

**Item #1:**  
**Report Of June 7, 2011 PCZBA Meeting:**  
**A. Final Plat Approval Trails End Subdivision**



**MEETING AGENDA OF THE  
PLAN COMMISSION & ZONING BOARD OF APPEALS  
REGULAR MEETING  
Tuesday, June 7, 2011 at 7:00 P.M.**

**Village Hall, 3110 OLD MCHENRY ROAD LONG GROVE, ILLINOIS**

**1. Call to Order.**

**2. Consideration of a request for final plat approval** for the subdivision of property to be known as the "Trails End Estates Subdivision" within the R-2 Residential District and/or any additional relief necessary and/or appropriate under the village code to allow subdivision of property on property commonly known as 1889 Checker Road submitted by Orrin Pickell Designers & Builders.

**3. PUBLIC HEARING;** Consideration of a request for a Special Use Permit and/or additional relief necessary and/or appropriate under the zoning code to allow co-location of wireless communications antenna on an existing Commonwealth Edison Transmission Tower and related facilities for property located on the north side of and adjacent to Illinois Route 22 and within the Commonwealth Edison right-of-way and zoned under the R-1 & R-2 PUD District classification submitted by Mr. Ray Shinkle on behalf of T-Moblie Corporation.

**4. Approval of Minutes; December 7, 2010 Regular Meeting**

**5. Other Business; NONE**

**6. Adjournment:**

**Next Regular Meeting – July 5, 2011.**

**Village Board Representative; (6/14) Commissioner Rubin**

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.

**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.

# Holland & Knight

131 South Dearborn Street | Chicago, IL 60603 | T 312.263.3600 | F 312.578.6666  
Holland & Knight LLP | www.hklaw.com

Mario M. Del Percio  
312.715.5758  
mario.delpercio@hklaw.com

June 7, 2011

*Via E-mail [JDebaker@pickellbuilders.com]*

Jason DeBaker  
Managing Principal  
Orren Pickell Design Group, Inc

Re: 1889 Checker Road Subdivision

Dear Mr. DeBaker,

I received your e-mail dated June 6, 2011 regarding the request by Oren Pickell Design Group, Inc. ("**OPDG**") that the Plan Commission/Zoning Board of Appeals ("**PCZBA**") consider action on the Final Plat for the proposed 1889 Checker Road subdivision (the "**Proposed Subdivision**"). As of the time of this letter, the Village has not received sufficient documentation to show that the conditions of Ordinance 2010-O-22 (the "**Preliminary Plat Approval**") have been met. As a result, the application is deemed incomplete and will not be considered at the PCZBA's June 7, 2011 meeting. Allow me to briefly reiterate the Village's position.

As you may recall, when the Plan Commission recommended preliminary approval of the Proposed Subdivision, it did so subject to the following express conditions:

(a) applicant secure approval of all landscape screening and plantings from the two Bordeaux Lane owners closest to Checker Road with respect to the proposed new roadway entryway; and (b) applicant secure all required easement rights from the Bordeaux Lane owners for the construction of the proposed new roadway entryway.

When the Village Board granted the Preliminary Plat Approval, the Village Board established the following condition of approval:

***Access.*** Any relief or approvals authorized hereby are *expressly conditioned upon the Developer securing all appropriate easements or property rights to provide access to the Property as depicted on the Preliminary Plat.* Such

easements or property rights must be demonstrated to the Village's satisfaction prior to the approval of a Final Plat.

Despite the clear and consistent direction given by the Village, OPDG has not submitted any legal documentation that it has met the required conditions.

The Preliminary Plat Approval proposed the consolidation of the private road providing access to the Proposed Subdivision (the "*Private Road*") with Bordeaux Lane, which is a private road owned and maintained by neighboring property owners. In order to consolidate the Private Road and Bordeaux Lane (which, according to the OPDG plan, would involve the closing of the direct Checker Road street access from Bordeaux Lane), the owners of Bordeaux Lane will have to give up their property right to direct access to Checker Road through Bordeaux Lane as it currently exists. Any such reconfiguration of Bordeaux Lane will impact the property interests of the owners of Bordeaux Lane. This is the case, regardless of whether the consolidated road is wholly located on OPDG's property.

Before the Preliminary Plat can be considered for final approval, OPDG will need to demonstrate to the Village that the Bordeaux Lane owners have authorized the change to their property rights resulting from the reconfiguration. The documentation should at a minimum include: (1) a copy of the documents that govern the rights of property owners along Bordeaux Lane (this could be the plat of subdivision, Bordeaux Lane CCRs, etc.) so we know for sure what kind of action was necessary to authorize the reconfiguration, and (2) some evidence that the required action was taken (this could be an authorization by the Bordeaux Lane property owners to reconfigure the road that can be, or has been, recorded against the Bordeaux Lane properties).

Until OPDG presents sufficient documentation to satisfy the conditions of the Preliminary Plat Approval, the application for final plat approval will remain incomplete and this proposal cannot be considered.

