A	30' (typical)	30'	N/A

* Single family residences are proposed to have a 25' front yard, 15' side yard & 30' rear yard. Duplexes are proposed to be 30' from any property line and 40' feet apart.

Analysis & Conclusions:

Proposed Annexation Agreement:

Per the proposed annexation agreement, if approved, upon annexation of property to the Village the village will agree to reclassify the property to the R-3 Zoning District and approve a special use permit\PUD to allow subdivision of the property into 29 lots to accommodate 44 total dwelling units. Of these units 14 would be for single family detached unit (which would be located in approximately the northern third of the property. The remaining 15 lots are proposed to accommodate 30 single family attached (duplex) units. As the zoning code does not allow for single family attached (duplex) units a text amendment to the Village Code is also requested per the annexation agreement and required to accommodate this request.

Setback relief from the underlying R-3 District regulations is also requested. On the single family lots a front yard setback of 25 feet is requested instead of the required 50 foot setback . Side yards (for the single family lots) is proposed at 15 feet instead of the required 30 feet. Rear yard setbacks on the single family lots are proposed to remain at 30 feet which is consistent with the underlying R-3 District regulations.

On the single family attached lots a minimum setback of 30 feet is proposed from any lot line and a minimum separation of 40 feet between the structures (not individual units) is proposed. As there is no provision for single family attached units there is no standard for setbacks (yards) with this type of unit.

As noted above a text amendment to the Village Code is also required. Per the terms of the annexation agreement the amendment will allow single family attached units, vary the minimum lot size to 8/10 of an acre, allow a buildable area of lees that 33,000 square feet (mandated by the Village Subdivision Regulations) for residences and allow a deviation in setbacks of more than 20% of the requirements of the underlying R-3 Zoning District Regulations. Draft text amendment language is included in the Annexation Agreement text.

The Village also agrees, if the agreement is approved (including the map and text amendments), to

approve a preliminary subdivision\PUD Plat & engineering plans (provided the plat is in accordance with the annexation agreement and applicable requirement of law including the Village Subdivision requirements). A final plat & accompanying documentation including final engineering plan would need to be submitted per the requirements of the Village Code.

The owner\developer agrees to construct a shared use pedestrian pathway to benefit the public which will connect to the village property (soccer fields) to the south as well as project infrastructure improvements. The property owner also agrees not to seek disconnection of the property from the village for the term of the agreement (20 years).

Typographical errors in the Annexation Agreement need to be corrected.

Comprehensive Plan:

As the PCZBA is aware the Village is at the very beginning of the process for updating the Comprehensive Plan for the Village. The property in question is anticipated to develop for residential purposes under the R-2 Residential District Regulations. This included the unincorporated property proposed to be annexed into the village.

With regard to residential Neighborhoods & Housing the current comprehensive plan for the Village places emphasis on maintaining the "high quality of existing residential areas and encouraging a high quality of new residential areas". An emphasis on maintaining single family housing is an objective of the current plan. The plan also notes new housing units should be sympathetic from both visual and land use intensity standpoint to the visual quality and character of adjacent areas and neighborhoods.

This property was not located in a critical review area as identified in the temporary building moratorium ordinance and was sent to the PCZBA prior to the moratorium being put in place. As such, this request is not subject to the provisions of the moratorium.

The request as proposed is not strictly in compliance with the adopted comprehensive plan at this location. Lot sizes and housing types as proposed are not anticipated at this location per the land use plan for the village. The plan update however does provide a unique opportunity to re-evaluate land use policy not only at this location but village wide.

Zoning Analysis – R-3 District Standards:

As an "order of magnitude" staff is providing this analysis of the proposal in comparison to the existing R-3 District Standards. As noted above, a text amendment to the Village Code is required to allow this development to move forward as proposed. It is anticipated that any zoning issues would be addressed as part of the text amendment process. However, it may useful to evaluate the proposal in light of established regulations to attempt to determine how much relief is required from established land use regulations.

The property in question comprises 34.80 acres of land area. For density calculations a "net" land area figure is used. Net land area is calculated by subtracting right-of-way (ROW) areas from the "gross' land area figure. In this instance ROW consists of dedicated areas of Old Hicks Road and the anticipated ROW for the Route 53 extension. Combined ROW's total 9.85 acres of land area leaving a net acreage of 24.95 acres for the site, minus right-of-ways.

The PUD regulations also only allow half of conservancy and wetlands to count toward site density. There are approximately 5 acres of conservancy soils and wetlands identified on the property. This further reduces the net acreage to 22.45 acres of land area.

Using a "straight" R-3 scenario of strictly 1 acre lots a site density of approximately 22.5 lots would be anticipated on a 22.45 acre site.

Under a PUD scenario which would allow a 15% density bonus for "substantial improvements in the quality of the development. A 15% density bonus would result in an additional 3.75 lots on the property for a total of 25.8 lots.

The Route 53 right-of-way also looms large with this proposal. 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. An additional 10 acres of property would boost a "straight" R-3 scenario to approximately 32.5 lots and a PUD of approximately 37 lots under an R-3 PUD scenario with a 15% density bonus.

As proposed this development consists of 29 lots and 44 dwelling units on 24.94 gross acres of land area. On average this yields .66 acres of land area per dwelling unit. This would achieve an overall site density greater than anticipated by the requested R-3 Zoning District. The number of lots is approximately consistent with the requested R-3 PUD classification assuming the 15% density bonus is warranted.

If the Route 53 right-of-way is included in the net lot area calculation the land area per dwelling unit calculation becomes .81 acres of land area per dwelling unit. This density is more or less consistent with the densities found in Country Club Estates development to the east.

Preliminary PUD Review & Analysis :

Site Plan - Project Specifics

As noted above the project consists of a mix of single family attached (duplex) and single family detached dwelling units. The fourteen (14) single family detached lots are located on the northern third of the property. Gross developable lot sizes in portion of the development range from 43,232 to 20,002 square feet in size. Average lot size is 27,878.5 square feet. The site plan notes lots 8 & 9 as "alternate single family attached buildings" which is confusing. No mention of this noted in the annexation agreement and it appears this could potentially add an addition two units to the development which are not contemplated in the annexation agreement or the overall site density of 44 units.

The single family attached portion of the proposal is located on the southern 2/3rds of the property. Gross developable lot sizes in this portion of the development range from 11,000 square feet to 9130 square feet. The average lots size is 10,620 sq. ft. or roughly quarter acre lots.

a). Traffic – The petitioner has submitted a "traffic impact statement" (in lieu of a full traffic study) regarding the proposed development. This memorandum, (attached) was prepared by KLOA traffic consultants.

Per this analysis two access points are proposed off of the west side of Old Hicks Road to serve the

development. One access point to the north (Bayberry Court), aligns with the existing Bayberry Lane and will provide the only access to the 14 homes in the northerly part of the development. The south access point (Karens Court) will intersect Old Hicks Road approximately 160 feet north of Checker Road and serve the 30 proposed duplex units on the southerly side of the development. As noted several times in this memorandum the proposed roadways will not connect and each component of the proposal will have its own separate access. The PCZBA should consider requiring that both roadway segments connect in some fashion to provide additional access to the development. With most developments two means of ingress and egress are desirable to allow connectivity within the development as well as provide a secondary means of access for vehicles, especially emergency vehicles, should an access point become blocked for some reason. A 15' emergency access "pathway" is proposed along the west line of the "Long Grove Country School" Property. Staff questions the adequacy of this path for emergency access for oversized vehicles and residents should an access point become unusable.

A low volume of traffic is associated with the proposal and should not have a significant impact on area roadways. No roadway or traffic control improvements are recommended or needed as a result of this proposal.

b). Services

1) Water – Water to the residences in the development is proposed via a private well. Additional water supply for fire protection, if any, has not been identified in the preliminary plans.

2) Sewer – Sanitary Sewer proposed to service the development. This would be accomplished via the Menard's sewer line which runs down Checker Road to a lift station. 8" PVC sewer line is proposed within the development and will connect to an existing 10" main at the intersection of Checker and Old Hicks Roads. This sanitary sewer line has a recapture agreement with Menards. The terms of that agreement will need to be satisfied before sanitary sewer service will be provided to the development. Draft language for such an agreement is included in the Annexation Agreement.

3) Stormwater – Stormwater detention will be accommodated via detention ponds located on "Outlots A thru D as identified on the preliminary plat. Stormwater will be conveyed to the detention areas via 12" PVC storm sewer. Detention areas in "Outlots A & D" are proposed to be included within the scenic corridor. Scenic Corridors are intended to provide a buffer between residences and traffic noise associated with collector streets, retain community character and provides habitat for plant and animal life. Existing woodlands and hedgerow within corridors are not to be destroyed. Detention areas are not anticipated in corridors per the subdivision code as follows;

(E) Scenic Corridor Easements: These easements are intended to provide scenic buffers between roads and developments. See subsection 6-4-4(C) of this code. A scenic corridor easement shall be depicted on each final plat of subdivision and each final plat of a planned unit development, and said easement shall constitute an easement in favor of the village of Long Grove, the terms of which are as follows:

1. All significant native vegetation shall be preserved and maintained, and shall not be mowed, cultivated, sprayed or in any way disturbed.

2. Nonnative vegetation may be excised, controlled, or destroyed, in accordance with the approved plans and specifications or with the prior written approval of the conservancy/scenic corridor easement committee (CSC).

3. Existing woodlands and hedgerows within the scenic corridor shall not be destroyed.

4. If no significant natural vegetation exists and where suitable topsoil is available, berms may be constructed in accordance with the approved plans and specifications for the subdivision or planned unit development. Nonnative flowering plants and evergreen trees may be utilized, if approved by the plan commission or the CSC. It is the intent that the vegetation, whether it be native or otherwise, shall constitute a suitable screen between the development of the lot upon which the scenic corridor exists and the adjacent road right of way to ensure that visual evidence of human occupancy is minimal.

As this is a PUD flexibility does exist in the development process. A process does exist for encroachments into conservancy areas as follows;

7-5-6: CONSERVANCY DISTRICT ENCROACHMENTS:

(A) When it is essential to the reasonable use of a lot or parcel that an improvement such as a driveway or utility line encroach upon or traverse a conservancy district, the location of the improvements shall be subject to the prior review and approval of the plan commission at time of final plat approval and be so delineated to the extent reasonably possible on the final plat.

(B) If for some reason the encroachment was not identified and delineated by the plan commission during the final plat process, then such an encroachment may be thereafter permitted upon application of the owner, after review and upon recommendation of the CSC, and final approval by the village board. Encroachments shall be no greater than twenty feet (20') wide and shall be located whenever possible to minimize the size of the encroachment.

(C) Once the location and nature of these permitted encroachments are reviewed and approved by the plan commission or the CSC and final approval has been obtained, the configuration of the encroachment may be altered as reasonably necessary for the enjoyment of the lot subject to the prior review and recommendation of the CSC and subsequent approval of the village board subject to the following:

1. The reconfiguration must be reasonably necessary for the reasonable use of the lot; and

2. The reconfiguration must not result in an overall reduction of the square footage of the conservancy district; or

3. The reconfiguration will result in other ecological benefits such as preservation of native vegetation such as a mature oak; or

4. Such other conditions which the village board determines warrants the reconfiguration and the village board further finds that the reconfiguration will result in an overall enhancement to the ecology of the area. (Ord. 2007-O-04, 4-24-2007).

