



**MEETING OF THE  
CONSERVANCY SCENIC CORRIDOR COMMITTEE  
Wednesday, August 19, 2020 at 7:00  
Village Hall, 3110 RFD, Old McHenry Road, Long Grove, Illinois**

**THE VILLAGE HALL WILL NOT BE ACCESSIBLE FOR THIS MEETING.  
ACCESS SHALL ONLY BE AVAILABLE AS FOLLOWS:**

**Join Zoom Meeting**

**<https://us02web.zoom.us/j/88573367164?pwd=R3FIR3g1ZUVzVkxkcjlvQnBsMXFqZz09>**

**Meeting ID: 885 7336 7164 - Password: 931180**

**Dial by your location; +1 312 626 6799 US (Chicago)**

**I. CALL TO ORDER:**

**II. VISITORS BUSINESS:**

**III. MEETING MINUTES:** Approval of the February 5, 2020 CSCC Meeting Minutes.

**IV. OLD APPLICATIONS:** NONE

**V. NEW APPLICATIONS:** CSCC 20-01; Consideration of the preliminary plans for the subdivision of property to be known as the "Phillip Estates" PUD (formerly Canterbury Park) and within the R-2 Residential District (reclassification required), including the location of Conservancy District Boundaries & pathways within Scenic Corridors & Conservancy Easements and native plantings on property commonly known as vacant property on the south side of Cuba Road submitted by the Phillip Estates LLC.

**VI. OTHER BUSINESS:** NONE

a.) Discussion of natural plantings on landscape islands (Rt. 83 & O.M.R entering the CBD).

b.) Updated Plant Species List

**VII. ADJOURNMENT OF MEETING**

**UPCOMING MEETING:** Next Meeting – September 2, 2020 at 7:00 p.m.

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.



## MEMORANDUM

**TO:** CSCC CHAIR SMITH AND COMMITTEE MEMBERS

**FROM:** JAMES M. HOGUE, VILLAGE PLANNER

**DATE:** August 12, 2020

**RE:** August 19<sup>th</sup> - MEETING ISSUE REVIEW

The following intends to summarize the status of existing as well as new applications before the CSCC and outline actions required of the Committee.

**CSCC 20-01; Consideration of the preliminary plans for the subdivision of property to be known as the “Phillip Estates” PUD (formerly Canterbury Park) and within the R-2 Residential District (reclassification required), including the location of Conservancy District Boundaries & pathways within Scenic Corridors & Conservancy Easements and native plantings on property commonly known as vacant property on the south side of Cuba Road submitted by the Phillip Estates LLC.**

### 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 received 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 to allow twelve (12) single-family home sites to be situated on 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 Phillip Estates PUD (formerly the Canterbury Park PUD).

**Open Space\Conservancy District Soils\Scenic Corridors**

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.

The 100' Scenic Corridor is proposed along Cuba Road on the north side of the development. Per the Comprehensive Plan Cuba Road is considered a "Scenic Road" in the Village.

The Village Code notes the following with regard to scenic corridors and planting thereof;

*"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".*

*"Dimensions: The dimensions of the scenic corridor shall be as follows:*

*On all other property sought to be subdivided or developed as a planned unit development which lies adjacent to all other remaining state, county and streets designated as collector streets within the village, including, but not limited to, Route 53, Route 83, Route 22, Old McHenry Road, Cuba Road, Aptaksic Road, Indian Creek Road, Diamond Lake Road and Gilmer Road, there shall be a one hundred foot (100') easement, measured from the right of way, on either side of said roads."*

*"Governing Provisions: In those locations where a conservancy district area overlaps with a scenic corridor area, to the extent there is any conflict among applicable village code provisions, the scenic corridor provisions shall govern. (Ord. 2000-O-17, 8-8-2000)"*

The petitioner proposes a 100' Scenic Corridor Easement that is consistent with village code requirements. Based upon the submitted plans it appears that existing vegetation will largely maintained in the corridor. Plantings are proposed around the entrance to the subdivision and should be reviewed by the CSCC.

