



## MEMORANDUM

TO:	Long Grove Village Board
FROM:	James M. Hogue, Village Planner
DATE:	July 20, 2020
RE:	Philip Estates Residential PUD Proposal – Cuba Road (formerly the Canterbury Parc PUD)

Attached is my initial review of the single-family residential PUD proposal submitted by the Philip Estates LLC for the vacant property on the south side of Cuba Road (formerly known as the Canterbury Parc PUD).

### **BACKGROUND**

The property consists of 34.82 gross acres +/- of land area. The property is presently zoned R-1 PUD District and was approved as the Canterbury PUD. The property is presently vacant.

The Canterbury project was given preliminary PUD approval\ zoning by the Long Grove Plan Commission on June 7, 2005. Subsequently the Village Board also granted preliminary approval in April of 2006 via Ordinance #2005-O-23. Per the Village Subdivision\ PUD regulations and preliminary approval ordinance a final plat was to be submitted within two years of the preliminary plat approval. For a number of reasons this was not accomplished and an extension on the submission of the final plans and plat was granted until July 2008.

The final plan\ plat (attached) to allow twelve (12) single family home sites to be placed upon the property to be known as Canterbury Park was recommended for approval by the PCZBA on April 15, 2008. Subsequently the Village Board approved the final plan\ plat via Ordinance 2008-O-16 on May 13, 2008. The property was to be serviced by a communal septic System and private wells.

Despite these approvals the property has remained vacant since that time. The applicant and property owner note the present configuration of the property and lot sizes have made this property unmarketable. They are requesting reclassification of the property to the R-2 PUD District (with a density bonus) to allow a 19 single family lots, to be served by sewer and water, for this property. Reclassification requires referral from the Village Board to the PCZBA.

## **PROPOSAL**

Reclassification of property from the R-1 PUD District to the R-2 PUD District classification and preliminary PUD plan\plat approval to allow for the creation of 19 lot single family lots (to be serviced by a private water system and public sanitary sewer) for vacant property on Cuba Road to be known as the Philip Estates PUD (formerly the Canterbury Parc PUD).

## **ANALYSIS**

**Comprehensive Plan** – The property in question, although not part of a sub-area, is specifically identified on the “Future Land Use Plan Map” adopted in 2018 as developing for single family residential purposes. Goal and Objectives for housing however do call for the following;

### **Residential Neighborhoods and Housing**

Long Grove is primarily a residential community, and the preservation of neighborhoods for families and individuals is central to providing a high-quality living environment. (1991)

#### I. Goal:

Maintain the high quality of existing residential areas and encourage a high quality of life in new residential areas. (1991)

#### Objectives:

1. Maintain single-family housing, while exploring a greater diversity of housing types to serve a variety of people. (1979, 1991, 2018)
2. Housing units in the Village should be sympathetic from both a visual and a land use intensity standpoint to the visual quality and character of adjacent areas and neighborhoods. The design of housing units in the Village should follow the general bulk and land use intensity guidelines set forth in the applicable Village ordinances and codes. (1991)
3. Existing and new residential areas should accommodate the preservation of environmentally-sensitive areas and not adversely impact those areas. (1991)
4. Narrow private streets are encouraged in residential areas to provide safety and environmental aesthetics. (1991)
5. Landscaping may be required of developers and residents of individual housing units to provide privacy for residents. (1991)
6. Continue enforcement of building, zoning, and subdivision control codes for the protection and improvement of existing and new residential areas. (1979)

The proposal may support other aspects of the plan document as well.

**Land Use** - The land use patterns in the area are predominately residential and open space. The proposed residential use of the property is consistent with this land use pattern.

**Zoning** – The application requests reclassification of the property to the R-2 PUD District to create a 19 lot development. Lot sizes will range from 40,159 sq. ft. to 54,596 sq. ft. with an average lot size of 44,271 sq. ft. (1.01 acres). Setbacks will conform to those established for the R-2 District, no reduction in setback requirements is requested. Per the existing PUD District Regulations minimum lot sizes of 33,000 sq. ft. may be considered.

Per the “straight” R-2 District regulations, site density would total 17.41 lots. With a 15% density bonus, allowable under the PUD regulations, and additional 2.6 lots may be obtained. In order to achieve 19 lots on the property a 15% density bonus must be approved as part of the PUD process.

The current zoning regulations for the village, specifically the PUD regulations allow for lot sizes and setbacks as proposed by the applicant. An overall site density of 1.8 acres per lot is contemplated. Developed area will comprise 19.31 acres (841,152 sq. ft.) of the site.

**Floodplain/Floodway/Wetlands/Detention** - Review of the concept plan indicates that there is no floodplain on-site. ADID & LCWI wetlands on-site are situated to the west-center of the property as well as a smaller area on the east side of the property. These areas will be designated as conservancy easements and be used for open space\stormwater management purposes.

**Open Space** - Common Open Space will comprise 15.51 acres (675,729 sq. ft.) of the site. Open Space will include the 100’ Scenic Corridor along Cuba Road (outlots A & B), as well as Conservancy Easements\Stormwater detention ponds (outlots D, F,&G). Open Space is well distributed throughout the development.

**Access** – Principal access to the development will be off the south side of Cuba Road. A traffic study has been completed and is included with the submittal. Conclusions from the traffic study are attached. The internal access for the development will consist of private roads contained within “Outlot C”.

A secondary emergency access to Cuba Road is proposed between Lots 3 & 4 and will be constructed of “grasscrete” paving material a 4’ crushed limestone pathway will also be centered in the emergency access way.

Additional pathways will be included along the western edge of the development as well as in the 100’ Scenic Corridor Easement. This pathway segment, partially proposed to be in the Cuba Road right-of way, will connect Deerwood Drive on the west with the Forest Preserve property (Herons Creek) on east side of the development.

**Subdivision** – Further subdivision of this property is required. The recorded Canterbury Parc plat will need to be vacated and the approved Philip Estates Subdivision \PUD Plat recorded in its place. The preliminary plat is attached.

**Utilities** – The development is proposed to be served with sanitary sewer service from Lake County. A private water system is proposed via an agreement with the Glenstone Subdivision to the north to provide water to the development.

**Stormwater Management** - Stormwater management will be accomplished via three (3) detention ponds; one located in the west-center of the property and two located on the east side of the property. Lake County Stormwater management regulations will need to be complied with.

**Landscaping/ Tree Preservation Ordinance** – The property will be subject to the Village Tree Preservation Ordinance. Landscaping, per Title 6 of the subdivision code will be required at a minimum. A preliminary Landscape Plan and Tree Preservation Plan are included with the submittal.

### **Conclusions**

The applicant seeks reclassification of property from the R-1 PUD District to the R-2 PUD District classification and preliminary PUD plan\plat approval (with a density bonus) to allow for the creation of 19 lot single family lots (to be serviced by a private water system and public sanitary sewer) for vacant property on Cuba Road to be known as the Philip Estates PUD (formerly the Canterbury Parc PUD).

Despite the approval for the Canterbury Parc development, the property has remained vacant since that time. The applicant and property owner notes the present configuration of the property and lot sizes have made this property unmarketable.

As proposed, lot sizes will range from 40,159 sq. ft. to 54,596 sq. ft. with an average lot size of 44,271 sq. ft. (1.01 acres). Setbacks will conform to those established for the R-2 District, no reduction in setback requirements is requested. Per the existing PUD District Regulations minimum lot sizes of 33,000 sq. ft. may be considered. An overall site density of 1.8 acres per lot is contemplated. Developed area will comprise 19.31 acres (841,152 sq. ft.) of the site.

Common Open Space will comprise 15.51 acres (675,729 sq. ft.) of the site. Open Space will include the 100' Scenic Corridor along Cuba Road (outlots A & B), as well as Conservancy Easements\Stormwater detention ponds (outlots D, F, & G). Open Space, as proposed, is well distributed throughout the development.

The development is proposed to be served with sanitary sewer service from Lake County. A private water system is proposed via an agreement with the Glenstone Subdivision to the north.

Principal access to the development will be off the south side of Cuba Road with private internal roads. A secondary emergency access to Cuba Road is proposed between Lots 3 & 4 with limestone pathway centered in the emergency access way. Additional pathways will be included along the western edge of the development as well as in the 100' Scenic Corridor Easement. This pathway segment, partially proposed to be in the Cuba Road right-of way, will connect Deerwood Drive on the west with the Forest Preserve property (Herons Creek) on east side of the development.

Map amendments are at the discretion of the Village Board. Should the Village Board determine that the map amendment of the is not desirable and grant referral, the project cannot move forward as proposed as reclassification to the R-2 District (as well as a PUD approval with a density bonus) are needed to facilitate this project.