As conservancy district easements are similar to scenic corridors but generally more restrictive than scenic corridor easements it is suggested the PCZBA consider the merits of encroachment and, if acceptable, have detailed plans for the detentions areas, including landscaping, grading and plant mixes submitted to the CSCC for further review and consideration in a fashion similar to that identified for Conservancy District Encroachments.

c). Elevations – The petitioner has submitted conceptual elevations for the single family attached (duplex) units. This are proposed to be designed to provide the appearance if a single family detached structure. Elevations for the single family detached dwellings have not been provided. The Village anti-monotony code will apply to all structures it the development. Alterations to the proposed "dulex units may be required to conform to the portion of the Village Code.

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

e). Landscaping - A conceptual landscape plan is attached as part of the submittal package. The petitioner will provide subdivision landscaping per the requirements of the village code. A detailed list of plantings has not been submitted with the concept plan. If the detention areas are deemed to be acceptable in the scenic corridor areas detailed plans should also be submitted. Review and approval of the landscape plan by the Architectural Commission (AC) will ultimately be required.

The site plan includes a tree inventory for the property. Two species, the black walnut and black cherry are both protected species per the village code. The petitioner must comply with the provisions of the Village Tree Protection Ordinance with regard to this proposal.

Village Arborist review of the landscape and tree removal\tree protection should also be considered.

f). Signage – Two Monument (ground) signs are proposed for identification of the development. These would be 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 review and approval of subdivision entrance signage will ultimately be required.

f.) Wetlands – Three wetland areas are identified on the property containing 2.69 acres or 117,115 sq. ft. of land area. These wetlands have been determined not under the jurisdiction of the Army Corps of Engineers. In short, these are not Federal wetlands subject to an Army Corps of Engineers Permit (See correspondence for the Army Corps dated 8.14.15). Wetlands treatment (as well as storm water management) will need to comply with the Lake County Storm Water Management Ordinance.

Preliminary Engineering

Preliminary engineering has been reviewed by the Village Engineer. A response to the comments of the Village Engineers review of the proposal is attached. The village engineer has indicated the project is "feasible" from the engineer perspective based upon the preliminary engineering submittal.

Preliminary PUD Plat

The PUD Plat in combination with the proposed site plan is in conformance with the Village regulations with the exception of a soils map depicting soil conditions on the entire site. Conservancy soils have been identified on the property however.

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

Lowland Conservancy District Soils (330 Peotone Silt) exist on the property and are proposed to be contained within "Outlot C" of the preliminary plat.

50' road easements are proposed with 24' pavement width including concrete ribbon curbing.

PUD STANDARDS

The following standards are identified in the Village Code with respect to the PUD's. The PCZBA should use these in evaluating the PUD and requested density increase.

Definition; PLANNED UNIT DEVELOPMENT: A tract of land that is developed as a unit under single ownership or unified control, that includes two or more principal buildings or uses, and is processed under the planned development procedure contained in section 5-11-18 of this code. A planned unit development is intended to provide residential or nonresidential users freedom to create flexible standards tailored to the individual development proposal in return for superior design quality.

Standards for Planned Unit Developments.

1. Special Use Permit Standards. No special use permit for a planned unit development shall be recommended or granted pursuant to this section unless the owner shall establish that the proposed development will meet each of the standards made applicable to special use permits pursuant to section 5-11-17 of this code.

2. Additional Standards for All Planned Unit Developments. No special use permit for a planned unit development shall be recommended or granted unless the owner shall establish that the proposed development will meet each of the following additional standards:

(a) Variance from Applicable District Regulations. The degree to which the development differs in its performance from what would be possible under the normal standards of the district in which it is located. In evaluating this element, the plan commission shall look for the following:

(1) Residential Developments:

(i) The proposed development has substantially increased the amount of common open space above what would have been required to preserve and protect conservation areas; or

(ii) The proposed development plan has provided a trail system for residents; or

(iii) The amount of landscaping is substantially greater than the minimum required by the code.

(2) Permitted Nonresidential Uses: When commercial uses are proposed in an area where existing uses are at a much higher intensity than those permitted in the B2 district, the planned unit development is intended to permit development that is superior to that of the surrounding uses, but which may be of a higher intensity than the B2 district would permit as a matter-of-right. The commercial use shall demonstrate that the signs are fully in keeping with village ordinances, and are substantially better than those on surrounding lots; and

(b) Promotion of Character. The degree to which the development exhibits extra care and attention to details which enhance the character of the development and promote the rural character of the village that sets the development apart from projects that could be built without the aid of this section. The plan commission shall be looking for the following traits:

(1) Roads shall be planted with hedgerows to screen views into a development;

(2) Buildings in open fields shall be masked by berms and reforested areas;

(3) Buildings shall have a low horizontal profile when built in old fields or grasslands;

(4) Front yards or rights of way should be planted with natural landscaping;

(5) Open spaces larger than scenic easements are preferred and should be planted with prairie mixes or reforested.

(c) Design Enhancements. The degree to which any requested increase in density reflects an investment in better design, landscaping, or facilities. The plan commission should have review materials presented by the developer indicating that the credits sought are based in real investments in excess of what is required under the minimum standards of the ordinance.

(d) Amenities. The degree to which the developer has gone to better preserve critical natural environments, restore or mitigate degraded or distressed environments, alleviated off-site problems, or provided other improvements that benefit all residents of the community. The plan commission should review both an inventory of natural features on the site and plans demonstrating the developer is taking greater care in preserving resources than is required by the village ordinances.

(e) Comprehensive Plan. A planned unit development must conform with the intent and spirit of the proposals of the comprehensive village plan.

(f) Minimum Area. The site of the planned unit development must be under single ownership and/or unified control and be not less than five (5) acres in area.

(g) Compatibility. The uses permitted in a planned unit development must be of a type and so located so as to exercise no undue detrimental influence upon surrounding properties.

(h) Need. A clear showing of need must be made by means of an economic feasibility, land utilization and marketing study.

Issues for PCZBA Consideration

The following issues are noted per staff review of the proposal. This list may not be all inclusive as further issues may arise as part of the public hearing process.

- Use of property for "R-3" as opposed the "R-2 District per the adopted Comprehensive Plan;
- Consideration of the text amendment and single family attached (duplex) units at this location and potentially within the village as a whole;
- Consideration of the lot area and setback relief requested;
- Referral of preliminary plat to the AC meeting;
- Arborist review of the landscape & tree removal\protection
- Consideration of interconnection of the internal roadway system;
- Consideration the proposed stormwater infrastructure within the scenic corridor;
- Consideration of the Preliminary PUD Plan & Plat;
- Consideration of the "quality of the development" in light of the relief requested and benefits to the Village.

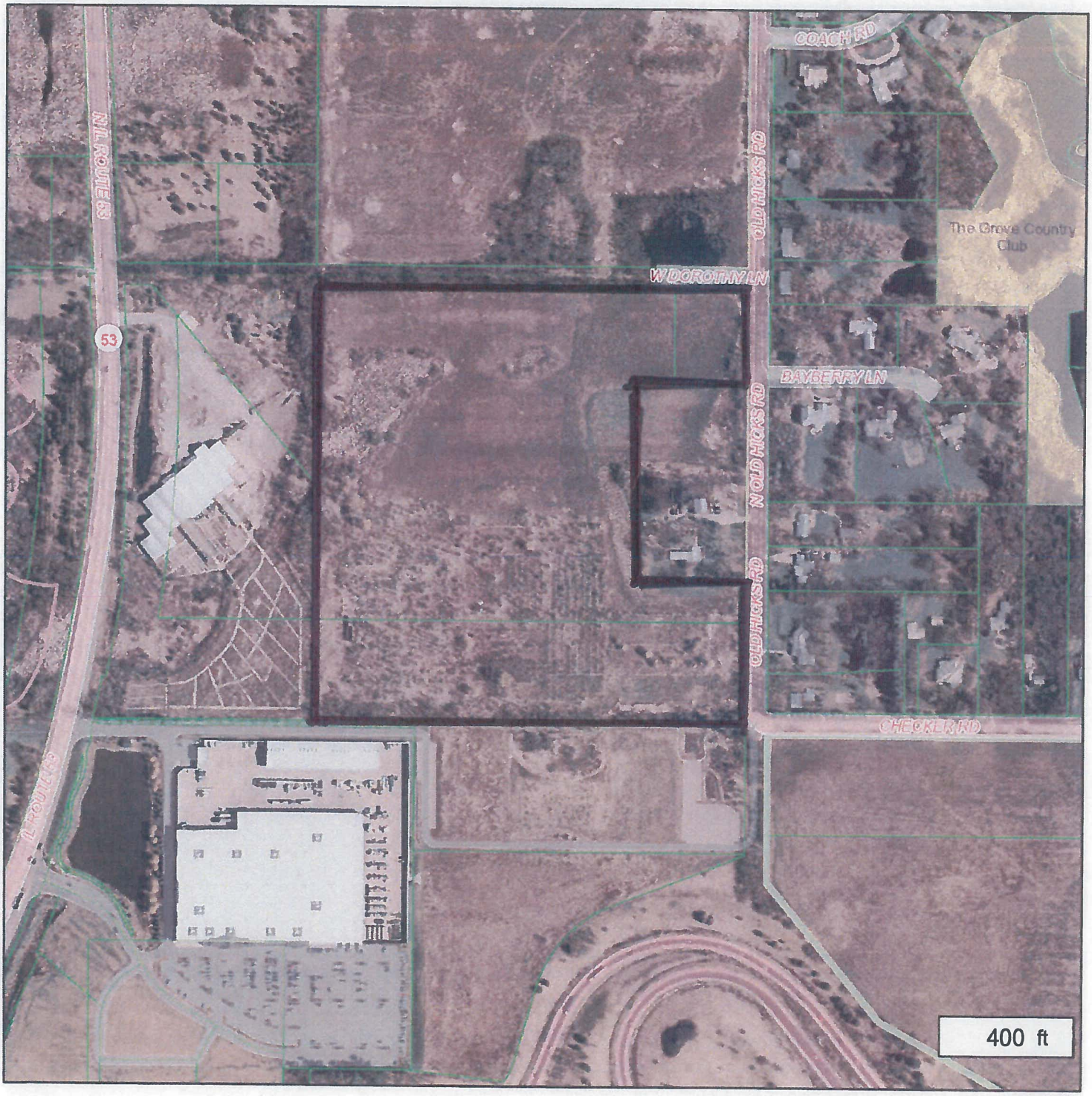
The Commission is reminded that as a Special Use necessary and reasonable conditions may be placed on proposal to help to mitigate any "externalities" associated with the project.