There are two types of conservancy soil on the property, 232 A (Ashkum Silty Clay Loam) & 330A (Peotone Silty Clay Loam) and both are lowland conservancy soils. Wetlands exist on the property as well. The petitioner has worked to preserve and enhance the wetlands to the greatest extent possible.

Conservancy soils and conservancy easements have, for the most part, been contained off private property and in common open space on both Outlots “D” & “G”. However, conservancy soils (232A) are also located on a large portion of proposed Lot 6 (42,205 sq. ft. including conservancy soils). However, Outlot “G” (155,187 sq. ft.) is in large part proposed as a conservancy easement and contains no conservancy soils.

Such encroachments may be considered per the Village Code as follows;

*(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 noted above the non-conservancy soils on Lot “G” serve to off-set the reduction in square footage of conservancy soils on Lot 6.

As a side note, the previously approved Canterbury Park Development also targeted development in the area now proposed as Lot 6. Overall, the proposed development will have more conservancy district area than what was previously approved as Canterbury Park. As presently proposed in “Phillip Estates” 7.12 acres (310,185 sq. ft.) of conservancy area is proposed. In contrast, 4.91 acres of conservancy area are approved as part of the Canterbury Park proposal.

**Stormwater Detention** – As identified on the preliminary plans & plat stormwater detention will be accommodated via three (3) detention ponds located within the development. Detention

basins will be located within the common open space identified on the preliminary plans. Two of these areas (Outlots D & G) will be considered as conservancy areas also.

The CSCC should review the proposed plantings in the detention and conservancy areas and determine suitability (See Preliminary Landscape Plans “LP-1” & “LP-2”).

### Access\Pathways

Principal access to the development will be off the south side of Cuba Road. 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 we 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. Pathways in the Cuba Road right-of-way (R.O.W.) will require the approval of the Village Board and may be considered as part of the overall approval of the development proposal.

With the apparent demise of the Route 53 Extension (adjacent to the west line of the development), staff suggests consideration of reconfiguring the pathway segment on “Outlot D”. As proposed this pathway segment runs across the south end and up the west side of the outlot then continuing between Lots 6 & 7 to connect with the internal access road ultimately forming a loop pathway segment.

Consideration should be given to continuing the pathway segment along the west side of the outlot and the west lot line of Lot 6 then heading east, between Lots 6 & 7 to form a loop with the internal access road. Should pathways ultimately become part of the Route 53 Extension R.O.W. a pathway “stub’ would exist for connectivity to a future pathway to the west.

**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. The Village Arborist has reviewed the landscape\planting plans as well. The comments of the arborist are attached for CSCC consideration and should be incorporated into any recommendations of the CSCC as applicable.

### Action by the CSCC

The CSCC needs to address and make recommendation on the following issues;

- Consider the conservancy district boundaries as identified on the preliminary plan and in particular the trade off with the proposed Lot 6. The CSCC should evaluate the “logical” boundaries for the conservancy easement boundaries as proposed. The CSCC has

considered modification to conservancy boundaries in exchange for enhancements to the conservancy easement (in the form of native plantings), enhanced scenic corridors or possibly pathways and/or other site improvements **prior to platting**. The CSCC should review and approve the plantings proposed for the conservancy area (which also are stormwater detention areas) and the plantings in the scenic corridor.

- The comments of the arborist should be incorporated into any recommendations of the CSCC as applicable.
- The CSCC should review the proposed plantings in the detention and conservancy and scenic corridor areas and determine suitability.
- Pathways will be integrated within the development and the modification as suggested should be considered. The CSCC should review and make recommendations on the appropriateness of the pathway system as it relates to the scenic corridor and conservancy easements.

2). **OTHER BUSINESS:**

A. **Discussion of natural plantings on landscape islands (Rt. 83 & O.M.R entering the CBD).**

Resident Rick Scardino contacted Village President Jacob regarding the possibility of improving the median islands along Route 83 and Old McHenry Road with landscaping.

Chairman Smith and I had a “ZOOM” meeting with Mr. Scardino on June 4<sup>th</sup> at which time there was a discussion of landscaping the median islands.

Cost, including planting and in particular, maintenance, associated with median plantings is an issue. It was thought that low maintenance natural plantings might be possible consideration for such plantings.