If OPDG is unable to meet (or chooses not to pursue satisfaction of) the conditions of the Preliminary Plat Approval, it may start the process from the beginning and submit an alternative Preliminary Plat that does not impact the Bordeaux Lane owners' property rights and otherwise meets all Village Codes and Ordinances. Should OPDG's alternative proposal provide access to the Proposed Subdivision through a private drive that does not connect to Bordeaux Lane, OPDG must also submit appropriate engineering studies and evidence that any such access complies with the Illinois Department of Transportations guidelines and other applicable regulations for street access and intersections. It should be noted that the driveway that currently provides access to one lot at 1889 Checker Road is functionally and legally different than a road that would provide access to three lots in a subdivision. As such, the Village remains committed to ensuring that any private road that results from the Proposed Subdivision will be able to safely serve not only the residents of the Proposed Subdivision, but also will be safely integrated to the Village road system.

Jason DeBaker  
June 7, 2011  
Page 3

Should you have questions regarding the conditions on the Preliminary Plat Approval or alternatives going forward, please feel free to contact me.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Marlo M. Del Percio", with a long horizontal flourish extending to the right.

Marlo M. Del Percio

cc (via e-mail): James Hogue  
Dave Lothspeich



## STAFF REPORT

**TO:** LONG GROVE PLAN COMMISSION  
**FROM:** JAMES M. HOGUE, VILLAGE PLANNER  
**DATE:** 6/2/11  
**RE:** Consideration of a request for final plat approval for a three lot subdivision to be known as the "Trails End Estates Subdivision" and within the R-2 Zoning District on property commonly known as 1889 Checker Road; Submitted by Orren Pickell Designers & Builders.

**Item:** Final Plat Approval – Trails End Estates (formerly known as the “1889 Checker Road Subdivision) submitted by Orren Pickell Designers & Builders

**History:** The property is located on the north side of Checker Road and also immediately adjacent to Bordeaux Lane to the east. The property contains 15 +/- acres of land area and is presently zoned R-2 Single Family Dwelling District. Preliminary Plat approval with variations (front & side yard setback requirements) & conditions was approved by the PCZBA on June 15<sup>th</sup> 2011 and the Village Board on July 27<sup>th</sup> 2010 (Ord. 2010-O-22).

**Proposal:** Consideration of a request for final plat approval for a three lot subdivision (one non-buildable outlot included also) to be known as the “Trails End Subdivision” (formerly known as the 1889 Checker Road Subdivision) - **Plat Attached.**

### **Final Plat**

As proposed the development will comprise a 3 lot subdivision (3 buildable lots; 1 outlot) to be known as the “Trails End Subdivision”. This is a “straight” subdivision and is being proposed under the R-2 District regulations (no PUD request with the proposal). As submitted this subdivision would contain three residential lots. The outlot would used as common open space and access purposes. The development is proposed to be serviced by private well and sanitary sewer service. The final plat is in substantial conformance with the preliminary plat save modifications to the shared ingress and egress discussed below.

### **Lot sizes & Setbacks**

The R-2 District mandates a minimum (2) acre lot size. As proposed each of the residential lots contains over three acres, as such, this criterion has been met. The Village Subdivision regulations require a minimum of 33,000 square feet of building area exclusive of marshes, flood plains, scenic corridor or conservancy easements or lakes. This criterion is met as well. The minimum setbacks and bulk requirements as dictated by the underlying R-2 zoning district will be complied with excepting

the front and side yard requirements for which variations have been granted and as identified on the final plat. The lots as proposed are in conformance with previously approved preliminary plat.

### **Conservancy & Scenic Corridor District Easements**

Conservancy districts have been identified on large portion of "Outlot A" as indicated on the final plat. Most of the conservancy soils fall within the flood hazard area and will remain undisturbed as the Forest Preserve District Easement overlaps these areas. However, a finger of conservancy district soils was identified on a "buildable" portion of Lot 1. Petitioner requested that the Conservancy and Scenic Corridor Committee (CSCC) consider removing these soils in this portion of Lot 1 from the conservancy district designation on the final plat.

At the May 4<sup>th</sup> regular meeting of the CSCC a motion was made by Commissioner Wiberg seconded by Commissioner Bassett to recommend approval of the final plat as submitted, omitting the conservancy district designation from the buildable area of Lot 1. This motion was approved by the CSCC on a voice vote.

The CSCC noted that conservancy district designations on private buildable lots were often problematic in that encroachments into these areas sometimes occurred and that conservancy districts tend to function better (with less chance of encroachment) as large contiguous land masses, such as much of "Outlot A" on the "Trails End" final plat. Furthermore, the existing easement on property, granted to the Forest Preserve District, essentially functions as a conservancy district. This easement also includes non-conservancy soils as well as conservancy soils as identified in the Village Code. This being the case the CSCC noted that omitting the soils from Lot 1 was good "trade-off" in this instance.