Respectfully Submitted,

James M. Hogue,

James M. Hogue, Village Planner

Lake County, Illinois



LakeCounty
Geographic Information System

Lake County
Department of Information Technology
18 N County St
Waukegan IL 60085
(847) 377-2373

Map Printed on 9/28/2015

N

SUBJECT PROPERTY

Tax Parcels

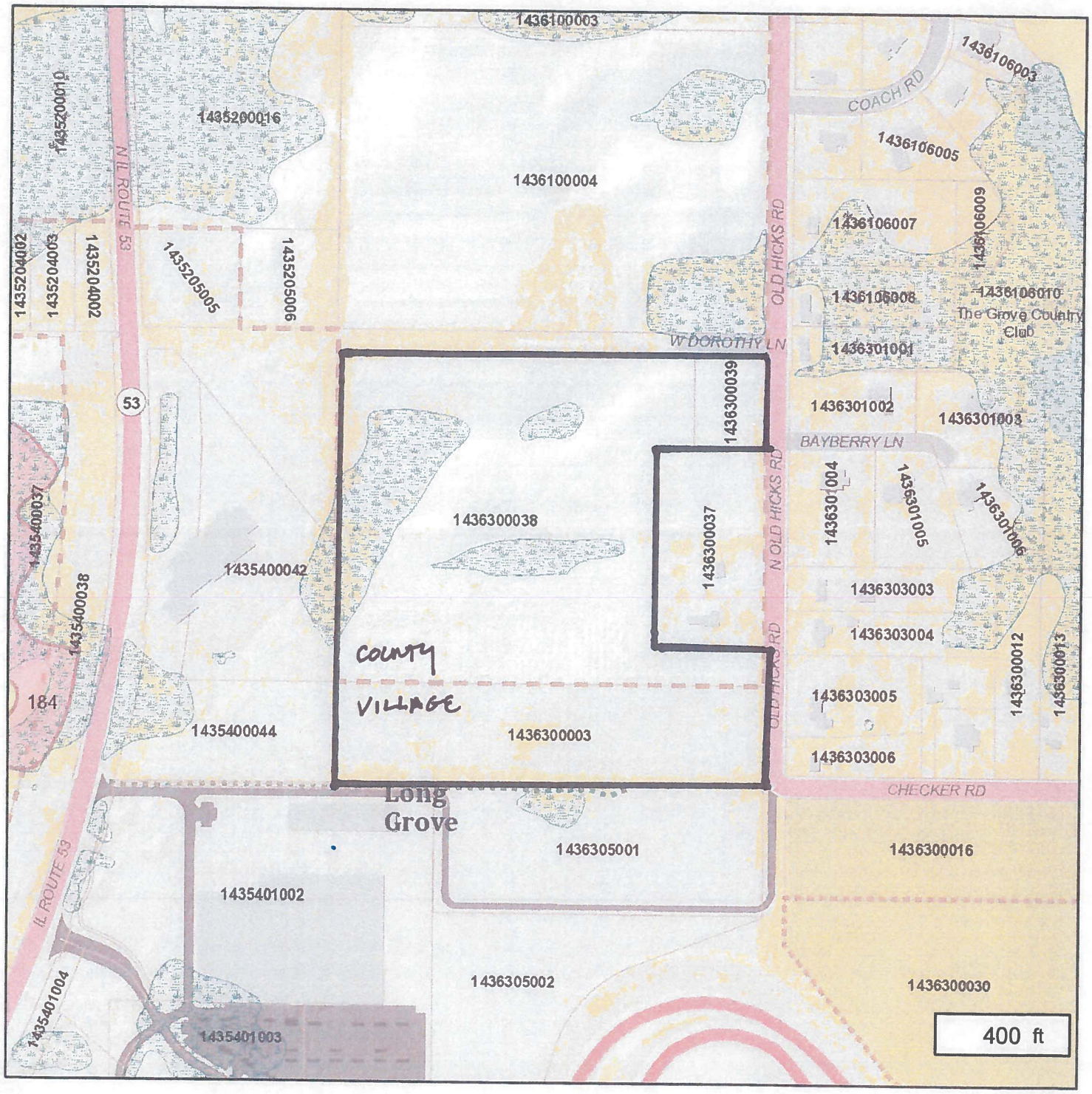
Forest Preserves

Trails

ADID

Disclaimer: The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.

Lake County, Illinois



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Tax Parcels
Municipalities
Forest Preserves
Trails
Wetlands
ADID

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Tax Parcels
Forest Preserves
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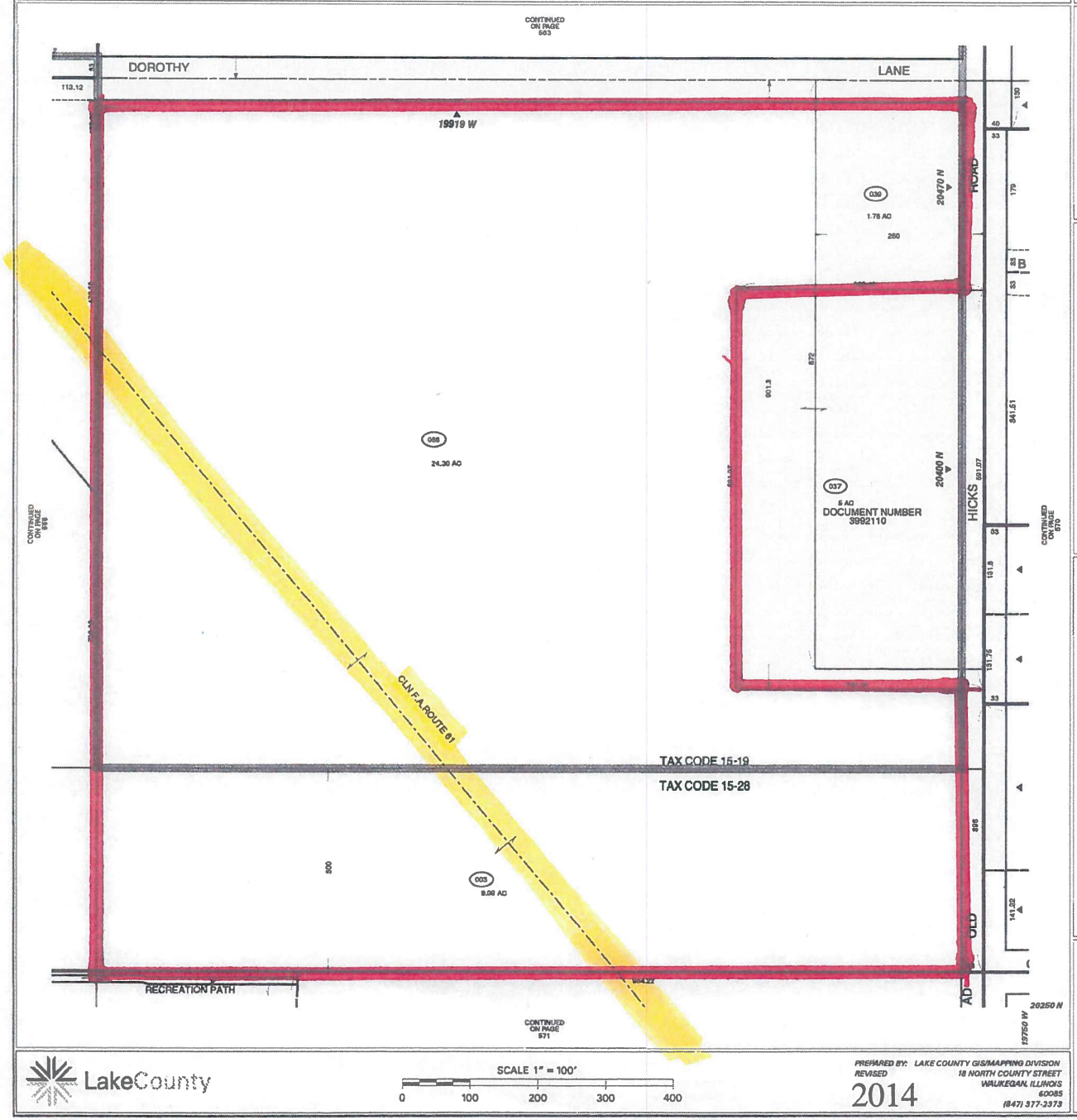
Minor Contour
Major Contour

Disclaimer: The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.

THE TOWNSHIP OF ELA

TAX PARCEL MAP



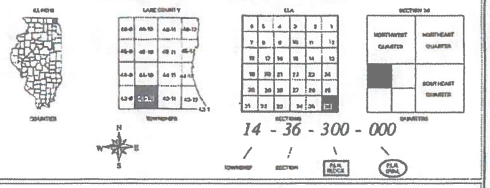
LakeCounty

SCALE 1" = 100'

0 100 200 300 400

PREPARED BY: LAKE COUNTY GIS/MAPPING DIVISION
REVISED
2014
18 NORTH COUNTY STREET
WAUKEGAN, ILLINOIS
60085
(847) 377-2373

THE AREA SHOWN IS THE
NORTHWEST 1/4 OF THE SOUTHWEST 1/4
OF SECTION 36
TOWNSHIP 43 NORTH, RANGE 10 EAST



TAX CODES

TAX CODE 15-19
- ELEMENTARY SCHOOL DISTRICT 96
- HIGH SCHOOL DISTRICT 125
- COLLEGE OF LAKE COUNTY
- LONG GROVE PARK DISTRICT
- VERNON AREA PUBLIC LIBRARY DISTRICT
- LONG GROVE FIRE PROTECTION DISTRICT

TAX CODE 15-28
- ELEMENTARY SCHOOL DISTRICT 96
- HIGH SCHOOL DISTRICT 125
- COLLEGE OF LAKE COUNTY
- LONG GROVE PARK DISTRICT
- VERNON AREA PUBLIC LIBRARY DISTRICT
- LONG GROVE FIRE PROTECTION DISTRICT
- VILLAGE OF LONG GROVE

SUBDIVISION AND CONDOMINIUM LOCATION INDEX

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 (INGRESS AND EGRESS)	
WATER BODY		TAX CODE	
REFERENCE LINE		MEANDER LINE	

LEGAL NOTICE
VILLAGE OF
LONG GROVE, ILLINOIS
NOTICE OF A PUBLIC HEARING FOR CONSIDERATION OF A REQUEST FOR AN ANNEXATION AGREEMENT INCLUDING A ZONING TEXT AMENDMENT, ZONING MAP AMENDMENT AND SPECIAL USE PERMIT\ PRELIMINARY PUD APPROVAL INCLUDING A REDUCTION OF THE MINIMUM BUILDING SITE OF 33,000 SQARE FEET AND SETBACK RELIEF OF MORE THAN 20% OF THE APPLICABLE DISTRICT STANDARD FOR PROPERTY WITHIN THE R-2 PUD DISTRICT WITHIN THE VILLAGE OF LONG AND UNINCORPORATED PROPERTY TO BE ANNEXED INTO THE VILLAGE OF LONG GROVE TO ALLOW A RESIDENTIAL PUD INCLUDING SINGLE FAMILY ATTACHED (DUPLEX) & SINGLE FAMILY DETACHED DWELLING UNITS WITHIN THE VILLAGE OF LONG GROVE.

PUBLIC NOTICE IS HEREBY GIVEN that on Tuesday, October 6, 2015 at 7:00 p.m. a public hearing will be held at the regular meeting of the Plan Commission & Zoning Board Appeals of the Village of Long Grove, Lake County, Illinois, at the Long Grove Village Hall 3110 RFD, Long Grove, Illinois 60047, (unless otherwise posted) in connection with a petition for an annexation agreement, including a zoning text amendment, zoning map amendment, and a Special Use Permit\Preliminary PUD approval including a reduction of the minimum buildable lot area of 33,000 square feet and a more that 20% deviation from the applicable setbacks for the underlying zoning district for the annexation and reclassification of unincorporated property into the Village of Long Grove from the "AG" Agriculture District and reclassification of property within the Village of Long Grove from the R-2 PUD District to the R-3 PUD District. The proposed PUD includes single family attached (duplex) and single family detached dwelling units as submitted by the KC1 LLC to allow for a residential Planned Unit Development on property commonly known as the Iverson Property.