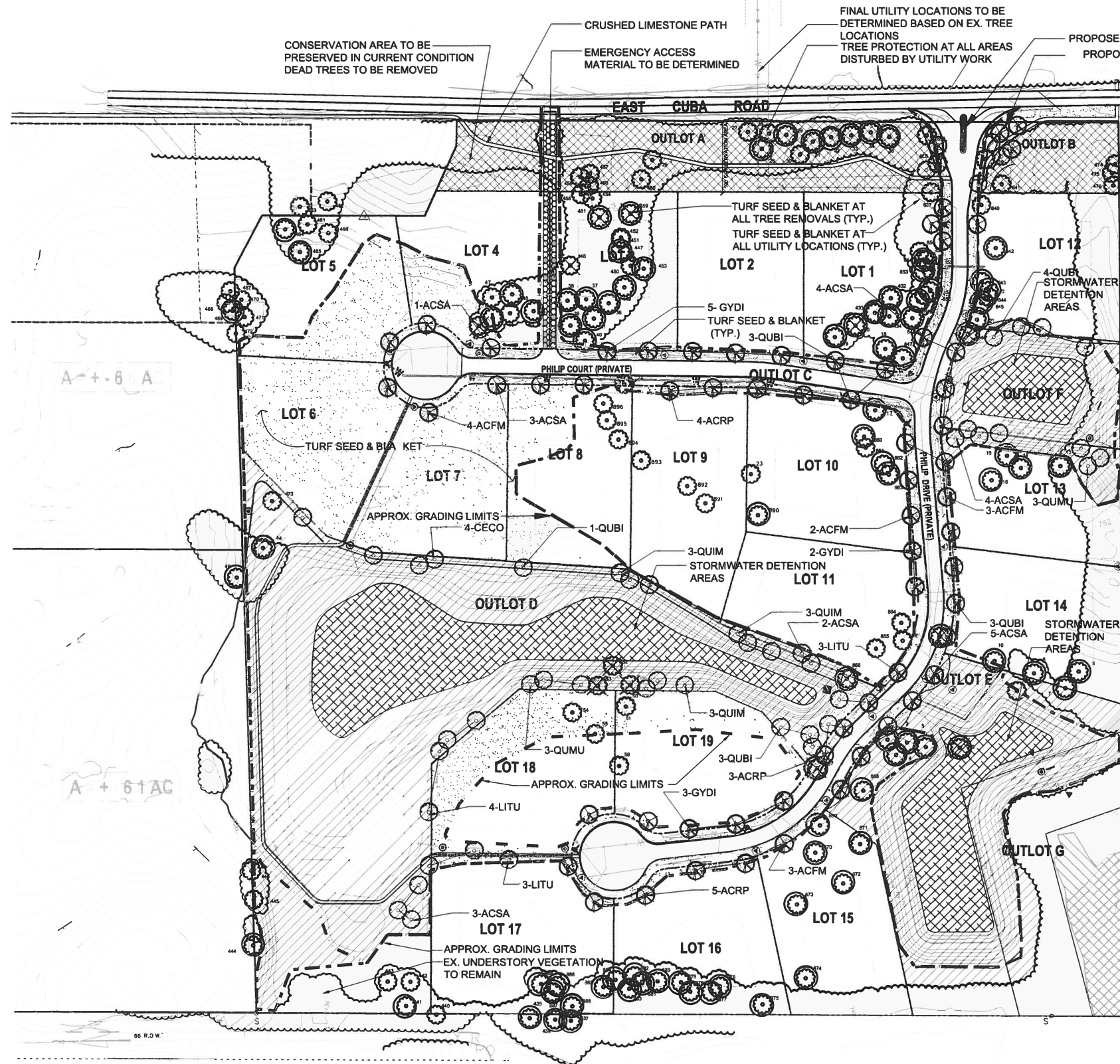




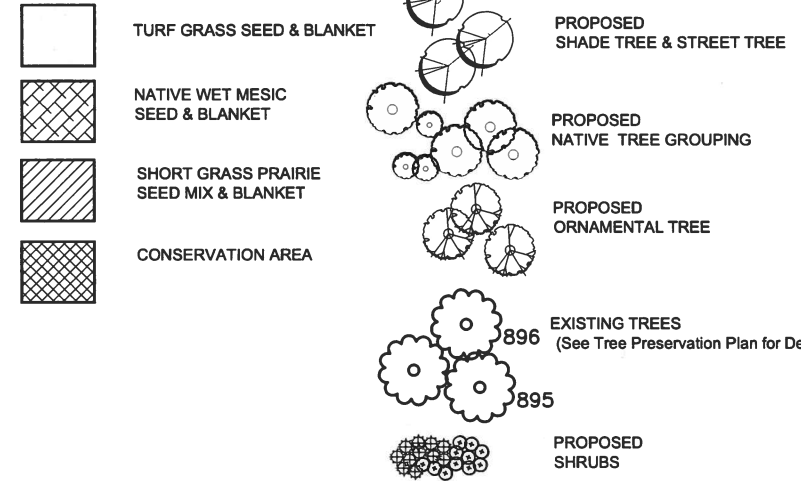








**Planting Legend:**



KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
<b>SHADE TREES</b>					
QUIM	11	<i>Quercus imbricaria</i>	Shingle Oak	2.5" Cal.	
QUMU	8	<i>Quercus muehlenbergii</i>	Chinquapin Oak	2.5" Cal.	
QUBI	18	<i>Quercus bicolor</i>	Swamp White Oak	2.5" Cal.	
ACRP	12	<i>Acer rubrum 'Redpointe'</i>	Redpointe Red Maple	2.5" Cal.	
ACFM	12	<i>Acer freemanii 'Marmo'</i>	Marmo Freeman Maple	2.5" Cal.	
CEOC	7	<i>Celtis occidentalis</i>	Common Hackberry	2.5" Cal.	
GYDI	10	<i>Gymnocladus dioica</i>	Kentucky Coffeetree	2.5" Cal.	
LITU	10	<i>Liriodendron tulipifera</i>	Tuliptree	2.5" Cal.	
<b>ORNAMENTAL TREES</b>					
BENI		<i>Betula nigra</i>	River Birch	6' Ht. Clamp	Heavy Specimen
AMGR		<i>Amelanchier grandiflora 'Autumn Brilliance'</i>	Servicberry	6' Ht. Clamp	Heavy Specimen
CABE	4	<i>Carpinus carolinia</i>	American Hornbeam	6'-8" Ht. Clamp	Heavy Specimen

**2 PRELIMINARY PLANT LIST -**

**GENERAL NOTES:**

- THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT J.U.L.I.E., THE COUNTY PUBLIC WORKS DEPARTMENT, THE VILLAGE OF LONG GROVE, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
- THIS DRAWING IS PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS MENTIONED HEREIN, INCLUDING ANY RELATED DOCUMENTS PREPARED BY THE PROJECT ENGINEERS, CROSS ENGINEERING.
- THE LANDSCAPE ARCHITECT AND CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCT THEREIN BEYOND A REASONABLE STANDARD OF PROFESSIONAL CARE.
- IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITH THE WORK PRODUCT, THE LANDSCAPE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT THEY MAY HAVE THE OPPORTUNITY TO TAKE ANY STEPS NECESSARY TO RESOLVE THE ISSUE. FAILURE TO PROMPTLY NOTIFY THE OWNER AND THE LANDSCAPE ARCHITECT OF SUCH CONDITIONS SHALL ABSOLVE THEM FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE.
- ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT OF THE OWNER AND THE LANDSCAPE ARCHITECT OR IN CONTRADICTION TO THE OWNER AND THE LANDSCAPE ARCHITECT'S WORK PRODUCT OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE OWNER AND THE LANDSCAPE ARCHITECT BUT FOR THE PARTIES RESPONSIBLE FOR THE TAKING OF SUCH ACTION.
- THE LOCATION OF THE UNDERGROUND UTILITIES AND/OR DRIVEWAYS ARE LOCATED ON ENGINEERING DRAWINGS PREPARED BY THE PROJECT ENGINEER, CROSS ENGINEERING AND ARE PRELIMINARY. THE MOST CURRENT REVISIONS ARE HEREIN MADE PART OF THIS DOCUMENT.
- UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO CONSTRUCTION.
- WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER PRIOR TO INSTALLATION.
- NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTOR'S ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL.
- UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.
- CIVIL ENGINEERING BASE INFORMATION HAS BEEN PROVIDED BY CROSS ENGINEERING. SEE CROSS ENGINEERING DRAWINGS FOR UTILITY LOCATIONS. THE LOCATIONS OF VARIOUS UTILITIES ON THIS SET OF DRAWINGS IS ONLY PRELIMINARY AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES.
- REFER TO CIVIL ENGINEERING DOCUMENTS FOR DETAILED INFORMATION REGARDING SIZE, LOCATION, DEPTH AND TYPE OF UTILITIES.
- LOCATIONS OF ALL PLANT MATERIAL ILLUSTRATED ON THE LANDSCAPE PLANS ARE APPROXIMATE. FINAL LOCATIONS SHALL BE DETERMINED IN THE FIELD.
- THE PLANS CONTAINED HEREIN HAVE BEEN PREPARED TO MEET CERTAIN LANDSCAPING ORDINANCE REQUIREMENTS. ANY DEVIATION FROM THESE PLANS MAY RENDER THEM IN NON-COMPLIANCE WITH THE VILLAGE OF LONG GROVE LANDSCAPING ORDINANCE.