The final plat currently being considered by the PCZBA reflects the findings of the CSCC with regard to the Conservancy District Easements.

A 100' Scenic Corridor easement is also identified along the Checker Road frontage per the Village Code.

### **Ingress & Egress**

Ingress and egress to the subdivision has been an issue with proposal. Staff had suggested that a reconfigured entrance be placed as far west as possible (given the constraints of the Forest Preserve District Easement on the property). This is requested to try to improve the sight lines and access to the property in question and the properties along Bordeaux Lane. Bordeaux Lane is a private street.

With regard to ingress and egress, the PCZBA placed the following conditions on the preliminary plat approval;

*"Commissioner Cohn then moved to approve applicant's request for preliminary plat approval for the subdivision of property to be known as the "1889 Checker Road Subdivision" within the R-2 Residential District and/or any additional relief necessary and/or appropriate under the Village code to allow subdivision of property commonly known as 1889 Checker Road submitted by Orrin Pickell Designers & Builders, subject to the following conditions: (a) applicant secure approval of all landscape screening and plantings from the two Bordeaux Lane owners closest to Checker Road with respect to the proposed new roadway entryway; and (b) applicant secure all required easement rights from the Bordeaux Lane owners for the construction of the proposed new roadway entryway".*

*"Commissioner Kazmer seconded the motion. On a voice vote; all aye and no nays".*

A boulevard entrance, which straddled the lot line between Lot 42 in La Savanne (owned by Les and Maria Powell) and the property in question, was proposed on the preliminary plat. This has been modified as part of the engineering for the final plat to now have the entrance on the "Trials End" property (**attached**). The Bordeaux Lane Property owners are presently considering this modification and ratification of the change (to satisfy the aforementioned condition and subdivision covenants) and should be available at meeting time.

A 25' private drive will be located within a 50' right-of-way (easement) beyond the shared entrance. This will run along the eastside of the property parallel to Bordeaux Lane and terminating in a cul-de-sac upon which lots 1, 2 & 3 will abut. This is consistent with the preliminary plat approval.

### **Sanitary Sewer Service**

A sanitary sewer service connection is proposed from this development across an easement proposed for Lot 35 of the LaSavanne PUD and into an existing 8" sanitary sewer line which runs north and south along the rear property line of the Bordeaux Lane properties.

A sanitary sewer easement has been obtained (plat of easement attached) and Lake County Public Works has approved the connection. Village Board approval of the use of sanitary sewer service at this location is also required. Sanitary Sewer service was proposed for wastewater at the preliminary plat approval.

### **Water Service**

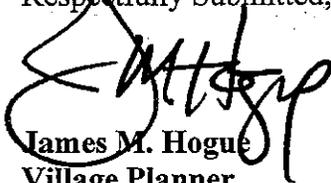
Private wells are proposed for each of the three lots in the development. All private water system improvements must be done in accordance with Lake County Health Department (LCHD) standards at a minimum. Private wells were proposed for potable water service as part of the preliminary plat approval.

**Stormwater Management** The Village is certified and standards as established by LCSMC must be met at a minimum with regard to construction of and development within this subdivision.