Reclassification of the subject property is requested as well as a text amendment to the Long Grove Village Code to allow single family attached (duplex) units. The subject property is legally described as follows:

LEGAL DESCRIPTION

The Northwest Quarter of the Southwest Quarter of Section 36, Township 43 North, Range 10 East of the Third Principal Meridian (Excepting there from the south 591.07 feet of the North 901.30 Feet of the East 368.48 Feet thereof), in Lake County Illinois.

Commonly known as:
The Iverson Property
PIN's: 14-36-300-038; 14-36-300-039; & 14-36-300-003

Persons attending the hearing shall have the opportunity to provide written and oral comments and questions concerning the proposal. The above information, together with the plans for the property, will be available for inspection at the Long Grove Village Hall, 3110 RFD, Long Grove, Illinois during regular business hours.

The Plan Commission & Zoning Board of Appeals reserves the rights to continue the hearing to a later date, time and place should that become necessary.

James M. Hogue
Village Planner
Village of Long Grove
Published in Daily Herald
September 19, 2015 (4419798)

RECEIVED
SEP 24 2015
VILLAGE OF LONG GROVE

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt.Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora

County(ies) of Cook, Kane, Lake, McHenry and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published September 19, 2015 in said DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Baltzer
Authorized Agent

Control # 4419798

Village of Long Grove Illinois

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@FIDELITYWES.COM

Fax number: 847-883-0132

Applicant's Interest in Property: CONTRACT PURCHASER

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

Name: THERESE R. IVERSON, INDIVIDUALLY, AND THERESE R. IVERSON AS TRUSTEE UNDER THE THERESE R. IVERSON LIVING TRUST 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 0 NORTH OLD HICKS ROAD, LAKE COUNTY, IL. 60067

Legal Description: Please attach Parcel Index Number(s): 1436300038, 1436300039, 1436300003

Present Zoning Classification R-2 PUD AS TO 14-36-300-003; REMAINDER IS UNINCORPORATED Size of Property (in acres) 34.4

Has any zoning reclassification, variation, or special use permit/PUD been granted for the Property?

Yes: X No:_____

SEE ABOVE

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

Describe the nature of the zoning relief granted: ANNEXATION, MAP AMENDMENT, PUD APPROVAL AND TEXT AMENDMENT

Present use of Property:

Residential _____ Commercial_____ Office_____ Open Space _____ Vacant X

Other (explain) _____

Present zoning and land use of surrounding properties within 250' of Property:

	Zoning Classification	Land Use
North:	County -AG	VACANT
South:	OS-R	OPEN SPACE
East:	R-2 AND R-2 PUD	RESIDENTIAL
West:	COUNTY-AG AND HR	COMMERCIAL

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)

X Zoning Map Amendment (rezoning)

X Zoning Code Text Amendment

X 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"

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

__X__ Zoning Code Text Amendment: See Form "D"

__X__ 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: RGERRARD3@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
Address: IG CONSULTING 300 MARQUARDT 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@MSLA.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: $ 5,000.00

_____ Planning Filing Fees. Amount: $ 1,000.00

_____ 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	KC 1, Inc.
Name of Owner	Name of Applicant
M Miller Pres	Mike Mar. Pres. 6-10-15
Signature of Owner Date	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,

M DeMar

Michael DeMar

September 8, 2015

To: Village of Long Grove

From: KC1, Inc.

Re: Iverson Property- Lighting Plan

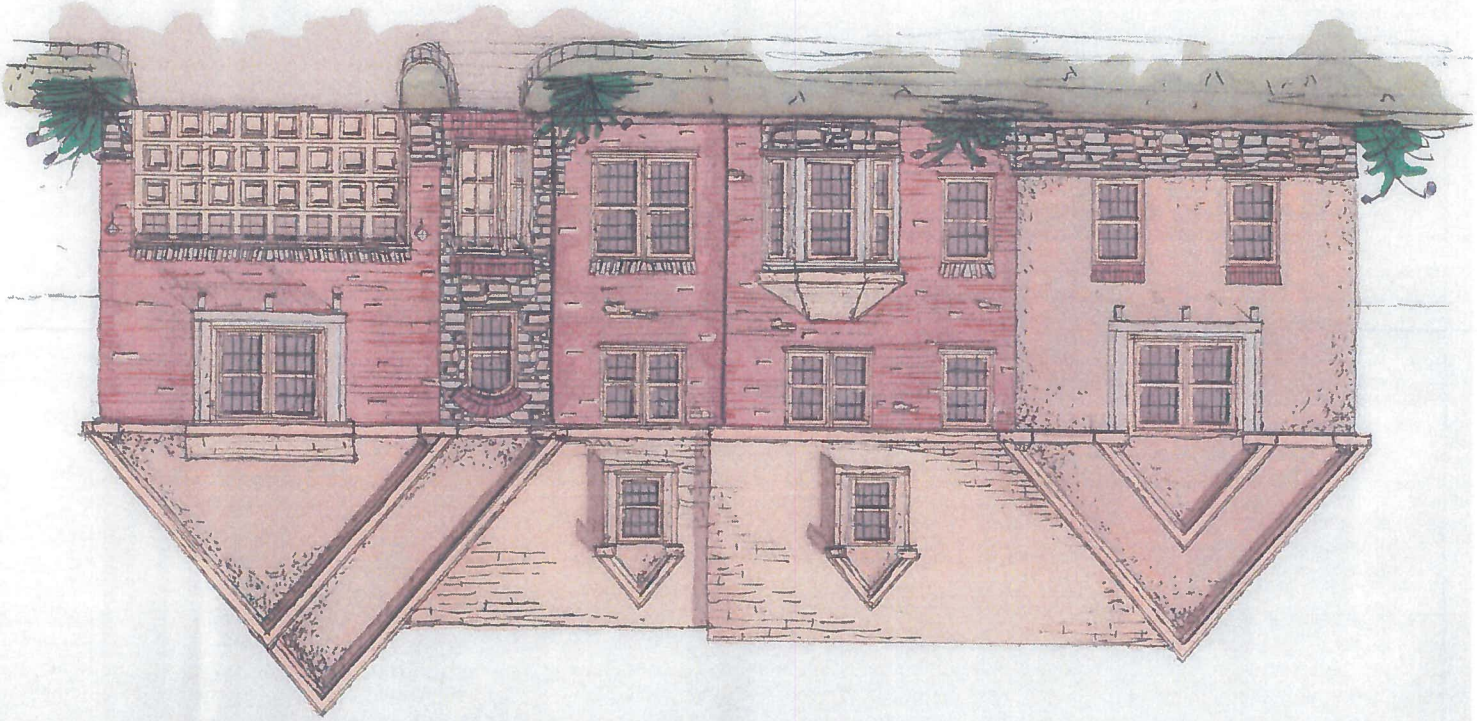
Dear Village of Long Grove,

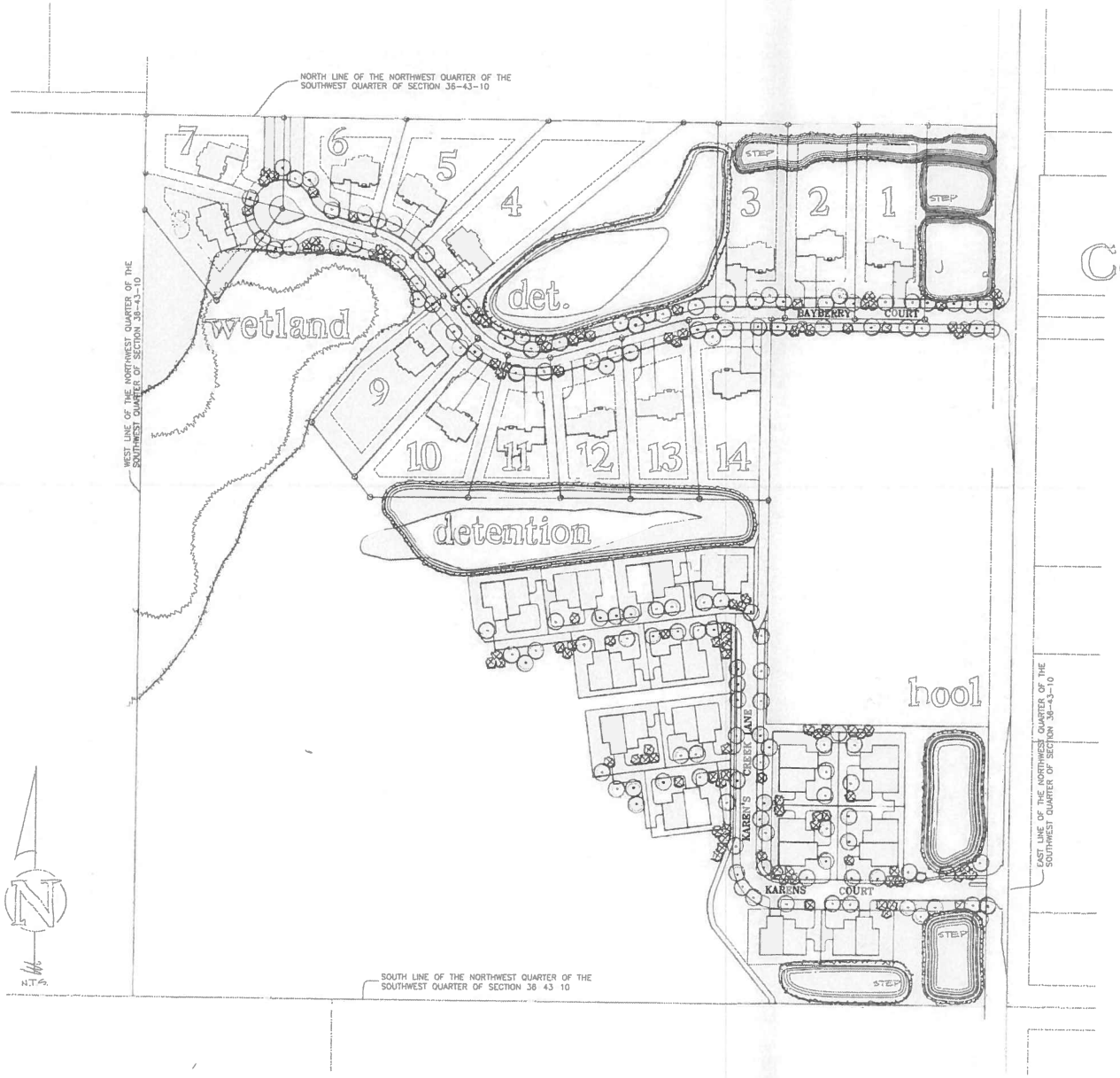
Per your Village codes and the annexation and approval of the Karen Corner's Subdivision on the Iverson Property, attach you will find the Entry sign monument and the minimal lighting shining on the proposed sign. This sign is similar to the entry sign and lighting already approved for the Revenna subdivision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

Thank You,

M DeMar

Michael DeMar





DEVELOPED BY:

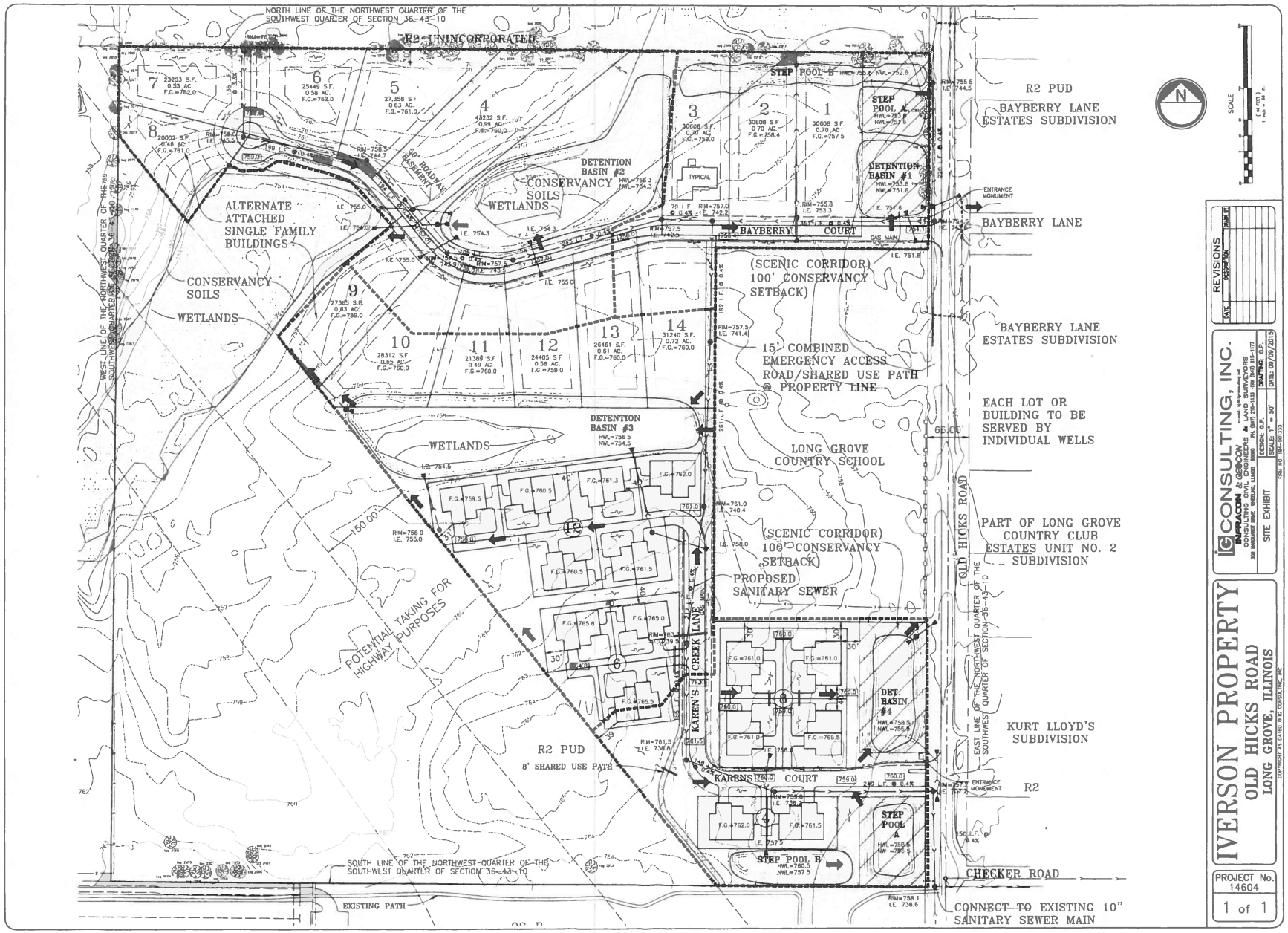
KC1 Inc.

Conceptual Landscape Plan

KAREN'S CORNER

Long Grove

KAREN'S
CORNER
of Long Grove



REVISIONS

DATE	DESCRIPTION	DRAWN BY

IG CONSULTING, INC.
INFRACON & GEOCON
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 MARQUARDT DRIVE, WHEELING, ILLINOIS 60090 PH. (847) 215-1133 FAX (847) 215-1177

SITE EXHIBIT

DESIGN: G.P.
SCALE: 1" = 50'
DRAFTING: G.P.
DATE: 09/09/2015

FIRM NO. 184-001333

IVERSON PROPERTY
OLD HICKS ROAD
LONG GROVE, ILLINOIS

COPYRIGHT AS DATED © IG CONSULTING, INC.

PROJECT No. 14604

1 of 1

LEGEND

EXISTING		PROPOSED
	SANITARY SEWER	
	STORM SEWER	
	WATER MAIN	
	GAS MAIN	
	SANITARY MANHOLE	
	STORM MANHOLE	
	FLARED END SECTION	
	DRAINAGE FLOW	
	OVERFLOW ROUTE	
758.00	PAVEMENT @ GROUND ELEVATION	758.00
	PAVEMENT	
	WATERSHED	
	CONTOURS	
	EXISTING TREE	
	TREE TO BE REMOVED	
	WETLANDS	
	CONSERVANCY SOILS	

SCALE

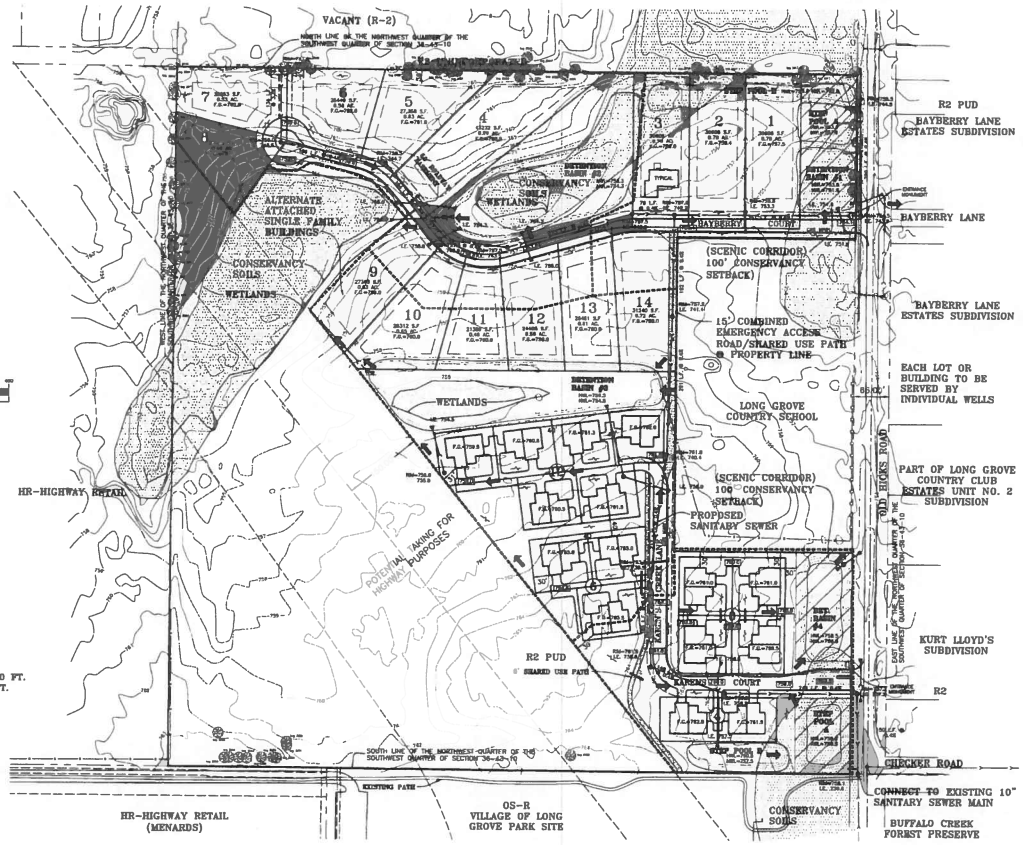
(IN FEET)
1 inch = 100 ft.

SITE DATA

GROSS LAND AREA	34.80 AC.
OLD HICKS ROAD	0.55 AC.
FUTURE RTE 53	9.30 AC.
NET AREA	24.95 AC.
SINGLE FAMILY DETACHED	14
SINGLE FAMILY ATTACHED	30
TOTAL DWELLING UNITS	44

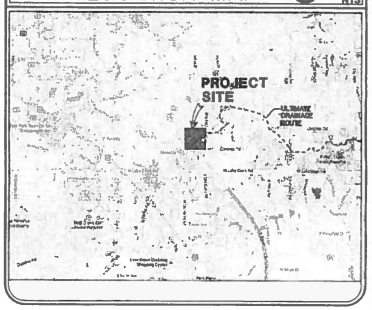
SINGLE FAMILY RESIDENCE
MINIMUM LOT AREA 20,000 SF
PROPOSED FRONT YARD SETBACK 25 FT.
PROPOSED SIDE YARD SETBACK 15 FT.
PROPOSED REAR YARD SETBACK 30 FT.

DUPLEX RESIDENCE
MINIMUM PROPOSED SETBACK TO PROPERTY LINE 30 FT.
MINIMUM PROPOSED SETBACK BETWEEN UNITS 40 FT.
TYPICAL UNIT FOOTPRINT AREA 1,750 S.F.
TYPICAL UNIT LOT AREA 5,500 S.F.



LOCATION MAP

NTS

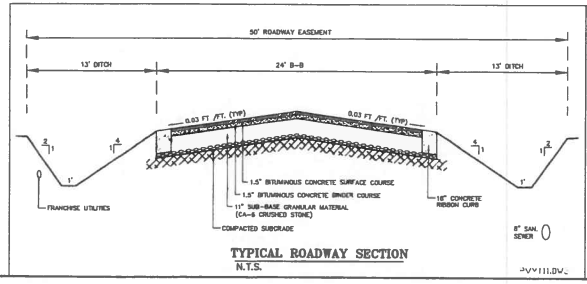


TREE INVENTORY:

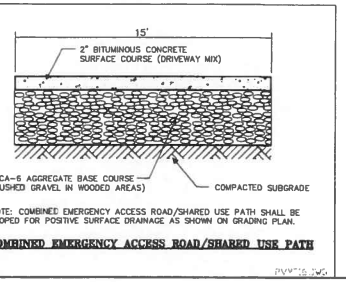
Tag No.	Size (")	Common Name	Cond	Form	Notes	Location
2000	11	Black Walnut	3	3		Off property
2010		Not Used				
2011	12	Black Walnut	3	3		On property
2012	15	Black Walnut	3	3		On property
2013	9	Black Walnut	3	3		On property
2014	13	Black Walnut	3	3		On property
2015	12	Black Walnut	3	3		On property
2016	17	Black Walnut	3	3		On property
2017	14	Black Walnut	3	3		On property
2018	13	Black Walnut	3	3		On property
2019	13	Black Walnut	3	3		On property
2020	8,8"	Black Cherry	4	4		On property
2021	"13,11,7"	Black Cherry	3	3	bark/trunk rot	On property
2022	8	Black Cherry	4	4		On property
2023	8	Black Cherry	4	4	SCS dieback	On property
2024	12	Black Cherry	4	4	SCS dieback	On property
2025	9	Black Walnut	3	3		Off property
2026	9	Black Walnut	3	3		Off property
2027	12	Black Walnut	3	3		On property
2028	10	Black Walnut	3	3		On property
2029	12	Black Walnut	3	3		On property
2030	12	Black Walnut	3	3		On property
2031	9	Black Walnut	3	3		On property
2032	8	Black Walnut	4	4	SCS dieback	On property
2033	8	Black Walnut	4	4		On property
2034	8	Black Cherry	4	4	SCS dieback	On property
2035	"8,6"	Black Cherry	3	3	20' lean	On property
2036	"20,9"	Black Cherry	3	3	30' lean +	On property
2037	13	Black Walnut	3	3		On property
2038	11	Black Walnut	3	3		On property
2039	10	Black Walnut	3	3		On property
2040	"13,8"	Black Cherry	4	4	Lean, trunk rot	On property
2041	12	Black Walnut	3	3		Off property
2042	"14,11,6"	Black Cherry	4	4	Lean, basal rot	On property
2043	"13,9"	Black Cherry	4	4	Basal rot	On property
2044	11	Black Cherry	3	3		On property
2045	11	Black Cherry	3	3		On property
2046	"10,10"	Black Cherry	4	4	Basal/trunk rot	NW property
2046	14	Black Cherry	4	4	Basal/trunk rot	NW property
2047	"13,9"	Black Cherry	4	4	Basal/trunk rot	NW property
2048	14	Black Walnut	3	3		NW property
2049	9	Black Cherry	3	3		NW property
2050	8	Black Walnut	3	3		NW property
2051	9	Black Cherry	4	4	Basal rot	NW property
2052	"13,11,6"	Black Cherry	3	3		NW property
2053	11	Black Walnut	3	3		Beyond development
2054	12	Black Cherry	3	3		Beyond development
2055	12	Black Cherry	3	3		Beyond development
2056	13	Black Cherry	3	3		Beyond development
2057	13	Black Cherry	4	3	Basal rot	Beyond development
2058	10	Black Cherry	3	3		Beyond development
2059	18	Black Cherry	3	3		Beyond development
2060	8	Black Walnut	2	2		Beyond development
2061	8	Black Walnut	2	2		Beyond development
2062	8	Black Walnut	3	3		On property
2063	8	Black Walnut	3	3		On property
2064	10	Black Walnut	3	3		On property
2065		Not Used				
2066		Not Used				
2067		Not Used				
2068	12	Black Walnut	3	3		Beyond development
2069	8	Black Walnut	3	3		On property
2070	"8,6"	Black Cherry	4	4	Basal rot	On property
2071	"18,15"	Black Cherry	3	3		On property
2072	17	Black Cherry	4	4	Basal rot	On property
2073	"14,12"	Black Cherry	4	4	Basal rot	On property
2074	9	Black Cherry	4	4	Basal rot	Beyond development
2075	"16,14"	Black Cherry	4	4	Basal rot	Beyond development
2076	15	Black Cherry	3	3		Beyond development
2077	"11,7"	Black Cherry	4	3	Basal rot	Beyond development
2078	21	Black Cherry	3	3	Dead/dying	Beyond development
2079	12	Black Cherry	3	4	30' lean	Beyond development
2080	8	Black Cherry	3	3		Beyond development
2081	13	Black Cherry	4	3	Basal rot	Beyond development
2082	"18,8"	Black Cherry	3	3		Beyond development
2083	9	Black Cherry	4	4	Trunk rot	Beyond development

Code	Description
1	Specimen
2	Good
3	Average
4	Fair
5	Poor
6	Dead

The condition of the trees shall be based on a six (6) point scale with one (1) being the best and six (6) being the worst.



TYPICAL ROADWAY SECTION
N.T.S.



NOTE: COMBINED EMERGENCY ACCESS ROAD/SHARED USE PATH SHALL BE SLOPED FOR POSITIVE SURFACE DRAINAGE AS SHOWN ON GRADING PLAN.

15' COMBINED EMERGENCY ACCESS ROAD/SHARED USE PATH
N.T.S.

UTILITY NOTES:

8" PVC SANITARY SEWER UNLESS OTHERWISE NOTED.
12" PVC STORM SEWER UNLESS OTHERWISE NOTED.
EACH LOT OR BUILDING TO BE SERVED BY INDIVIDUAL WELLS.
ANALYSIS OF SHALLOW AQUIFER SHALL BE PERFORMED.
A SUBSURFACE DRAINAGE INVENTORY SHALL BE PERFORMED AS PART OF FINAL ENGINEERING.

REVISIONS

DATE	DESCRIPTION	DRAWN BY
08/07/2015	REV. PER OWL RVW. COMMENTS	J.H.

IG CONSULTING, INC.
INFRACON & GEOCON
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
305 MARQUART DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 -FAX (847) 215-1177
e-mail: ig@ig-consulting.net

PRELIMINARY SITE PLAN

DESIGN: G.P. | DRAFTING: G.P.
SCALE: 1" = 100' | DATE: 07/31/2015
FIRM NO. 184-001330

IVERSON PROPERTY
OLD HICKS ROAD
LONG GROVE, ILLINOIS

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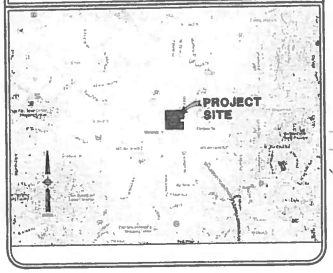
PROJECT No. 14604

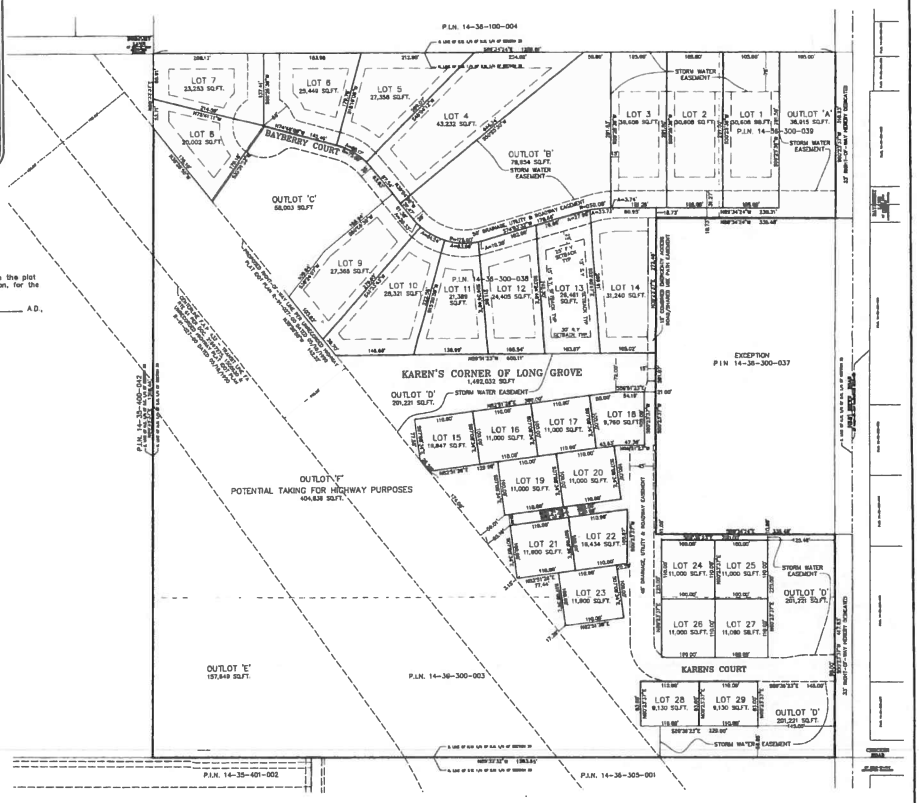
PRELIMINARY PLAT OF SUBDIVISION
OF
KAREN'S CORNER OF LONG GROVE

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.

LOCATION MAP NTS



NORTH



Owner's Certificate:

State of Illinois }
}ss
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.

_____
Owner

Notary's Certificate:

State of Illinois }
}ss
County of Lake }

I, _____, a Notary Public, in and for said County, and State aforesaid, do hereby certify _____ that personally known to me to be the same person whose name is subscribed to the foregoing instrument as such owner, appeared before me this day in person and acknowledged that they signed and delivered the annexed plat as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this ___ day of _____, A.D. 2015, at _____, Illinois.

_____
Notary Public

Village Certificate:

State of Illinois }
}ss
County of Lake }

Approved this ___ day of _____, A.D. 2015.

_____
Plat Officer

_____
Village Clerk Village President
Village of Long Grove

County Clerk's Certificate:

State of Illinois }
}ss
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 redeemable tax sales against any land included in the plat.

I further certify that I have received all statutory fees in connection with the annexed plat.

Given under my hand and Seal of the County of Lake, Illinois, this ___ day of _____, A.D. 2015.

_____
County Clerk of Lake County

Village Engineer's Certificate:

State of Illinois }
}ss
County of Lake }

I, _____, Village Engineer for the Village of Long Grove, do hereby certify that the annexed plat has been examined by me and found to comply with the engineering requirements, as set forth in the Subdivision Regulations of Long Grove, Illinois.

Dated this ___ day of _____, A.D. 2015.

_____
Village Engineer
Long Grove

Drainage And Detention Easement:
All drainage and detention easements, excluding those easements labeled as "Drainage & Utility Easement", falling outside of conservancy districts or lowland soil conservation districts are subject to the same restrictions applicable to conservancy districts. It is prohibited to install, erect, or maintain any structure thereon, except for drainage improvements, which are part of the approved plans and specifications for the 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 mowed, cultivated, sprayed 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 area, and are within front yards of lots, which areas are immediately adjacent to a public or private road, provided that any such landscaping, including but not limited to sowing and maintenance of grass, shall not impede the drainage functions of the drainage easement areas.

Storm Water Easement:

Combined Emergency Access Road/Shared Use Path Easement:

Drainage Utility And Roadway Easement:

SITE DATA

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

SINGLE FAMILY DETACHED	14
SINGLE FAMILY ATTACHED	30
TOTAL DWELLING UNITS	44

SINGLE FAMILY RESIDENCE
MINIMUM LOT AREA 20,000 SF
PROPOSED FRONT YARD SETBACK 25 FT.
PROPOSED SIDE YARD SETBACK 15 FT.
PROPOSED REAR YARD SETBACK 30 FT.

DUPLEX RESIDENCE
MINIMUM PROPOSED SETBACK TO PROPERTY LINE 30 FT.
MINIMUM PROPOSED SETBACK BETWEEN UNITS 40 FT.
TYPICAL UNIT FOOTPRINT AREA 1,750 S.F.
TYPICAL UNIT LOT AREA 5,500 S.F.

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

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

UPDATED: 09/08/2015
DATE PREPARED: 07/31/2015

ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF.
NO DIMENSIONS TO BE ASSUMED FROM SCALING.

COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

REFER TO TITLE REPORT FOR ANY EASEMENTS, COVENANTS OR RESTRICTIONS THAT MAY EXIST BUT ARE NOT SHOWN HEREON.

Surveyor's Certificate:

State of Illinois }
}ss
County of Lake }

This is to certify that I, Kevin C. Lewis, a Registered Illinois Land Surveyor, No. 3681 have surveyed and subdivided the property as described and as shown by the annexed plat, which is a correct representation of said survey and subdivision. All distances are shown in feet and decimals thereof.

Given under my hand and Seal at Wheeling, Illinois, this ___ day of _____, A.D. 2015.