**1 PRELIMINARY LANDSCAPE PLAN -**  
Scale: 1"=80'

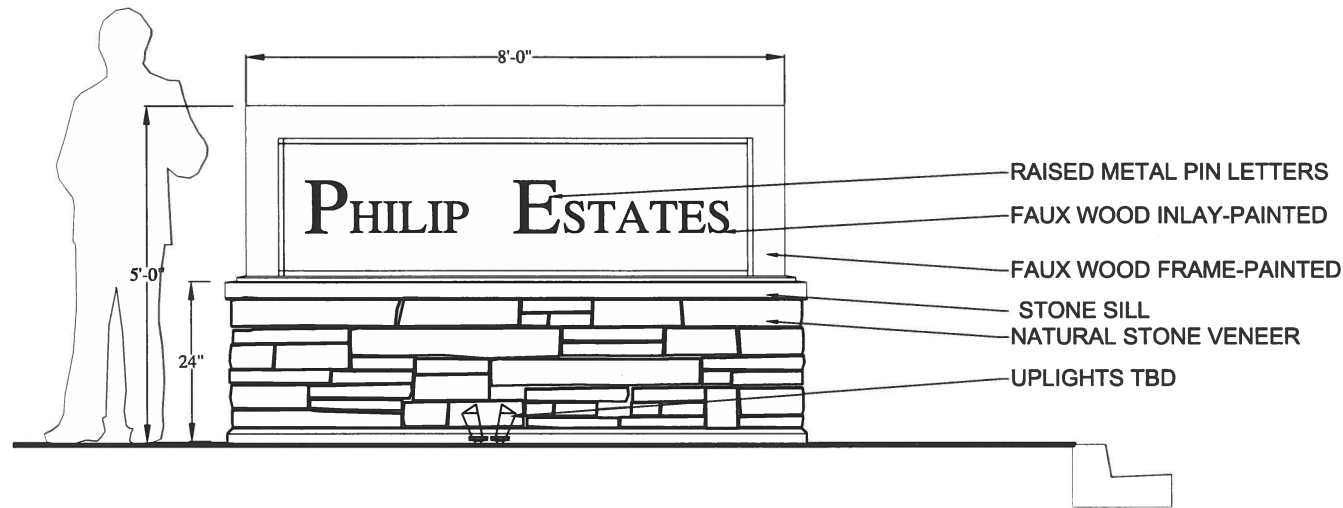
ALLEN L. KRACOWER & ASSOCIATES, INCORPORATED  
LANDSCAPE ARCHITECTS  
1500 W. 159TH STREET, SUITE 100, ORLAND PARK, IL 60462

Prepared For:  
Philip Estates, LLC  
8150 W. 159th Street  
Orland Park, IL 60462

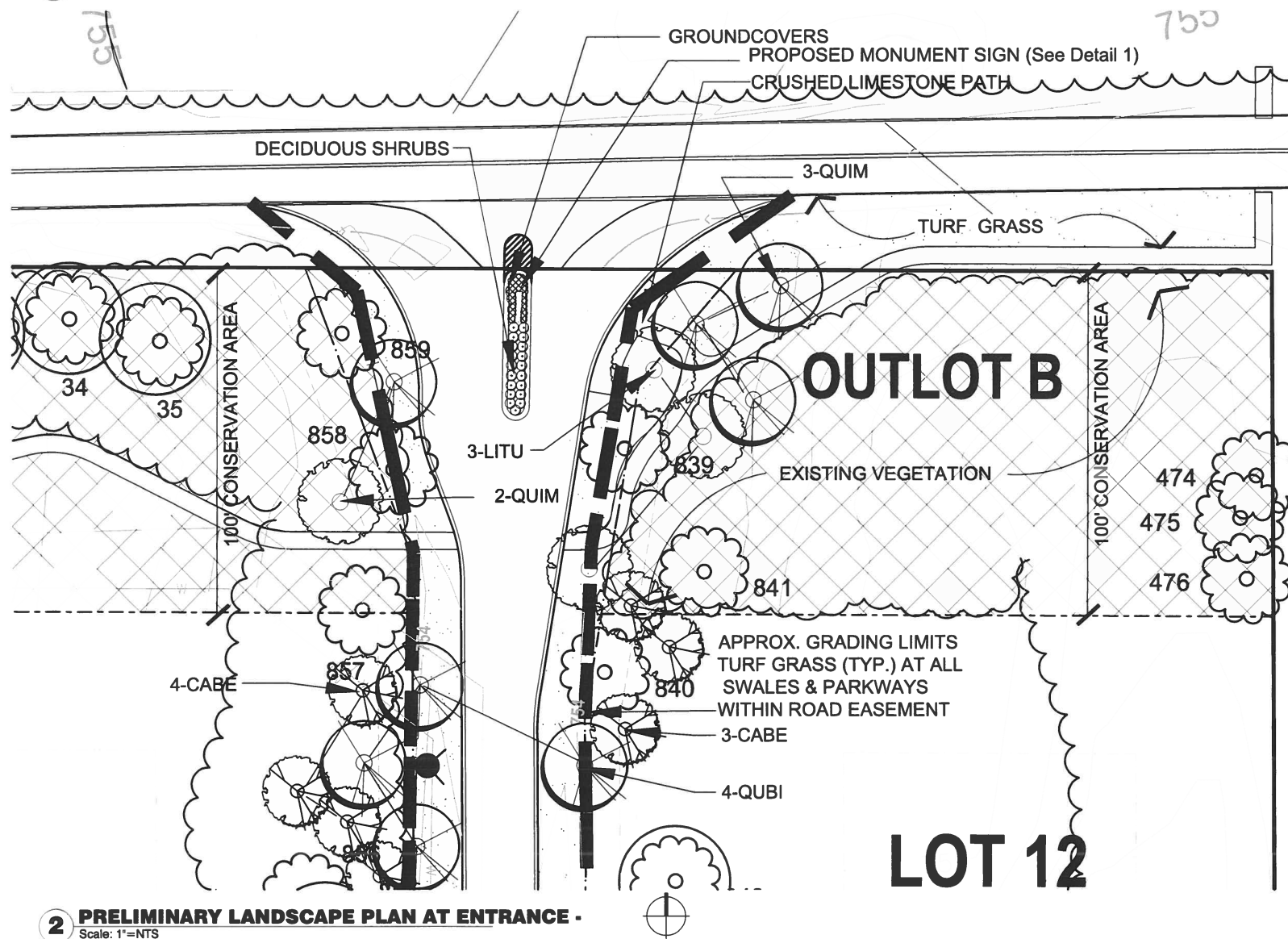
**PRELIMINARY LANDSCAPE PLAN -**  
**PHILIP ESTATES SUBDIVISION**  
CUBA ROAD  
LONG GROVE, ILLINOIS

SHEET TITLE	PRELIMINARY LANDSCAPE PLAN -
DESIGNED FOR	DATE
PROJECT NUMBER	202005
DESIGNED BY	LD
SCALE	AS NOTED
REVIEWED BY	LD
DATE	2-1-2020
PROJECT MANAGER	LD
SHEET NUMBER	3-9-2020

PROJECT NUMBER	202005	DESIGNED BY	LD
SCALE	AS NOTED	REVIEWED BY	LD
DATE	2-1-2020	PROJECT MANAGER	LD
SHEET NUMBER			



**1 PRELIMINARY MONUMENT SIGN -**  
Scale: 1"=NTS



**2 PRELIMINARY LANDSCAPE PLAN AT ENTRANCE -**  
Scale: 1"=NTS

Scientific Name	Common Name	OZ/Acre	Unit
Asclepias syriaca	common milkweed	2	Seed
Asclepias tuberosa	butterfly weed	2	Seed
Aster laevis	smooth blue aster	1	Seed
Coreopsis palmata	prairie coreopsis	1	Seed
Dalea candida	white prairie clover	1.5	Seed
Echinacea purpurea	broad-leaved purple coneflower	7	Seed
Liatris aspera	rough blazing star	0.5	Seed
Rudbeckia subtomentosa	Sweet Black Eyed Susan	1	Seed
Bouteloua curtipendula	Sidecoats grama	2.75	Seed
Penstemon digitalis	foxglove beard tongue	0.5	Seed
Schizachyrium scoparium	little bluestem	36	Seed
Sporobolus heterolepis	prairie dropseed	16	Seed

**Short Grass Prairie Seed Mix**

Scientific Name	Common Name	PLS Ounces/Acre
Bouteloua curtipendula	Side Oats Grama	16.00
Elymus virginicus	Virginia Wild Rye	400.00
Koeleria cristata	June Grass	1.00
Panicum virgatum	Switch Grass	8.00
Schizachyrium scoparium	Little Bluestem	36.00
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
Amorpha canescens	Lead Plant	0.50
Anemone cylindrica	Thimbleweed	0.50
Asclepias syriaca	Common Milkweed	2.00
Asclepias tuberosa	Butterfly Milkweed	2.00
Aster ericoides	Heath Aster	0.25
Aster laevis	Smooth Blue Aster	1.00
Aster novae-angliae	New England Aster	0.50
Baptisia lactea	White Wild Indigo	2.00
Chamaecrista fasciculata	Partridge Pea	12.00
Coreopsis lanceolata	Sand Coreopsis	5.00
Coreopsis palmata	Prairie Coreopsis	1.00
Dalea candida	White Prairie Clover	1.50
Dalea purpurea	Purple Prairie Clover	1.50
Desmanthus illinoensis	Illinois Sensitive Plant	3.00
Echinacea purpurea	Broad-Leaved Purple Coneflower	7.00
Eryngium yuccifolium	Rattlesnake Master	3.00
Lespedeza capitata	Round-Head Bush Clover	2.00
Liatris aspera	Rough Blazing Star	0.50
Lupinus perennis	Wild Lupine	4.00
Monarda fistulosa	Wild Bergamot	0.75
Parthenium integrifolium	Wild Quinine	1.00
Penstemon digitalis	Foxglove Beard Tongue	0.50
Penstemon hirsutus	Hairy Beard Tongue	0.50
Pycnanthemum virginianum	Common Mountain Mint	1.00
Ratibida pinnata	Yellow Coneflower	6.00
Rudbeckia hirta	Black-Eyed Susan	5.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	9.00
Silphium terebinthaceum	Prairie Dock	0.50
Solidago rigida	Stiff Goldenrod	1.00
Solidago speciosa	Showy Goldenrod	0.50
Tradescantia ohioensis	Common Spiderwort	0.75
Verbena stricta	Hoary Vervain	1.00
Vernonia spp.	Ironweed (Various Mix)	4.00
Veronicastrum virginianum	Culvers Root	0.25