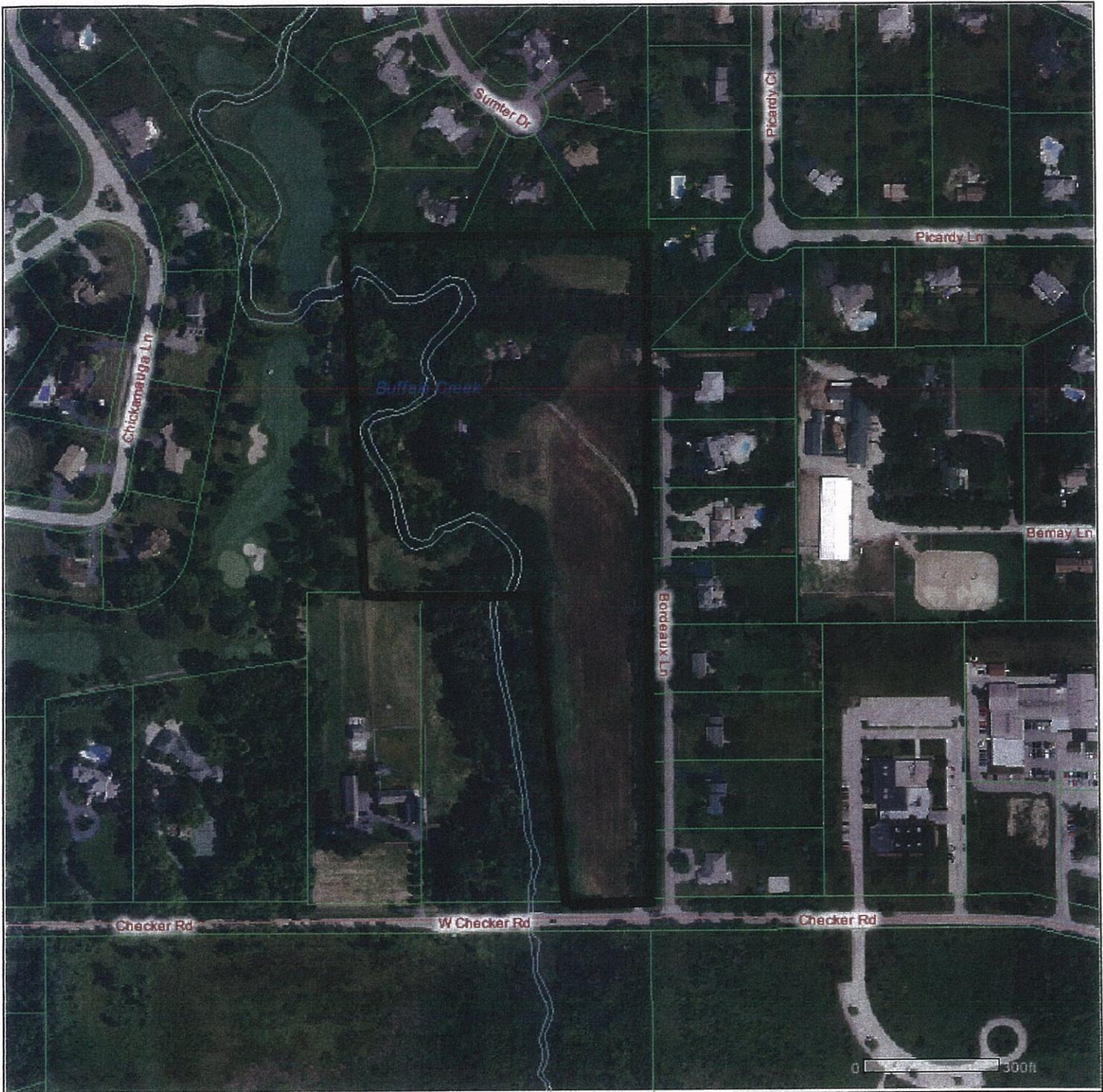
### **Engineering**

Final engineering has been reviewed by the Village Engineer. The Village Engineer is satisfied with the final engineering as submitted.

Respectfully Submitted,

  
James M. Hogue  
Village Planner

# Advance Identification Wetlands (ADID) in Lake County, Illinois



**LakeCounty**  
Geographic Information System

Lake County Department of  
Information Technology  
18 N County St  
Waukegan IL 60085