_____
Registered Illinois Land Surveyor
My license expires November 30 2016

PROJECT NUMBER 14604

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

IG CONSULTING, INC.
INFRACON & GEOCON
e-mail: ig@igconsulting.net
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: D.J./G.J.	FIELD WORK: 06/29/2015 DRAFTED BY: J.H.	CHECKED BY:

FIRM NO. 184-001330

SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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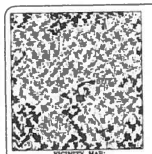
G:\IG\14\14604\SURVEY\14604202.dwg

ALTA/ACSM LAND TITLE SURVEY

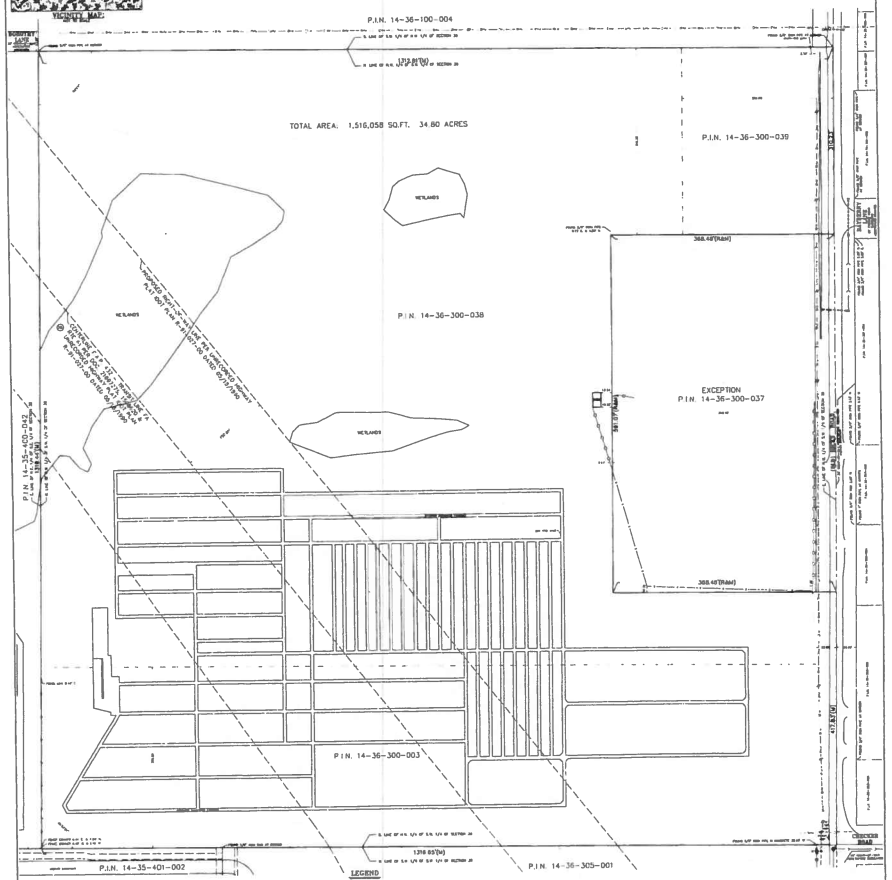


VICINITY MAP:

TITLE COMMITMENT:
THIS SURVEY IS BASED ON CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 14-1408, EFFECTIVE DATE 09/17/2015.

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 591.87 FEET OF THE WEST 368.48 FEET OF THE EAST 368.48 FEET THEREOF, IN LAKE COUNTY, ILLINOIS.

NOTES ON SCHEDULE B:
ITEMS NOT LISTED BELOW ARE NOT MATTERS OF SURVEY
(B) BUILDING LINE OF PARCELS ABUT OF 30M FEET 7.4M (20 FEE) BROADWAY FRONAGE IS PLOTTED HEREON
N - 9 ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES AS REPORTED AT THE TIME OF SURVEY ARE PLOTTED HEREON



FLOOD ZONE CLASSIFICATION:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO 0214, WHICH BEARS AN EFFECTIVE DATE OF 08/19/2008, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BUILDING LINES AND ELEVATIONS, IF SHOWN, SUPERSEDE ANY BUILDING RESTRICTIONS. THE FLOOD DESIGNATION MAY BE REFERED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

GRAPHIC SCALE
1 IN. FEET 1
1 inch = 50 ft.

LEGEND
(M) MEASURED
(R) RECORD
(D) DEED
BFP BACK FACE
W WALKWAY / WALK
UP UTILITY POLE
S SANITARY MANHOLE
F FIRE HYDRANT
V FIRE VALVE
WV WATER VALVE
G GATED WELL REDUCER
FS FLARED END SECTION
WOOD, WIRE
FENCE, CHAIN-LINK
UNDERGROUND WAPPED
STORM SEWER PIPE
SANITARY SEWER PIPE

SURVEYOR'S NOTES:
1. ONLY VISIBLE BUILDING LINE INTERSECTIONS OR EASEMENTS SHOWN ON A RECORDED SUBDIVISION PLAT ARE SHOWN HEREON UNLESS THE DESCRIPTIONS PROVIDED TO US SURVEYED CONTAINS A PROPER DESCRIPTION OF THE REQUIRED BUILDING LINES OR EASEMENTS.
2. ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF.
   NO ENCROACHMENTS TO BE MEASURED FROM SCALING.
3. COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AS SINCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND
4. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, EASEMENTS, SETBACKS AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
5. NO DISCERNIBLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.
6. NO DISCERNIBLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT THE TIME OF THIS SURVEY.
7. NO DISCERNIBLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OR OF COMPLETED CHANGES IN STREET RIGHT OF WAY LINES AT THE TIME OF THIS SURVEY.
8. THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN THE REFERENCED TITLE COMMITMENT.
9. THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO OLD HICKS ROAD, A PUBLIC STREET.
10. WETLANDS SHOWN HEREON WERE PLACEDMS LOCATED BY FIELD 05/21/2015

SURVEYOR'S CERTIFICATION:
STATE OF ILLINOIS
COUNTY OF LAKE } SS
CERTIFIED TO:

KC-1, INC.
CHICAGO TITLE INCORPORATION TITLE
CHICAGO TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes All Items of Table A thereof. The field work was completed on 06/26/2015
Date of Plat:

BY: [illegible] PROFESSIONAL LAND SURVEYOR 2844
LICENSE EXPIRES NOVEMBER 30, 2016

PROJECT NUMBER 14-0604	ALTA/ACSM LAND TITLE SURVEY VACANT LAND OLD HICKS RD. & CHECKER RD. LONG GROVE, ILLINOIS

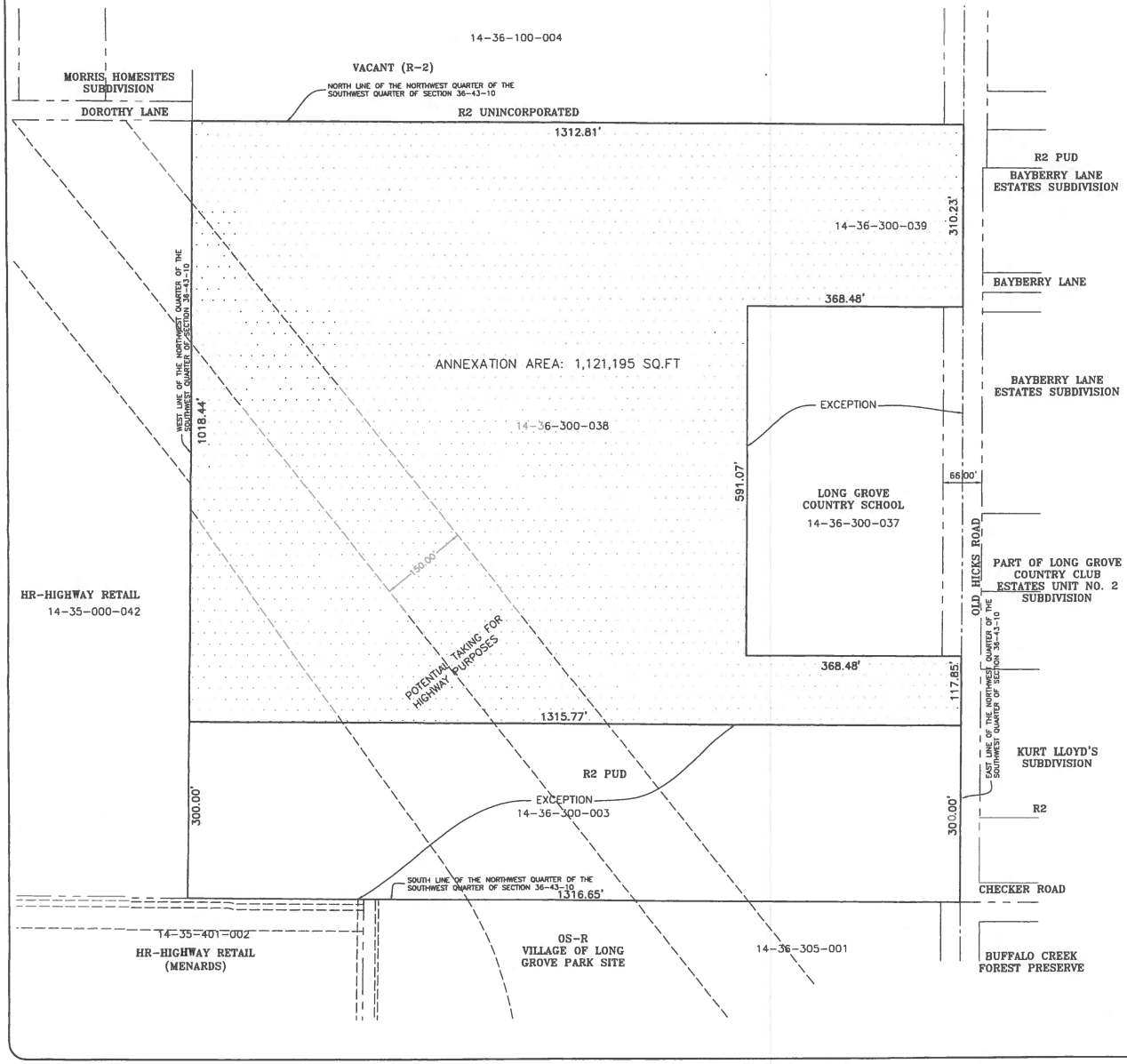
GCONSULTING, INC.
ENGINEERING & GEOCON
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
700 WAUKEGAN ROAD, SPRING LAKE, 60064 PH. (847) 719-1133 | FAX (847) 223-5122
PREPARED FOR: KC-1 INC | SCALE: 1" = 50'
FIELD CREW: D.J./M.J. | FIELD WORK: 06/26/15 | DRAFTED BY: J.H. | CHECKED BY:

COPYRIGHT 1993-2015 G.R. CONSULTING, INC.

PLAT OF ANNEXATION

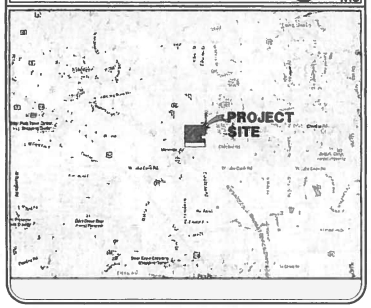
OF

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 AND EXCEPTING THEREFROM THE SOUTH 300 FEET OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36), IN LAKE COUNTY, ILLINOIS.



LOCATION MAP

NTS



NORTH

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

ONLY THOSE BUILDING LINE RESTRICTIONS OR EASEMENTS SHOWN ON A RECORDED SUBDIVISION PLAT ARE SHOWN HEREON UNLESS THE DESCRIPTIONS ORDERED TO BE SURVEYED CONTAINS A PROPER DESCRIPTION OF THE REQUIRED BUILDING LINES OR EASEMENTS.

IG CONSULTING, INC.
INFRACON & GRACON
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 | FAX (847) 215-1177

PREPARED FOR: FIELD CREW: N/A | FIELD WORK: 03/12/15 | DRAFTED BY: S.R.M. | SCALE: 1"=60' | CHECKED BY:

FIRM NO. 184-001330

PLAT OF ANNEXATION
IVERSON PROPERTY
OLD HICKS ROAD
LONG GROVE, ILLINOIS

PROJECT NUMBER 14604

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IG Consulting, Inc.