**Wet Mesic Seed Mix**

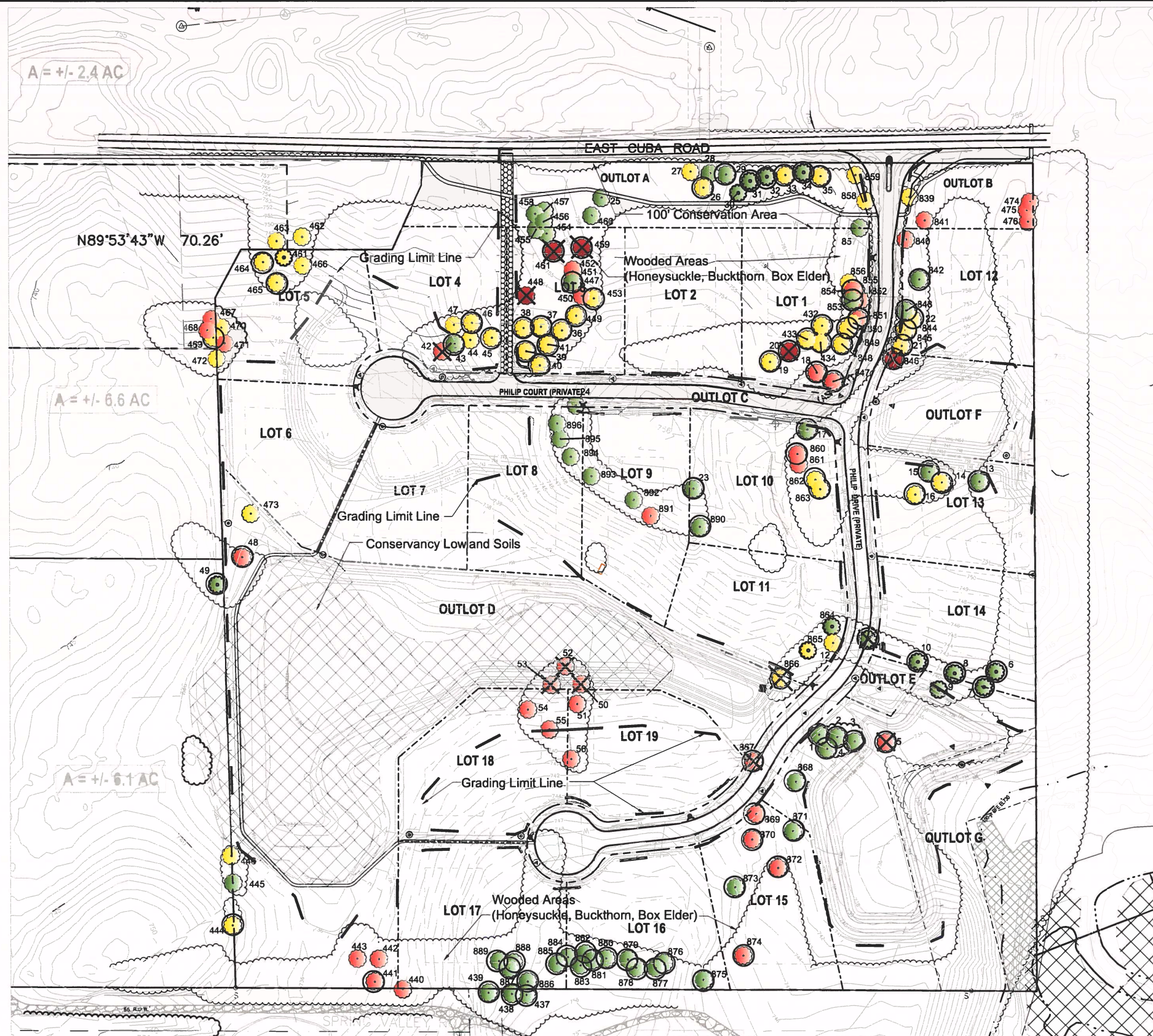


Prepared For:  
Philip Estates, LLC  
8150 W. 159th Street  
Orland Park, IL 60462

**LANDSCAPE PLAN DETAILS**

**PHILIP ESTATES SUBDIVISION**  
CUBA ROAD  
LONG GROVE, ILLINOIS

ISSUED FOR:	DATE:
Village Submittal	3-9-2020
PRINCIPAL:	
PROJECT NUMBER:	DESIGNED BY:
202005	LD
SCALE:	REVIEWED BY:
AS NOTED	LD
DATE:	PROJECT MANAGER:
2-1-2020	LD
SHEET NUMBER:	



- Existing Tree Legend:**
- GOOD TREE
  - FAIR TREE
  - POOR TREE
  - DEAD TREE
  - PROTECTED TREE per Village Ordinance
  - TREE to be REMOVED

**GENERAL NOTES:**  
 Existing trees were inventoried on October 17 and December 23, 2019. A total of 157 trees were identified on the property that had a minimum diameter at breast height (4.5') of 12". Trees were measured for diameter, and identified to their respective genus and species, as well as their general health condition. Trees that are identified as Protected Trees comply with Chapter 10, Tree Preservation ordinance as a Protected Tree in size and species. Tree were evaluated according to common horticultural standards and given a general description of the general health and structure, i.e., good, fair, poor. Tree locations

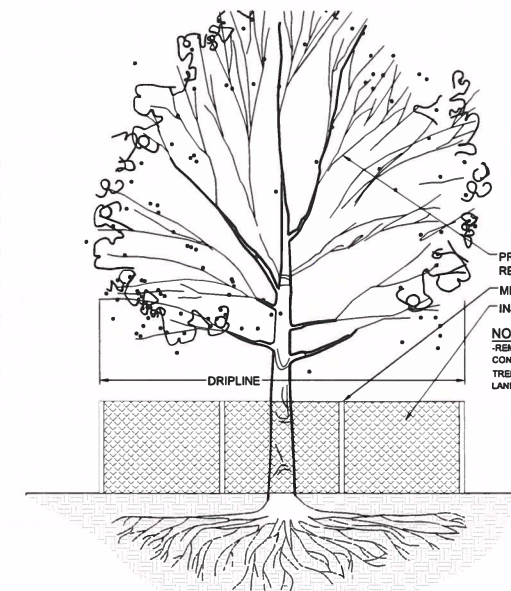
**Good:** Healthy branches and full crown, no major limbs in crown dead or dying, leaves healthy, no apparent wounds or diseases, no apparent hollow spots or gaps in the bark of the main trunk or major limbs. Good structure, few weak crotches, trunk not leaning excessively.

**Fair:** One or more of the following defects: Some major branches in crown dead or dying (but at least 50% still alive), apparent wounding, gaps in bark, oozing sap, areas of light colored or yellowed foliage, weak crotches, excessively leaning trunk, some broken major limbs or missing / broken or headed back central leader.

**Poor:** Over 50% of the tree is dead, major wounding, major disease, weak spots, hollow base, may result in imminent collapse of the tree, excessive lean of trunk, broken trunk, or partial/ complete uprooting of tree.

**Dead:** Tree is completely dead, no display of foliage, tree has fallen to the ground.

**Protected Tree:** Tree (s) designated in the Village Ordinance of having a minimum diameter at breast height of 8"-10" or greater and consist of the following species:  
 Basswood / Linden  
 Black Walnut  
 Hackberry  
 Hickory  
 Ironwood  
 Black Oak / Bur Oak/ Hill's Oak/ Red Oak/ Swamp White Oak/ White Oak  
 Sugar Maple  
 Wild Black Cherry



PRUNE BRANCHES IF DIRECTED BY LANDSCAPE ARCHITECT  
 REMOVE ALL DEAD LIMBS FROM CANOPY  
 METAL FENCE POSTS WITH 48" HT. PLASTIC MESH  
 INSTALL FENCE ALONG DRIPLINE OF TREE TO BE PRESERVED

**NOTE:**  
 REMOVE PROTECTIVE FENCING ONLY AFTER ALL CONSTRUCTION WORK HAS BEEN COMPLETED  
 TREE PROTECTION FENCE LAYOUT TO BE STAKED ON-SITE FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION

**1 EXISTING TREE SURVEY & PRESERVATION PLAN**  
 SCALE: 1"=80'

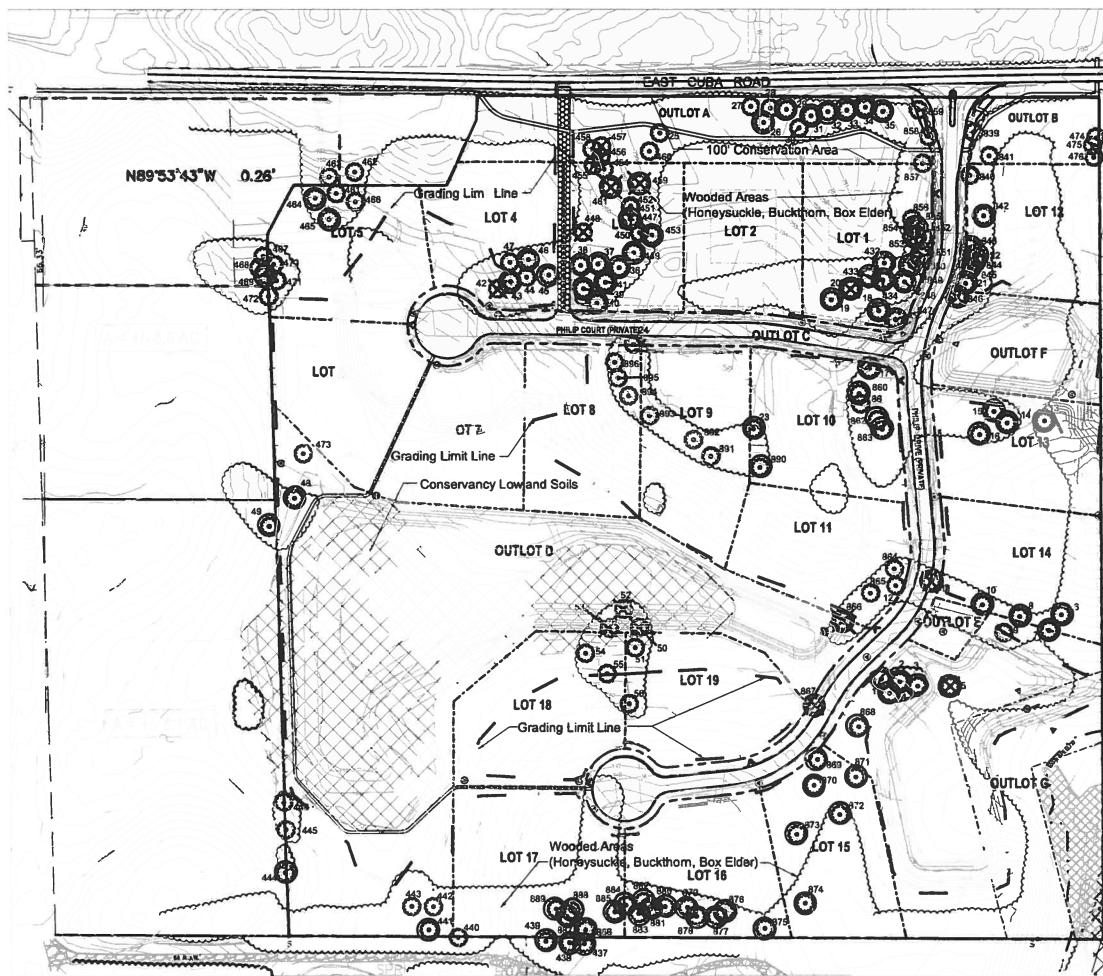
**2 TYPICAL TREE PROTECTION FENCE**  
 SCALE: NTS

Prepared For:  
 Philip Estates, LLC  
 8150 W. 159th Street  
 Orland Park, IL 60462

**EXISTING TREE SURVEY & PRESERVATION PLAN**  
**PHILIP ESTATES SUBDIVISION**  
 CUBA ROAD  
 LONG GROVE, ILLINOIS

ALLEN L. KRACOWER  
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 ARCHITECTS AND LANDSCAPE ARCHITECTS  
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**1 EXISTING TREE SURVEY & PRESERVATION KEY PLAN**  
SCALE: NTS

Existing Tree Survey

Tag No.	Scientific Name	Common Name	Size (DBH)	Condition	Heritage Tree
1	<i>Quercus rubra</i>	Northern Red Oak	36"	Good	X
2	<i>Quercus rubra</i>	Northern Red Oak	30"	Good	X
3	<i>Quercus rubra</i>	Northern Red Oak	30"	Good	X
4	<i>Quercus rubra</i>	Northern Red Oak	30"	Fair	X
5	<i>Celtis occidentalis</i>	Common Hackberry	27"	Poor	X
6	<i>Tilia americana</i>	Linden/ Basswood	30"	Good	X
7	<i>Acer saccharum</i>	Sugar Maple	30"	Good	X
8	<i>Acer saccharum</i>	Sugar Maple	30"	Good	X
9	<i>Gleditsia triacanthos</i>	Honeylocust	26"	Good	
10	<i>Tilia americana</i>	Linden/ Basswood	36"	Good	X
11	<i>Tilia americana</i>	Linden/ Basswood	36"	Good	X
12	<i>Fraxinus americana</i>	Green Ash	24"	Fair	
13	<i>Tilia americana</i>	Linden/ Basswood	24"	Fair	X
14	<i>Tilia americana</i>	Linden/ Basswood	20"	Fair	X
15	<i>Tilia americana</i>	Linden/ Basswood	20"	Fair	X
16	<i>Celtis occidentalis</i>	Common Hackberry	30"	Fair	X
17	<i>Acer saccharum</i>	Sugar Maple	12"	Fair	X
18	<i>Acer saccharum</i>	Sugar Maple	12"	Fair / Poor	X
19	<i>Acer saccharum</i>	Sugar Maple	18"	Good	X
20	<i>Acer saccharum</i>	Sugar Maple	30"	Dead	X
21	<i>Quercus rubra</i>	Red Oak	30"	Fair	X
22	<i>Acer saccharum</i>	Sugar Maple	8"-12"	Fair	X
23	<i>Quercus rubra</i>	Red Oak	30"	Good	X
24	<i>Fraxinus americana</i>	Green Ash	24"	Fair	
25	<i>Gleditsia triacanthos</i>	Honeylocust	24"	Good	
26	<i>Celtis occidentalis</i>	Common Hackberry	24"	Fair	X
27	<i>Gleditsia triacanthos</i>	Honeylocust	18"	Fair	
28	<i>Gleditsia triacanthos</i>	Honeylocust	12"	Good	
29	<i>Celtis occidentalis</i>	Common Hackberry	24"	Good	X
30	<i>Gleditsia triacanthos</i>	Honeylocust	18"	Good	
31	<i>Quercus rubra</i>	Red Oak	18"	Good	X
32	<i>Acer saccharum</i>	Sugar Maple	18"	Good	X
33	<i>Acer saccharum</i>	Sugar Maple	36"	Fair	X
34	<i>Quercus rubra</i>	Red Oak	18"	Good	X
35	<i>Acer saccharum</i>	Sugar Maple	24"	Fair	X
36	<i>Acer saccharum</i>	Sugar Maple	24"	Fair	X
37	<i>Acer saccharum</i>	Sugar Maple	25"	Fair	X
38	<i>Quercus rubra</i>	Red Oak	27"	Fair	X
39	<i>Quercus rubra</i>	Red Oak	18"	Fair	X
40	<i>Quercus palustris</i>	Pin Oak	18"	Fair	X
41	<i>Quercus palustris</i>	Pin Oak	16"	Fair	X
42	<i>Fraxinus americana</i>	Green Ash	36"	Poor	
43	<i>Quercus palustris</i>	Pin Oak	18"	Good	X
44	<i>Gleditsia triacanthos</i>	Honeylocust	14"	Fair	
45	<i>Quercus palustris</i>	Pin Oak	16"	Fair	X
46	<i>Quercus palustris</i>	Pin Oak	18"	Fair	X
47	<i>Gleditsia triacanthos</i>	Honeylocust	14"	Fair	
48	<i>Quercus rubra</i>	Red Oak	30"	Poor	X
49	<i>Quercus rubra</i>	Red Oak	30"	Good	X
50	<i>Alnus glutinosa</i>	Black Alder	8"-10"-12"	Fair	
51	<i>Alnus glutinosa</i>	Black Alder	10"-8"-12"	Fair	
52	<i>Alnus glutinosa</i>	Black Alder	12"-8"-12"	Fair	
53	<i>Alnus glutinosa</i>	Black Alder	10"-8"-12"	Fair	
54	<i>Quercus rubra</i>	Red Oak	24"	Fair	X
55	<i>Quercus rubra</i>	Red Oak	30"	Fair	X
56	<i>Quercus rubra</i>	Red Oak	28"	Fair	X
432	<i>Quercus palustris</i>	Pin Oak	30"	Fair	X
433	<i>Acer saccharum</i>	Sugar Maple	36"	Fair	X
434	<i>Prunus serotina</i>	Black Cherry	10"	Fair	X
437	<i>Prunus serotina</i>	Black Cherry	18"	Good	X
438	<i>Prunus serotina</i>	Black Cherry	14"	Good	X
439	<i>Prunus serotina</i>	Black Cherry	12"	Good	X
440	<i>Acer negundo</i>	Box Elder	14"	Poor	
441	<i>Acer saccharum</i>	Sugar Maple	24"	Poor	X
442	<i>Gleditsia triacanthos</i>	Honeylocust	18"	Poor	
443	<i>Gleditsia triacanthos</i>	Honeylocust	18"	Poor	
444	<i>Tilia americana</i>	Linden/ Basswood	18"	Fair	X
445	<i>Acer platanoides</i>	Norway Maple	20"	Good	
446	<i>Acer platanoides</i>	Norway Maple	24"	Fair	
447	<i>Acer saccharum</i>	Sugar Maple	24"	Good	X
448	<i>Tilia americana</i>	Linden/ Basswood	30"	Dead	X
449	<i>Acer saccharum</i>	Sugar Maple	20"	Fair	X
450	<i>Ostrya virginiana</i>	Ironwood	18"	Poor	X
451	<i>Prunus serotina</i>	Black Cherry	14"	Poor	X
452	<i>Prunus serotina</i>	Black Cherry	14"	Poor	X
453	<i>Acer saccharum</i>	Sugar Maple	24"	Fair	X
454	<i>Tilia americana</i>	Linden/ Basswood	20"	Good	X
455	<i>Quercus palustris</i>	Pin Oak	24"	Good	X
456	<i>Quercus palustris</i>	Pin Oak	20"	Good	X
457	<i>Quercus palustris</i>	Pin Oak	20"	Good	X
458	<i>Quercus bicolor</i>	Swamp White Oak	22"	Good	X
459	<i>Acer saccharum</i>	Sugar Maple	22"	Dead	X
460	<i>Gleditsia triacanthos</i>	Honeylocust	18"	Good	
461	<i>Aesculus hippocastanum</i>	Horsechestnut	18"	Fair	
462	<i>Gleditsia triacanthos</i>	Honeylocust	18"	Fair	
463	<i>Acer rubrum</i>	Red Maple	18"	Fair	
464	<i>Tilia americana</i>	Linden/ Basswood	20"	Fair	X
465	<i>Acer rubrum</i>	Red Maple	18"	Fair	
466	<i>Acer rubrum</i>	Red Maple	18"	Fair	