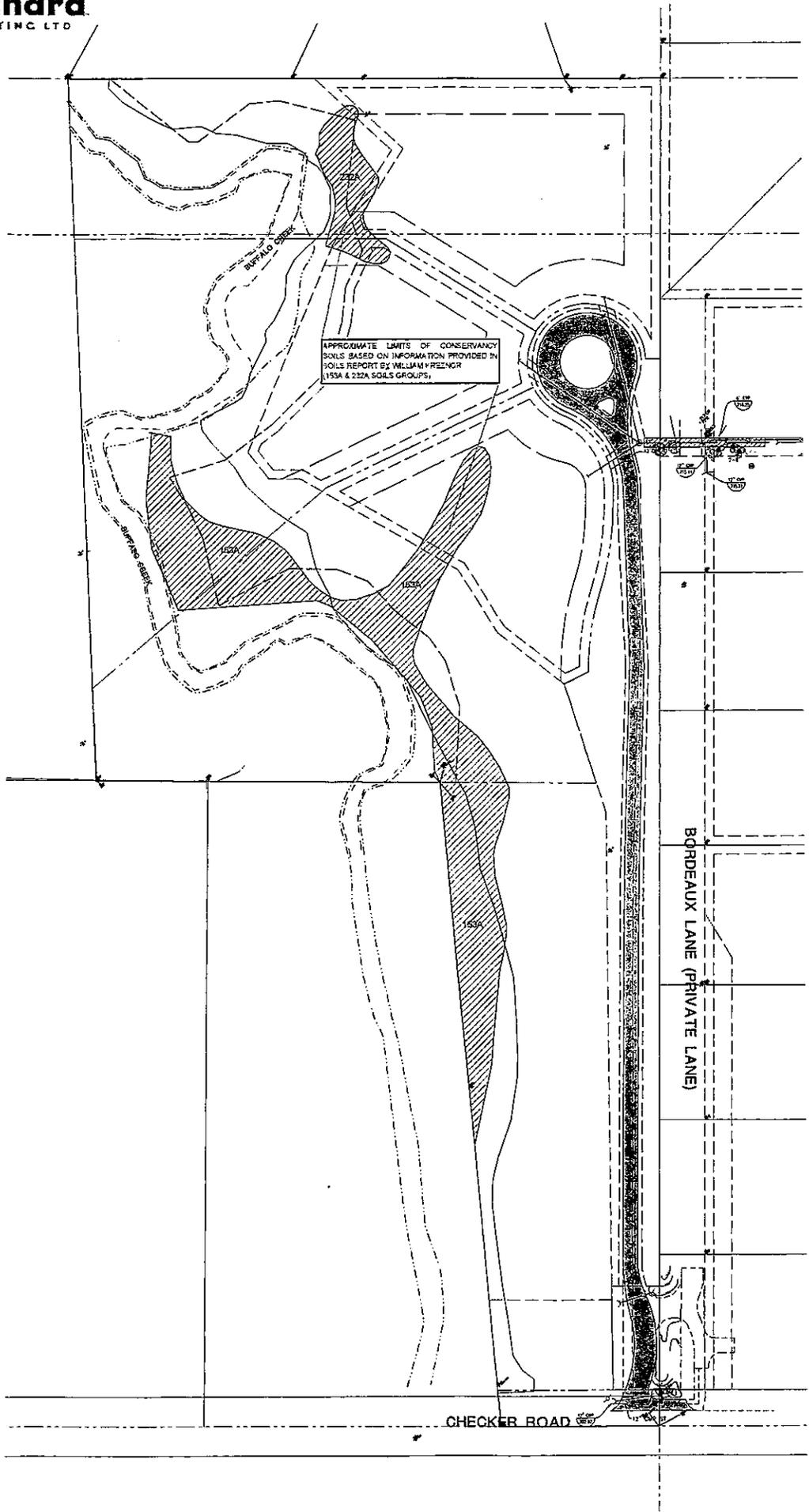
Map Printed on 5/25/2010



-  ADID
-  2008 Aerial Photography
-  Major Roads
-  Railroads
-  Major Water
-  Parcels

**Disclaimer:**

This map is for general information purposes only. 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.



**From:** "Rietveld, Russell W." <RRietveld@lakecountyil.gov>  
**To:** Matthew Schumacher <MSchumacher@manhard.com>  
**CC:** "White, Gordon P." <GWhite2@lakecountyil.gov>, "Brian Witkowski" <bwit...>  
**Date:** 11/8/2010 3:14 PM  
**Subject:** PW#2010.049 1889 Checker Road Subdivision, LCPW 2nd review

Matt,

I received your November 1st response letter, the plat of easement last revised 10/28/10, and the civil plan set last revised 11/1/10. At this time we have no further comments. As we discussed, please ensure there is an easement included on the plat of subdivision for the small portion of sanitary sewer west of the easement shown on the plat of easement. The IEPPE permit applications fully executed by LCPW and the County Clerk will be dropped in the mail this afternoon or tomorrow morning.

Thanks,

Russ Rietveld, PE  
Senior Civil Engineer  
(847)377-7133 office  
(847)377-7173 fax  
(847)757-9857 cell  
[cid:image001.gif@01CB7F57.00E41120]<<http://www.lakecountyil.gov/publicworks>>

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY  
WATER POLLUTION CONTROL PERMIT

LOG NUMBERS: 1101-10

PERMIT NO.: 2011-HB-1101

FINAL PLANS, SPECIFICATIONS, APPLICATION  
AND SUPPORTING DOCUMENTS

DATE ISSUED: January 6, 2010

PREPARED BY: Manhard Consulting, LTD.

SUBJECT: LAKE COUNTY DEPARTMENT OF PUBLIC WORKS - 1889 Checker Road  
(Lake County Department of Public Works-Des Plaines River Sewage Treatment Plant) - Sanitary Sewer Permit

PERMITTEE TO CONSTRUCT

Orren Pickell Designer & Builders  
101 Waukegan Road, Suite 900  
Lake Bluff, Illinois 60044

PERMITTEE TO OWN AND OPERATE

Lake County Department of Public Works  
650 W. Winchester Road  
Libertyville, Illinois 60048

Permit is hereby granted to the above designated permittee(s) to construct and/or operate water pollution control facilities described as follows (quantities are approximate):

343 feet of 8 inch sanitary sewer and 2 manholes to serve three single family dwelling buildings (11 P.E., 1100 GPD, DAF) located at the intersection of Checker Road and Bordeaux Lane with discharge to an existing 8 inch sanitary sewer tributary to the above indicated sewage treatment plant.

This Permit is issued subject to the following Special Condition(s). If such Special Condition(s) require(s) additional or revised facilities, satisfactory engineering plan documents must be submitted to this Agency for review and approval for issuance of a Supplemental Permit.

SPECIAL CONDITION 1: If this project is located within a wetlands, the U.S. Army Corps of Engineers may require a permit for construction pursuant to Section 404 of the Clean Water Act.

SPECIAL CONDITION 2: The Permittee to Construct shall be responsible for obtaining an NPDES Storm Water Permit prior to initiating construction if the construction activities associated with this project will result in the disturbance of one (1) or more acres total land area.