Consulting Civil Engineers • Planners • Land Surveyors

September 8, 2015

Mr. Geoffrey Perry, P.E.
Assistant Village Engineer
Gewalt Hamilton Associates, Inc.
The Monadnock Building
53 W. Jackson Blvd., Suite 924
Chicago, IL 60604

RE: IVERSON PROPERTY RESIDENTIAL DEVELOPMENT, LONG GROVE, IL (IG # 14604)

Dear Mr. Perry:

In response to your review letter of August 14, 2015 addressed to Mr. David Lothspeich, the Long Grove Village Manager, we are enclosing the HydroCAD Report dated 6/30/2015, the Title Search for Dorothy Lane dated 1/27/15, Plat of Annexation dated 3/12/15, the Preliminary Site Plan dated 9/4/2015, the Preliminary Plat of Subdivision dated 9/8/2015, and the Site Exhibit dated 9/9/15.

Please note that we have provided sufficient detail for Preliminary Engineering design to demonstrate that the site grading, paving, sewage, and storm water drainage is feasible. Greater details shall be provided during Final Engineering design. Out of respect for the PCZBA, we believe they should be given the opportunity to provide their input regarding the Preliminary Engineering prior to continuing with Final design. Therefore, we have taken this into consideration and have addressed all of the comments accordingly.

General Comments:

1. We acknowledge the comment that the proposed storm water detention is located within the proposed Scenic Corridor of Old Hicks Road, we believe this is an appropriate use of the scenic corridor and should be discussed by the Village Plan Commission and Zoning Board of Appeals (PCZBA).
2. The field located wetland delineations are shown and labeled on the Preliminary Site Plan. The Wetland Report and the subsequent Jurisdictional Determination from the Army Corps is provided.
3. A response regarding the storm water calculations and a HydroCAD report dated 6/30/2015 was provided with our last submittal. Another copy of the HydroCAD report dated 6/30/2015 has been enclosed for your convenience. Please reference our last submittal for additional explanation. Although this is a preliminary HydroCAD report, it demonstrates sufficient detail for Preliminary Engineering design to show that the storm water design is feasible.
4. We respectfully disagree and request that the well study be postponed until after the PCZBA has had the opportunity to review the Preliminary Site Plan. Doing so could reduce potential project costs resulting from any discussions with the PCZBA that may affect the well study. PCZBA approval can be contingent upon satisfactory completion of the well study.

300 Marquardt Drive, Suite 101, Wheeling, IL 60090
847.215.1133 • e-mail: ig@igconsulting.net • F: 847.215.1177

5. We have performed a survey of the property to determine the boundary and it is shown on the Preliminary Site Plan and the ALTA/ACSM Land Title Survey. The land referred to in some maps as Dorothy Lane appears to have been an old farm road and driveway at one point that has since fallen into disuse. Dorothy Lane was only platted northwest of the subject property and only north of the north line extended west of the subject property. There are overhead lines north of the subject property. Our office, the client and the title company have performed an exhaustive search for any documentation that dedicated Dorothy Lane on the subject property and have found none. If your office has any additional information, please forward it to us. A copy of the Title Search for the property at Dorothy Lane has been enclosed.

Preliminary Engineering

1. The Preliminary Site Plan has been provided at the largest standard scale (i.e. 10, 20, 30, 40, 50, 60, 100, 200) that shows the entire site on one, 24" x 36" sheet. Any larger would require splitting the view of the site onto two or more sheets and would make reading the plan confusing. The plan is very legible at its current scale, which is 1" = 100' and is not uncommon for Preliminary Engineering design. As a convenience to the PCZBA we have also included a 1"=50' SITE EXHIBIT on larger format paper.
2. A cross-section of the proposed roadway has been shown.
3. A cross-section of the proposed 15-foot wide combined emergency access road/shared path has been shown.
4. Sanitary sewer pipe lengths and slopes have been shown. They sufficiently demonstrate that the proposed sewer design is feasible.
5. Storm water runoff across the rear yards of Lots 4-8 shall be conveyed to Detention Basin #2 via rear and side yard swales as well as via roadway ditches and culverts. Flow areas have been shown indicated the drainage routes. The preliminary grading and storm water design demonstrates that the site plan is feasible. Greater details shall be provided as a part of the Final Engineering design.
6. The overflow route at the west end of Bayberry Court is shown to Detention Basin #2. Greater details will be provided as a part of the Final Engineering design.
7. Preliminary grading info has been shown for the Emergency Access Road. This is sufficient to demonstrate for Preliminary Engineering that it shall not cause offsite runoff.
8. Discharge from Detention Basins #1 and #4 are directed into ditches within the Old Hicks Road right-of-way. This is the same direction that currently exists for runoff from these sub-watersheds. The receiving waters from Old Hicks Road runoff are the lakes and ponds throughout the Grove Country Club and ultimately Buffalo Creek, which has been depicted on the Location Map.
9. Roadway ditch culverts have been shown at both entrance locations.

Preliminary Plat of Subdivision

1. A storm water easement has been shown across the side of Lot 3 and the rear of Lots 1-3 and 10-14 for proposed storm water detention. Proposed easement locations will be finalized as required once Final Engineering design has been completed.

2. The dashed lines shown on the Preliminary Plat indicate easements and yard setbacks (for houses from property lines) and have been labeled as such. Public and franchise utilities shall be contained primarily within the roadway easement. Easements that are necessary outside of the roadway shall be shown in greater detail once Final Engineering design has been completed.
3. Dimensions have been shown between the lots for the proposed duplexes and the adjacent property lines.
4. The signature information has been shown in sufficient detail for the PCZBA review.

Please include our file number 14604 on any further correspondence. If there are any questions, please do not hesitate to contact us.

Very truly yours,
IG Consulting, Inc.

Kevin C. Lewis, P.E., P.L.S.
President

GP/pbp

Encl.

G:\IG\14\14604\Corresp\Perry Response Letter20150908.doc

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

REPLY TO
ATTENTION OF:

August 14, 2015

Technical Services Division
Regulatory Branch
LRC-2015-468

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

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

Dear Mr. Goodman:

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

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

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

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

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

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

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

Sincerely,

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

Kathleen G. Chernich
Chief, East Section
Regulatory Branch

Enclosures

Copy Furnished w/out Enclosures:

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

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

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

SECTION I: BACKGROUND INFORMATION

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

B. DISTRICT OFFICE, FILE NAME, AND NUMBER: Chicago District, LRC-2015-468

C. PROJECT LOCATION AND BACKGROUND INFORMATION: West of Old Hicks Rd, North of Checker Rd
State: Illinois County/parish/borough: **Lake** City: Long Grove, and Ela Township
Center coordinates of site (lat/long in degree decimal format): Lat. 42.15928°N, Long. -88.02168° W.
Universal Transverse Mercator: Zone 16
Name of nearest waterbody: Buffalo Creek Tributary
Name of nearest Traditional Navigable Water (TNW) into which the aquatic resource flows: **Des Plaines River**
Name of watershed or Hydrologic Unit Code (HUC): **Des Plaines (07120004)**
- ☒ Check if map/diagram of review area and/or potential jurisdictional areas is/are available upon request.
- ☐ Check if other sites (e.g., offsite mitigation sites, disposal sites, etc…) are associated with this action and are recorded on a different JD form.

D. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):
- ☒ Office (Desk) Determination. Date: 7/24/2015
- ☐ Field Determination. Date(s):

SECTION II: SUMMARY OF FINDINGS

A. RHA SECTION 10 DETERMINATION OF JURISDICTION.

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

B. CWA SECTION 404 DETERMINATION OF JURISDICTION.

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

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

SECTION III: CWA ANALYSIS

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

Identify water body and summarize rationale supporting determination: .

Provide estimates for jurisdictional waters in the review area (check all that apply):
- ☐ Tributary waters: linear feet width (ft).
- ☐ Other non-wetland waters: acres.
  Identify type(s) of waters: .
- ☐ Wetlands: acres.

[1] Supporting documentation is presented in Section III.F.
[2] **Prior to asserting or declining CWA jurisdiction based solely on this category, Corps Districts will elevate the action to Corps and EPA HQ for review consistent with the process described in the Corps/EPA *Memorandum Regarding CWA Act Jurisdiction Following Rapanos.***

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

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

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

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

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

- ☐ Non-wetland waters (i.e., rivers, streams): linear feet, width (ft).
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SECTION IV: DATA SOURCES.

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

- ☒ Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: Delineation dated 6-9-2015.
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- ☐ Applicable/supporting scientific literature: .
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B. ADDITIONAL COMMENTS TO SUPPORT JD: Wetlands along watershed divide with no hydrologic connection.

- ☒ Area(s) are geographically isolated. .
- ☒ Area(s) do not have a hydrologic nexus. .
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APPROVED JURISDICTIONAL DETERMINATION FORM
U.S. Army Corps of Engineers

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

SECTION I: BACKGROUND INFORMATION

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

B. DISTRICT OFFICE, FILE NAME, AND NUMBER: Chicago District, LRC-2015-468

C. PROJECT LOCATION AND BACKGROUND INFORMATION: West of Old Hicks Rd, North of Checker Rd
State: Illinois County/parish/borough: **Lake** City: Long Grove, and Ela Township
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- ☒ Area(s) are not located within the flood plain. .

Kenig, Lindgren, O'Hara, Aboona, Inc.

9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018
p: 847-518-9990 | f: 847-518-9987

MEMORANDUM TO: Steve Goodman
Fidelity Wes

FROM: William R. Woodward
Senior Consultant

Luay R. Aboona, P.E.
Principal

DATE: September 2, 2015

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

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

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

Existing Conditions

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

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

Aerial View of Site Location **Figure 1**

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

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

Proposed Development Plan

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

Development Access

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

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

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

Development Traffic Generation

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

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

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

Table 1
ESTIMATED SITE-GENERATED TRAFFIC VOLUMES

	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Weekday (24 Hour)
Land Use Type/Density	In	Out	Total	In	Out	Total	Total
Single-Family Detached LUC 210 – 14 units	5	15	20	11	7	18	172
Single-Family Attached- LUC 230 – 30 units	3	17	20	15	7	22	226
Total Development Trips:	**8**	**32**	**40**	**26**	**14**	**40**	**398**

Conclusion

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

- The development will generate a low volume of traffic. A total of 32 outbound vehicles and 26 inbound vehicles are estimated to be generated during the weekday morning and weekday evening peak hours, respectively. As a result, this development will not have a significant impact on area roadways.

- Both access roadways at their respective intersection with Old Hicks Road providing one inbound lane and one outbound lane should be adequate in accommodating the projected low volumes of peak hour traffic. Outbound movements should be under stop sign control at both intersections.

- No internal cross-connection will be provided between the single-family detached homes (northerly area) and the single-family attached homes (southerly area). As such, the volume of turning movements at each of the respective access roadways on Old Hicks Road will be low during the peak hour periods.

- The proposed location and design of the two access roadways on Old Hicks Road will be adequate in accommodating development traffic without negatively impacting traffic operations on Bayberry Lane, or at nearby intersections.

- No roadway or traffic control improvements are recommended or needed at the intersection of Old Hicks Road and Bayberry Lane/Bayberry Court. Further, the one lane inbound and one lane outbound on Bayberry Lane, the existing east leg of the intersection, will continue to be adequate.