467	<i>Betula Species</i>	Birch Species	12"-18"	Poor	
468	<i>Betula Species</i>	Birch Species	10"-12"	Poor	
469	<i>Tilia americana</i>	Linden/ Basswood	24"	Fair	X
470	<i>Betula Species</i>	Birch Species	12"-18"	Fair	
471	<i>Betula Species</i>	Birch Species	10"-12"	Poor	
472	<i>Betula Species</i>	Birch Species	10"-12"-18"	Fair	
473	<i>Gleditsia triacanthos</i>	Honeylocust	30"	Fair	
474	<i>Prunus serotina</i>	Black Cherry	22"	Poor	X
475	<i>Prunus serotina</i>	Black Cherry	18"	Poor	X
476	<i>Prunus serotina</i>	Black Cherry	18"	Poor	X
884	<i>Quercus rubra</i>	Northern Red Oak	20"	Good	X
839	<i>Gleditsia triacanthos</i>	Honey Locust	22"	Good	
840	<i>Gleditsia triacanthos</i>	Honey Locust	22"	Good	
841	<i>Gleditsia triacanthos</i>	Honey Locust	20"	Good	
842	<i>Quercus palustris</i>	Pin Oak	28"	Good	X
843	<i>Quercus palustris</i>	Pin Oak	24"	Good	X
844	<i>Acer saccharum</i>	Sugar Maple	17"	Good	X
845	<i>Acer saccharum</i>	Sugar Maple	19"	Good	X
846	<i>Acer saccharum</i>	Sugar Maple	17"	Dead	X
847	<i>Acer saccharum</i>	Sugar Maple	28"	Good	X
848	<i>Acer saccharum</i>	Sugar Maple	24"	Good	X
849	<i>Acer saccharum</i>	Sugar Maple	18"	Fair	X
850	<i>Acer saccharum</i>	Sugar Maple	14"	Good	X
851	<i>Acer saccharum</i>	Sugar Maple	14"	Fair	X
852	<i>Acer saccharum</i>	Sugar Maple	24"	Good	X
853	<i>Acer saccharum</i>	Sugar Maple	10"	Good	X
854	<i>Acer saccharum</i>	Sugar Maple	10"	Good	X
855	<i>Ulmus americana</i>	American Elm	21"	Good	
856	<i>Fraxinus pennsylvanica</i>	Green Ash	26"	Good	
857	<i>Gleditsia triacanthos</i>	Honey Locust	21"	Good	
858	<i>Gleditsia triacanthos</i>	Honey Locust	22"	Good	
859	<i>Celtis occidentalis</i>	Hackberry	27"	Good	X
860	<i>Prunus serotina</i>	Black Cherry	12"	Good	X
861	<i>Morus alba</i>	White Mulberry	18"	Fair	
862	<i>Quercus palustris</i>	Pin Oak	26"	Good	X
863	<i>Quercus palustris</i>	Pin Oak	20"	Good	X
864	<i>Acer saccharum</i>	Sugar Maple	25"	Good	X
865	<i>Aesculus hippocastanum</i>	Horse Chestnut	21"	Good	
866	<i>Prunus serotina</i>	Black Cherry	20"	Good	X
867	<i>Acer saccharum</i>	Sugar Maple	11"	Dead	X
868	<i>Acer saccharum</i>	Sugar Maple	16"	Poor	X
869	<i>Acer saccharum</i>	Sugar Maple	18"	Good	X
870	<i>Acer saccharum</i>	Sugar Maple	22"	Good	X
871	<i>Acer saccharum</i>	Sugar Maple	18"	Good	X
872	<i>Quercus macrocarpa</i>	Bur Oak	18"	Good	X
873	<i>Acer saccharum</i>	Sugar Maple	17"	Good	X
874	<i>Quercus macrocarpa</i>	Bur Oak	18"	Good	X
875	<i>Acer saccharum</i>	Sugar Maple	14"	Good	X
876	<i>Quercus macrocarpa</i>	Bur Oak	24"	Good	X
877	<i>Quercus rubra</i>	Northern Red Oak	22"	Good	X
878	<i>Quercus macrocarpa</i>	Bur Oak	24"	Good	X
879	<i>Quercus macrocarpa</i>	Bur Oak	22"	Good	X
880	<i>Quercus macrocarpa</i>	Bur Oak	22"	Good	X
881	<i>Quercus macrocarpa</i>	Bur Oak	20"	Good	X
882	<i>Quercus rubra</i>	Northern Red Oak	20"	Good	X
883	<i>Quercus macrocarpa</i>	Bur Oak	22"	Good	X
884	<i>Quercus rubra</i>	Northern Red Oak	20"	Good	X
885	<i>Quercus macrocarpa</i>	Bur Oak	22"	Good	X
886	<i>Quercus rubra</i>	Northern Red Oak	23"	Good	X
887	<i>Quercus rubra</i>	Northern Red Oak	22"	Good	X
888	<i>Quercus macrocarpa</i>	Bur Oak	18"	Good	X
889	<i>Quercus rubra</i>	Northern Red Oak	23"	Good	X
890	<i>Quercus palustris</i>	Pin Oak	22"	Good	X
891	<i>Gleditsia triacanthos</i>	Honey Locust	21"	Good	
892	<i>Gleditsia triacanthos</i>	Honey Locust	22"	Good	
893	<i>Gleditsia triacanthos</i>	Honey Locust	18"	Good	
894	<i>Acer saccharum</i>	Sugar Maple	16"	Good	X
895	<i>Acer saccharum</i>	Sugar Maple	13"	Good	X
896	<i>Fraxinus pennsylvanica</i>	Green Ash	24"	Good	



Prepared For:  
Philip Estates, LLC  
8150 W. 159th Street  
Orland Park, IL 60462