An NPDES Storm Water Permit may be obtained by submitting a properly completed Notice of Intent (NOI) form by certified mail to the Agency's Division of Water Pollution Control - Permit Section.

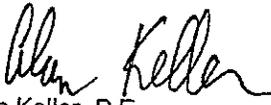
SPECIAL CONDITION 3: Any connections to this sanitary sewer extension must be in accordance with the latest Revisions of Title 35, Subtitle C, Chapter 1. Permits must be obtained if required by said regulations.

THE STANDARD CONDITIONS OF ISSUANCE INDICATED ON THE REVERSE SIDE MUST BE COMPLIED WITH IN FULL. READ ALL CONDITIONS CAREFULLY.

SAK:TTL:j:\docs\permits\statecon\lamm\1101-10.docx

DIVISION OF WATER POLLUTION CONTROL

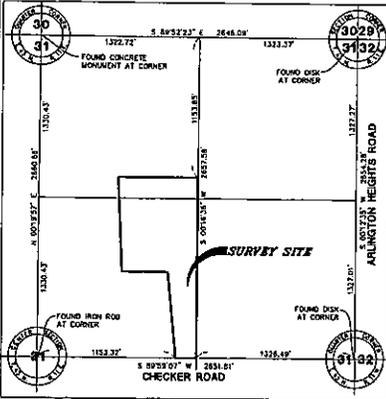
cc: EPA-Des Plaines FOS  
Manhard Consulting, LTD.  
Records - Municipal  
Binds

  
Alan Keller, P.E.  
Manager, Permit Section



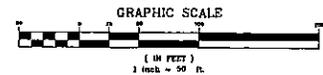
# FINAL PLAT OF TRAIL'S END ESTATES SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.



**SECTION DETAIL**  
SCALE 1"=500'

EXISTING P.L.N.  
15-31-200-003



### OWNERS NAME AND ADDRESS

ORREN PICKELL HOMES, LLC  
200 TRI-STATE INTERNATIONAL # 200  
LINCOLNSHIRE, ILLINOIS 60069

### AREA TABLE

LOT	SQ.FT	ACRES
LOT 1	172,158	3.952
LOT 2	149,471	3.431
LOT 3	138,028	3.192
OUTLOT A	185,247	4.253
CHECKER ROAD	6,958	0.160
<b>TOTAL</b>	<b>652,862</b>	<b>14.988</b>

LINE	BEARING	LENGTH
L1	S 88°32'45" E	12.82
L2	S 89°30'28" E	23.82
L3	S 22°30'50" E	24.12
L4	S 89°19'11" E	16.82
L5	S 00°18'18" W	10.00
L6	S 89°56'15" E	21.55
L7	S 20°22'21" W	25.55
L8	N 34°37'31" E	27.68
L9	S 20°22'21" W	25.55
L10	S 22°30'50" E	14.41
L11	S 20°22'21" W	25.55
L12	S 20°22'21" W	25.55
L13	S 12°22'00" E	28.82
L14	S 12°22'00" E	28.82
L15	S 12°22'00" E	28.82
L16	S 12°22'00" E	28.82
L17	S 42°30'10" E	38.20
L18	S 21°11'02" E	28.18