Two topics for discussion;

1. A median plantings something which should be considered, and if so;
2. What types of low maintenance natural plantings would be most attractive and best suited to these locations.

Mr. Scardino will be invited to participate in the meeting as well.

B. **Revised Plant Species List – Update**

At the last meeting (the Joint VB\HOA Meeting) it was determined the revised list was not yet ready for public use.

Any update to the status of the revised list should be discussed.



Urban Forest Management, Inc.

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July 27, 2020

Mr. James Hogue  
Village Planner  
Village of Long Grove  
3110 Old McHenry Road  
Long Grove, IL 60047

RE: Philip Estates Subdivision  
Preliminary Landscape/Existing Tree Survey & Preservation Plan Review

Dear Jim,

I have reviewed the Preliminary Landscape and Existing Tree Survey & Preservation Plan by Allen L. Kracower & Associates, Inc., dated 2-1-20, for the proposed Philip Estates Subdivision, as requested. The following are my observations and recommendations.

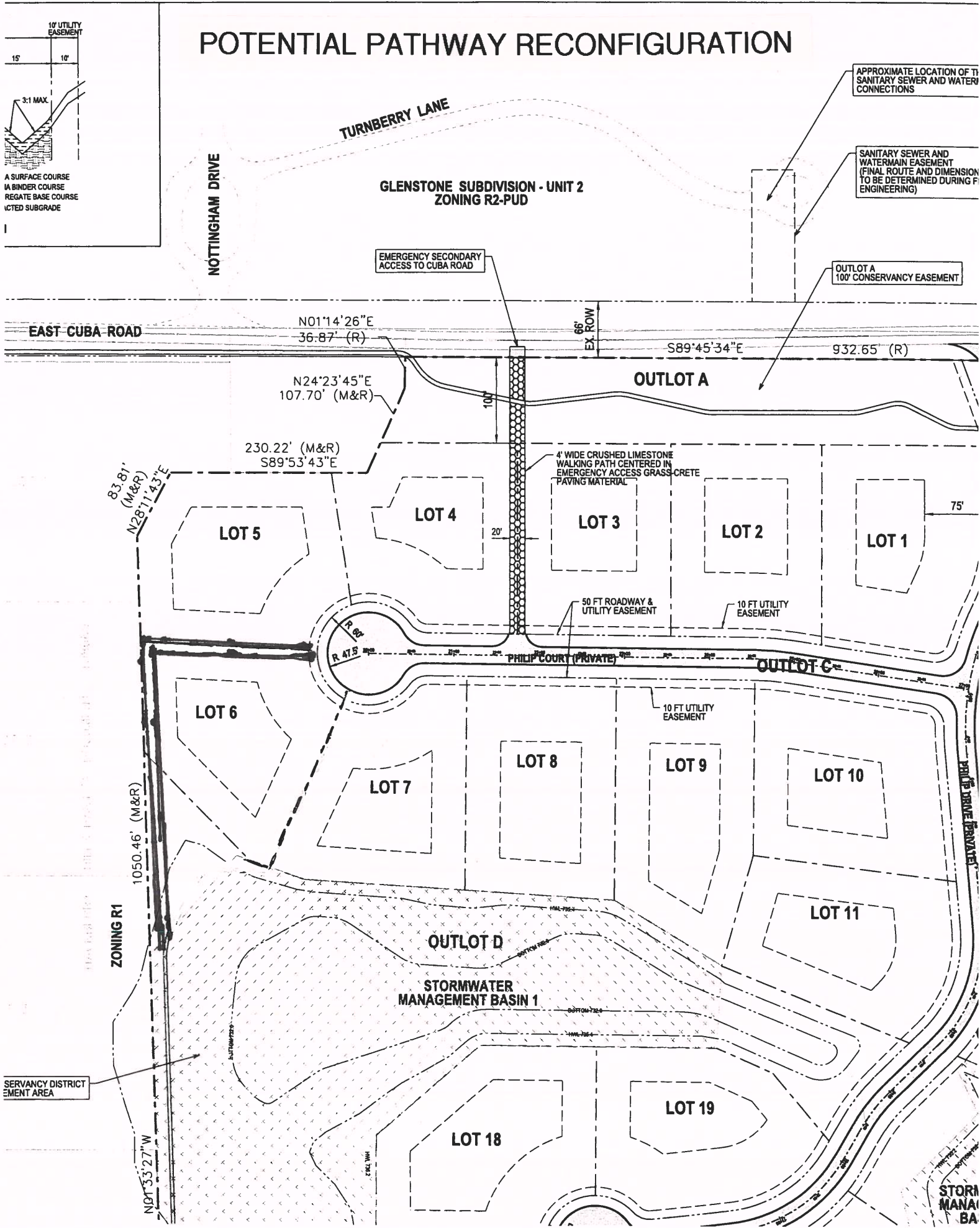
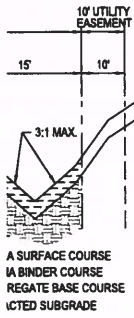
1. I will have to review the existing trees in the field to verify the data shown in the Existing Tree Survey.
2. The species of the proposed plantings are in general conformance with recommended acceptable species within the Village of Long Grove.
3. I would recommend the final Landscape plan include a detail that shows there will be a minimum of 6" -8" of topsoil within 2' of the outside edge of all root ball holes within the mass graded areas, such as the right of way. The top third of the root ball should be free of the metal basket, twine, rope and burlap after installation. Trees should be planted so that the top 2" of the root ball is above existing grade.
4. I would also recommend a Landscape Maintenance Specification to maintain the spirit and intent of the approved Landscape Plan. A schedule showing when the tree, shrub, prairie and wetland plantings will be installed, watered, pruned, mulched and otherwise maintained, to reach establishment, should also be included. All proposed plantings should be required to be replaced if in poor condition or dead, by whomever will maintain the common areas.
5. I will have to review the final grading and utility plans to determine which existing trees may require mitigation due to construction impacts.