TREE INVENTORY

PHILIP ESTATES SUBDIVISION  
CUBA ROAD  
LONG GROVE, ILLINOIS

SHEET TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

Village Submittal: \_\_\_\_\_ 3-9-2020

PRINCIPAL: \_\_\_\_\_

PROJECT NUMBER: 202005 DESIGNED BY: LD

SCALE: AS NOTED REVIEWED BY: LD

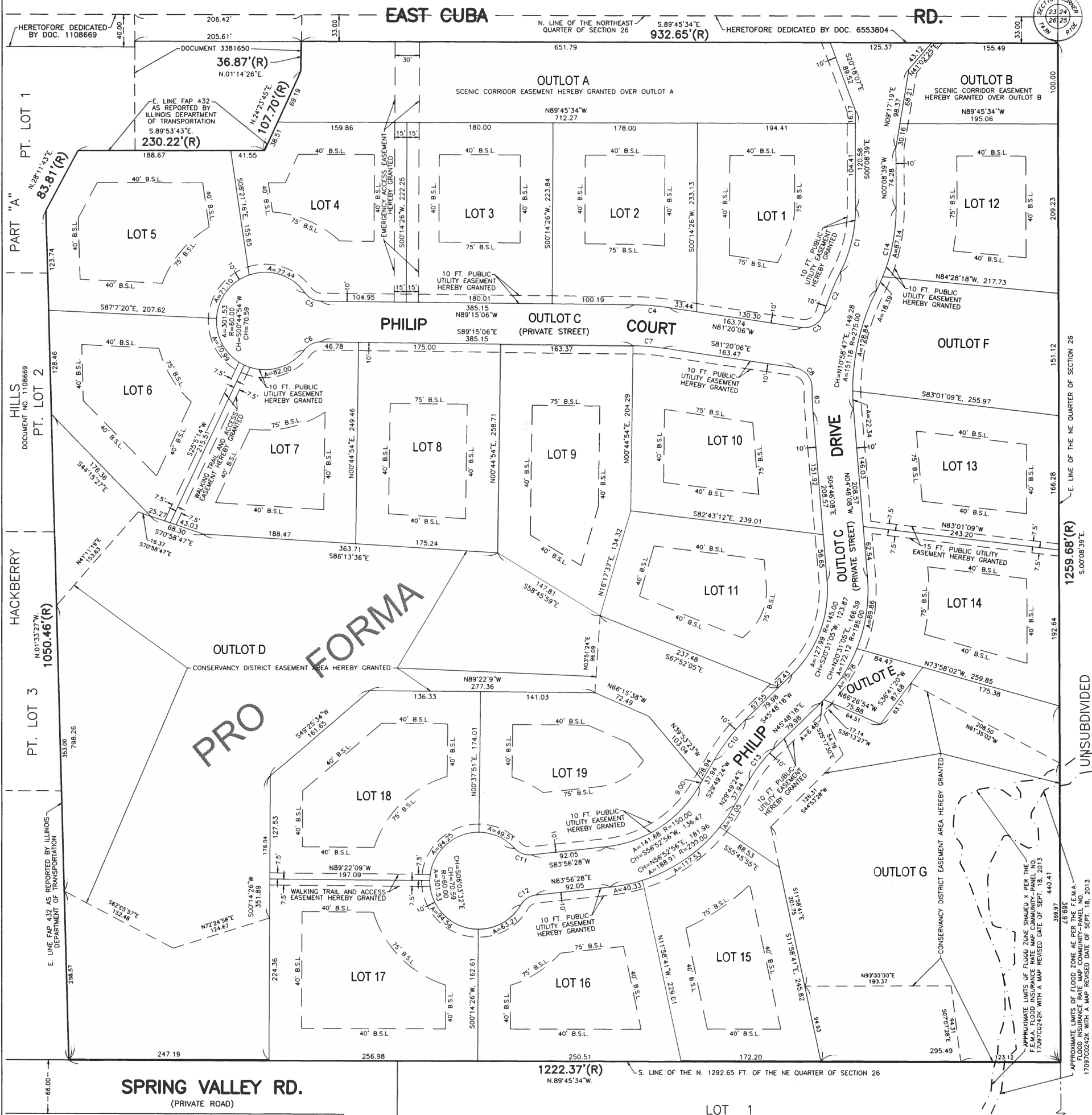
DATE: 2-1-2020 PROJECT MANAGER: LD

SHEET NUMBER: \_\_\_\_\_

# PRELIMINARY PLAT

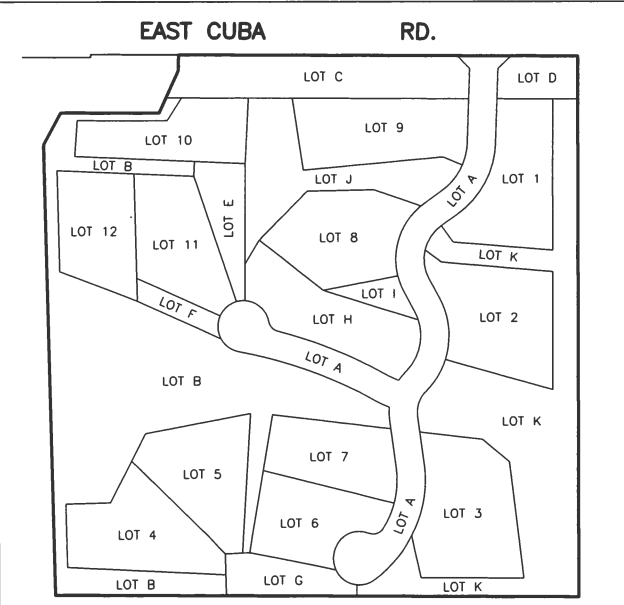
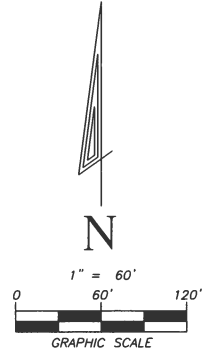
## PHILIP ESTATES SUBDIVISION

BEING A RESUBDIVISION OF LOTS 1 TO 12, INCLUSIVE, AND LOTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J" AND "K" IN CANTERBURY PARK PUD, BEING PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CANTERBURY PARK PUD RECORDED DECEMBER 22, 2009 AS DOCUMENT 6553804, IN LAKE COUNTY, ILLINOIS.



CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	82.08	175.00	S13°17'31"W	81.33
C2	55.01	325.00	S21°52'45"W	54.95
C3	35.62	25.00	S57°50'51"W	32.68
C4	44.91	325.00	N85°17'36"W	44.87
C5	23.55	25.00	N62°16'03"W	22.69
C6	23.55	25.00	N63°45'51"E	22.69
C7	38.00	275.00	S85°17'36"E	37.97
C8	35.75	25.00	S40°21'56"E	32.78
C9	30.47	325.00	S02°04'58"E	30.46
C10	62.76	225.00	S37°48'51"W	62.56
C11	23.55	25.00	N69°04'29"W	22.69
C12	23.55	25.00	N56°57'28"E	22.69
C13	48.81	175.00	N37°48'51"E	48.66
C14	105.53	225.00	N13°17'31"E	104.56

**LEGEND:**  
 (R) Record  
 A Arc  
 R Radius  
 CH Chord  
 B.S.L. Building Setback Line



**AREA SUMMARY**

LOT 1	45,197 SQUARE FEET OR 1.0376 ACRES
LOT 2	40,210 SQUARE FEET OR 0.9231 ACRES
LOT 3	40,149 SQUARE FEET OR 0.9217 ACRES
LOT 4	41,709 SQUARE FEET OR 0.9575 ACRES
LOT 5	46,069 SQUARE FEET OR 1.0576 ACRES
LOT 6	42,205 SQUARE FEET OR 0.9683 ACRES
LOT 7	41,946 SQUARE FEET OR 0.9623 ACRES
LOT 8	44,465 SQUARE FEET OR 1.0178 ACRES
LOT 9	47,411 SQUARE FEET OR 1.0854 ACRES
LOT 10	46,406 SQUARE FEET OR 1.0653 ACRES
LOT 11	42,736 SQUARE FEET OR 0.9817 ACRES
LOT 12	40,398 SQUARE FEET OR 0.9274 ACRES
LOT 13	41,252 SQUARE FEET OR 0.9470 ACRES
LOT 14	41,389 SQUARE FEET OR 0.9497 ACRES
LOT 15	44,073 SQUARE FEET OR 1.0117 ACRES
LOT 16	46,053 SQUARE FEET OR 1.0572 ACRES
LOT 17	54,596 SQUARE FEET OR 1.2534 ACRES
LOT 18	51,007 SQUARE FEET OR 1.1710 ACRES
LOT 19	43,906 SQUARE FEET OR 1.0079 ACRES
OUTLOT A	67,950 SQUARE FEET OR 1.5599 ACRES
OUTLOT B	18,301 SQUARE FEET OR 0.4201 ACRES
OUTLOT C	120,284 SQUARE FEET OR 2.7613 ACRES
OUTLOT D	272,186 SQUARE FEET OR 6.2485 ACRES
OUTLOT E	6,101 SQUARE FEET OR 0.1401 ACRES
OUTLOT F	35,720 SQUARE FEET OR 0.8200 ACRES
OUTLOT G	155,187 SQUARE FEET OR 3.5626 ACRES
TOTAL	1,516,881 SQUARE FEET OR 34.8227 ACRES

AT THE REQUEST OF CLIENT, THIS DRAWING HAS BEEN PREPARED FOR PRO-FORMA PURPOSES ONLY AND IS BASED STRICTLY ON OUR CALCULATION OF THE BOUNDARY SHOWN ON THE FINAL PLAT OF SUBDIVISION OF CANTERBURY PARK PUD, RECORDED DECEMBER 22, 2009 AS DOCUMENT 6553804.

NO ACTUAL SURVEY WORK HAS BEEN PERFORMED BY THIS SURVEYOR AS OF THE LATEST REVISION DATE SHOWN HEREON (MARCH 10, 2020)