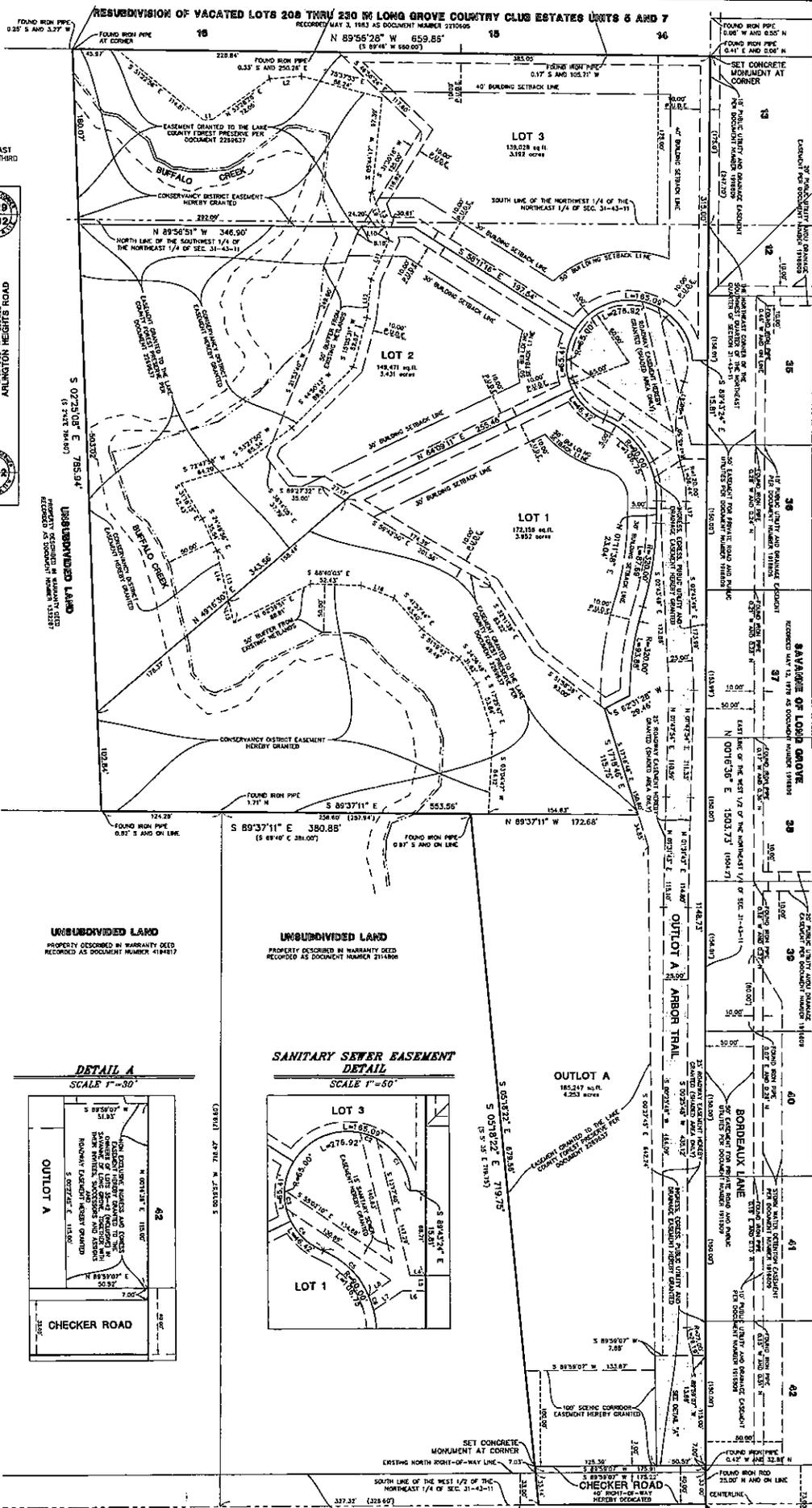
CURVE	RADIUS	LENGTH	CHORD	BEARING	CHORD
C1	83.00'	87.70'	13.92'	N 13°22'11" E	14.87'
C2	63.00'	17.82'	10.73'	N 70°32'22" W	17.78'
C3	88.00'	18.82'	5.67'	S 62°55'42" E	18.86'
C4	88.00'	87.00'	14.82'	N 45°22'31" E	26.00'
C5	90.00'	15.62'	1.89'	N 18°08'06" W	15.47'

### LEGEND:

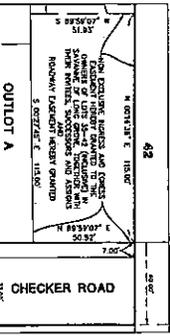
P.U.D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED

### SURVEYORS NOTES

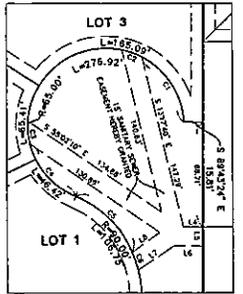
- FOR THE COVENANTS AND RESTRICTIONS PLACED UPON 1888 CHECKER ROAD SUBDIVISION, REFER TO A CERTAIN DECLARATION OF EASEMENTS, COVENANTS, AND RESTRICTIONS RECORDED AS DOCUMENT NUMBER 4184817.
- IN LAKE COUNTY, ILLINOIS.
- AT ANY GIVEN TIME NOT MORE THAN ONE ACRE OF LAND SHALL BE DISTURBED ON EACH INDIVIDUALLY OWNED LOT. IF THIS THRESHOLD IS EXCEEDED, PERMITTING IS ACCORDANCE WITH 627A IMDS (ILLINOIS ENVIRONMENTAL PROTECTION AGENCY NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM) PHASE 2 REQUIREMENTS WILL APPLY.
- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREIN. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (458.47) ARE RECORD OR DEED VALUES, NOT FIELD MEASUREMENTS.
- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. THERE MAY ALSO BE ADVERSE CLAIMS, EASEMENTS, INTERESTS AND LIMITATIONS CONTAINED IN AN ABSTRACT OF TITLE, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
- THE BASIS OF BEARINGS FOR THIS SUBDIVISION IS ASSUMED AND NOT RELATED TO ANY KNOWN SYSTEM.
- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS UNIFORM STANDARDS FOR A SUBDIVISION SURVEY, MANUALLY CONSIDERING THE ILL. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 16803350, EXPIRES APRIL 30, 2013.



**DETAIL A**  
SCALE 1"=30'



**SANITARY SEWER BASEMENT DETAIL**  
SCALE 1"=50'



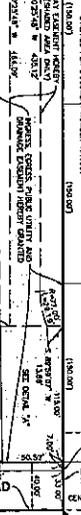
**OUTLOT A**  
185,247 sq. ft.  
4.253 acres



**UNSUBDIVIDED LAND**  
PROPERTY DESCRIBED IN WARRANTY DEED RECORDED AS DOCUMENT NUMBER 4184817

**UNSUBDIVIDED LAND**  
PROPERTY DESCRIBED IN WARRANTY DEED RECORDED AS DOCUMENT NUMBER 211808

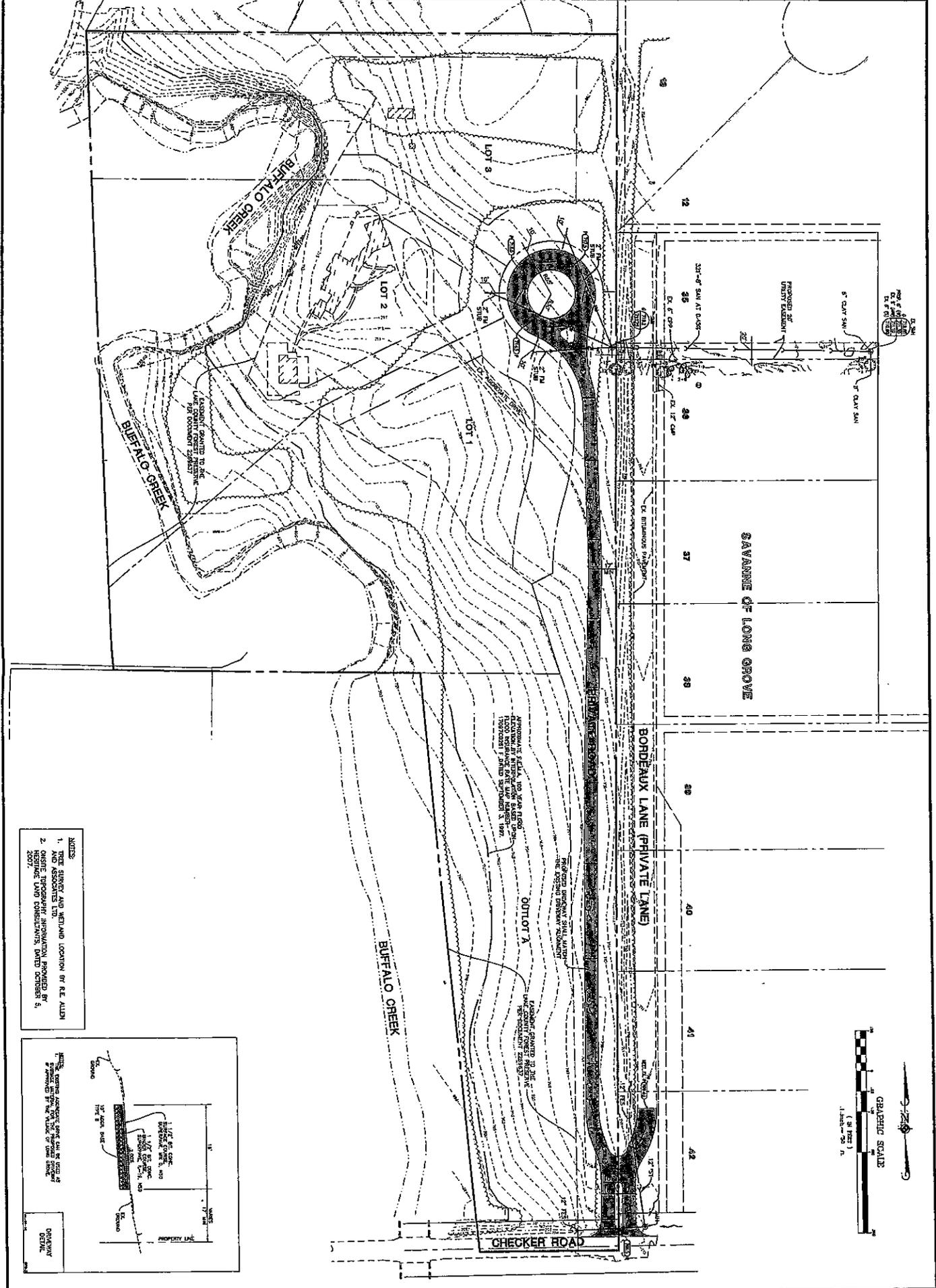
**OUTLOT A**  
185,247 sq. ft.  
4.253 acres











- NOTES**
1. THE BOUNDARY AND SURROUND LOCATION BY THE ALLEN
  2. THE ASSOCIATED LOTS AND
  3. THE TOPOGRAPHIC INFORMATION PROVIDED BY
  4. THE HERITAGE LAND CONSULTANTS DATED OCTOBER 5,
  5. 2007.