DRAFTED BY: BJE

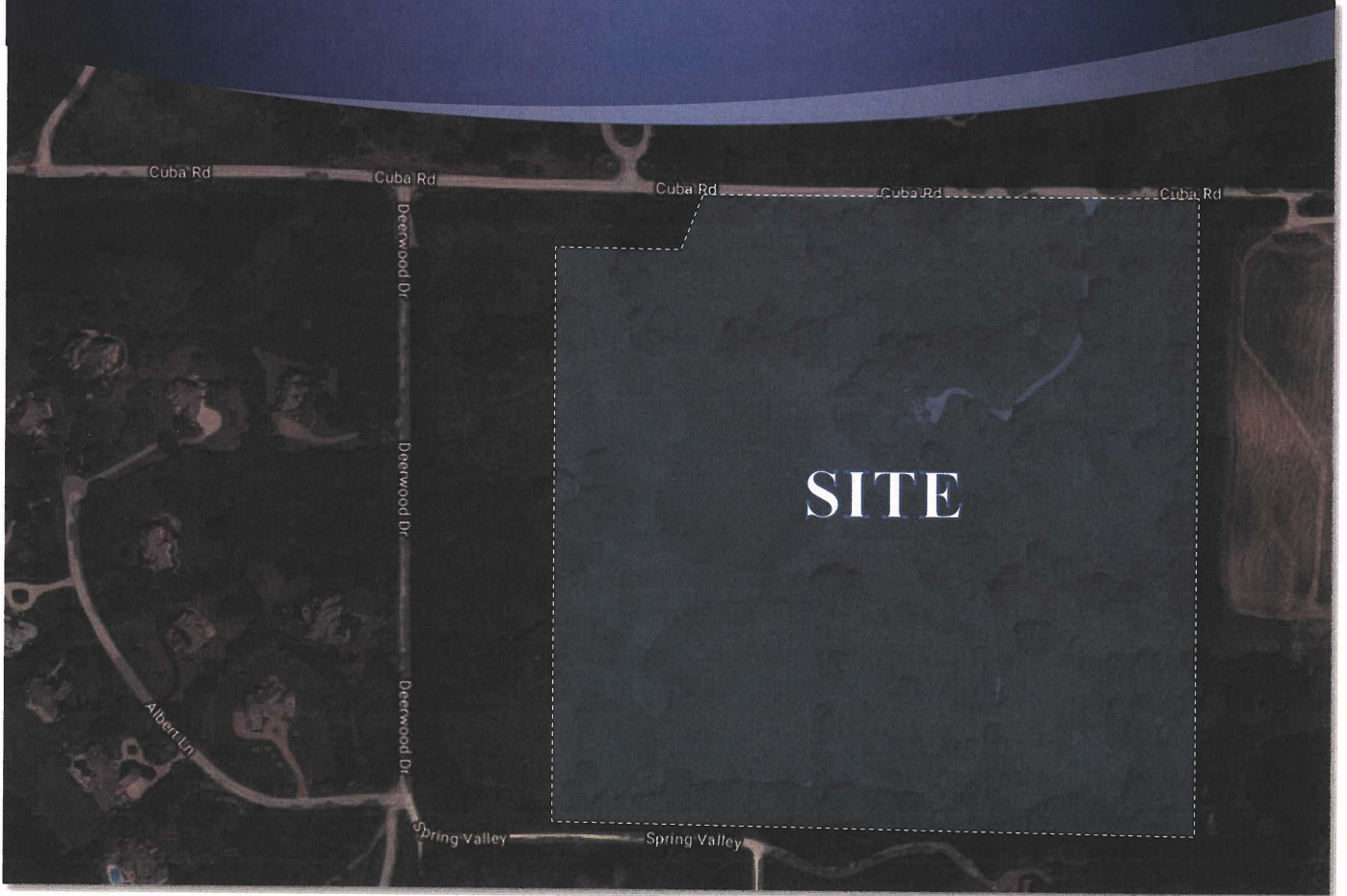
REVISION DATE	ORDER NO.	REVISION
MAR. 10, 2020	190173A	COMMENTS REC. 3/4/2020 & 3/5/2020
JAN. 30, 2020	190173A	REVISED LOT CONFIGURATION
AUG. 28, 2019	190173	PRELIMINARY PLAT

DETAIL OF UNDERLYING LOTS PER CANTERBURY PARK PUD RECORDED DECEMBER 22, 2009 AS DOCUMENT NO. 6553804

PREPARED BY:  
**EDWARD J. MOLLOY & ASSOCIATES**  
 A DIVISION OF THOMAS A. MOLLOY, LTD. - PROFESSIONAL LAND SURVEYING  
 1236 MARK STREET, BENSENVILLE, ILLINOIS 60106 (630) 595-2600 FAX: (630) 595-4700  
 E-MAIL: TMOLLOY@EJMOLLOY.COM

# Traffic Impact Study Proposed Residential Development

Long Grove, Illinois



Prepared For:  
**Philip Estates, LLC**



May 20, 2019

## 6. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- The residential development will generate a low volume of traffic during the weekday morning and evening peak hours and will have a low traffic impact on the surrounding roadway network.
- The results of the capacity analysis indicate that the proposed residential development will not have a significant impact on the operations of Cuba Road with Deerwood Drive and Cuba Road with Nottingham Drive.
- The proposed access system will be adequate and efficient in serving the proposed residential development traffic.
- Based on the projected traffic volumes, an eastbound right-turn lane and a westbound left-turn will not be warranted on Cuba Road at the proposed access drive.





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: PHILIP ESTATES, L. L. C.

Address: 8150 W: 159th Street, Orland Park, IL 60462

Telephone Number: 708-764-3612 E-mail Address: dmcmillan@rizzacars.com

Fax number: \_\_\_\_\_

Applicant's Interest in Property: Owner

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

Name: Same

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

Fax number: \_\_\_\_\_

### 1.3 Property.

Address of Property: 3699 Cuba Road

Legal Description: Please attach Parcel Index Number(s): See Schedule A attached

Present Zoning Classification R-1-PUD Size of Property (in acres) 34.82

Has any zoning reclassification, variation, or special use permit/PU'D been granted for the Property?  
Yes: X No: \_\_\_\_\_

If yes, please identify the ordinance or other document granting such zoning relief: 2005-0-23  
(as amended, 2007)

Describe the nature of the zoning relief granted: Rezone to R-2-PUD

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:	<u>R-1, R-2</u>	<u>sf</u>
South:	<u>R-1 PUD</u>	<u>sf and vacant</u>
East:	<u>R-1 PUD</u>	<u>vacant</u>
West:	<u>R-1</u>	<u>sf</u>

**1.4 Trustees Disclosure.**

Is title to the Property in a land trust? Yes \_\_\_\_\_ 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).**

- |   |   |
|---|---|
| <input type="checkbox"/> Appeal                                     | <input type="checkbox"/> Code Interpretation          |
| <input type="checkbox"/> Variation                                  | <input type="checkbox"/> Special Use Permit (non-PUD) |
| <input checked="" type="checkbox"/> Zoning Map Amendment (rezoning) | <input type="checkbox"/> Zoning Code Text Amendment   |
| <input checked="" type="checkbox"/> Preliminary PUD Plat            | <input type="checkbox"/> 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"

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

\_\_\_\_\_ Zoning Code Text Amendment: See Form "D"

\_\_\_\_\_ 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.** See attached schedule

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: \_\_\_\_\_ Name: \_\_\_\_\_  
Professional: \_\_\_\_\_ Professional: \_\_\_\_\_  
Address: \_\_\_\_\_ Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Telephone: \_\_\_\_\_  
E-mail: \_\_\_\_\_ E-mail: \_\_\_\_\_

Name: \_\_\_\_\_ Name: \_\_\_\_\_  
Professional: \_\_\_\_\_ Professional: \_\_\_\_\_  
Address: \_\_\_\_\_ Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Telephone: \_\_\_\_\_  
E-mail: \_\_\_\_\_ E-mail: \_\_\_\_\_

**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:

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: \$ \_\_\_\_\_
- Planning Filing Fees. Amount: \$ \_\_\_\_\_
- 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.

PHILIP ESTATES, L. L. C.

Name of Owner

*Joseph Rizza* 4/1/20

Signature of Owner

Date

Joseph Rizza,  
Manager

Name of Applicant

\_\_\_\_\_

Signature of Applicant

Date

**RIDER "A"**

**LEGAL DESCRIPTION**

**LOTS 1 THROUGH 12, BOTH INCLUSIVE, AND LOTS A THROUGH K, BOTH INCLUSIVE, IN CANTERBURY PARK PUD, BEING A SUBDIVISION OF PART OF THE NORTHEAST ¼ OF SECTION 26, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN AS DESCRIBED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, LAKE COUNTY, ILLINOIS ON DECEMBER 22, 2009, AS DOCUMENT NO. 6553804.**

**Pins;**

**14-26-201-010 through 14-26-201-032, sequentially.**

**Philip Estates, L.L.C.**  
**Map Amendment – Supplemental Information**

- (a) As shown on the Application, the property is bordered by single family development to the north (R-1, R-2), sparse single family to the south (R-1 PUD), vacant property to the east (R-1 PUD) and sparse single family (R-1) to the west).
- (b) The trend of development in the immediate area has remained consistent (single family detached) since the 2005.
- (c) The existing zoning and development plan does not relate to any market demand and, despite marketing efforts, the property has remained vacant and undeveloped for the past 15 years.
- (d) The diminution in value of the property is not offset by any increase in the public health, safety or welfare.
- (e), (f) The property consists of approximately 35 acres. The increase in the number of lots from the currently approved 12 to the proposed 19 will have no adverse impact on the use, enjoyment or value of the surrounding properties.
- (g) The addition of 7 lots will have no impact on the future orderly development of the adjacent properties.
- (h) From a land use perspective the property is suitable for single family development under both the R-1 and R-2 zoning designations. However, the prospect of a successful development under the current zoning and approved plan is extremely remote given prevailing market conditions and development trend.
- (i) The addition of 7 lots will have no adverse impact on either the adequacy of the proposed ingress and egress, or the traffic conditions in the immediate vicinity. Both of these conclusions are supported by the accompanying traffic study prepared by KLOA.
- (j) The current plan was predicated on the development of a private, self-contained sanitary sewer facility, and individual wells. The proposed development will be served by County sanitary sewer and a central water supply from the Glenstone subdivision. The proposed utility service will significantly increase the marketability of the project, and represents positive impact on the health and safety of the community.
- (k) As mentioned above, despite intense marketing efforts, there have been no lot sales since the project was approved in its current configuration (2007). The development has not benefitted from the general (albeit modest) post 2008 market recovery, and, as indicated by those more modest developments approved by the Village, it no longer represents an economically viable undertaking.



(l) The proposed map amendment and Planned Unit Development will, hopefully, transform a vacant parcel encumbered by a failed development program into a viable, high quality single family neighborhood and valuable addition to the Village.

**PHILIP ESTATES**

**SITE ANALYSIS**

Total Area:	1,516,881 sf 34.82 acres
Total Number of Lots:	19
Total Lot Area:	841,152 sf (19.31 acres)
Average Lot Size:	44,271 sf (1.02 acres)
Minimum Lot Size:	40,149 sf
Maximum Lot Size:	54,596 sf
Total Common Open Space:	675,729 sf (15.51 acres)