I will follow up after my review of the existing trees has been completed.

Sincerely,  
URBAN FOREST MANAGEMENT, INC.

Todd R. Sinn  
Senior Forester

# POTENTIAL PATHWAY RECONFIGURATION





**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)



**NOTES:**

- THE PROPOSED PLAN IS TO RE-ZONE THE PROPERTY FROM R1-PUD TO R2-PUD, AND RE-SUBDIVIDE THE EXISTING 12 LOT SUBDIVISION TO CREATE A 19 LOT SUBDIVISION.
- THE SUBDIVISION WILL BE SERVED BY A PRIVATE ROADWAY LOCATED WITHIN A 50-FOOT WIDE OUTLOT THAT WILL BE DESIGNATED A ROADWAY & UTILITY EASEMENT.
- A 10-FOOT WIDE UTILITY EASEMENT WILL BE PROVIDED ADJACENT TO THE ROADWAY & UTILITY EASEMENT FOR UTILITIES THAT CANNOT BE PLACED WITH THE ROADWAY & UTILITY EASEMENT.
- FACILITIES PLAN:** SANITARY SEWER - ON SITE LIFT STATION DISCHARGING TO THE EXISTING LAKE COUNTY SEWER WITHIN THE GLENSTONE SUBDIVISION - UNIT 2. UPON COMPLETION AND APPROVAL BY LAKE COUNTY, THE LIFT STATION WILL BE CONVEYED TO LAKE COUNTY. THE LIFT STATION WILL BE SIZED TO PROVIDE CAPACITY FOR THE PHILIP ESTATES SUBDIVISION AND, AS REQUESTED BY LAKE COUNTY, THE PROPERTY LOCATED IMMEDIATELY EAST OF PHILIP ESTATES.
- A 5' WIDE PUBLIC SIDEWALK SHALL BE INSTALLED ALONG CUBA ROAD AS SHOWN. THE SIDEWALK SHALL RUN FROM DEERWOOD DRIVE TO THE LAKE COUNTY FOREST PRESERVE DISTRICT PROPERTY AT THE NORTHEAST CORNER OF THE PHILIP ESTATES PROPERTY. THE FINAL LOCATION OF THE SIDEWALK SHALL BE COORDINATED WITH THE VILLAGE, AND IS SUBJECT TO THERE BEING ADEQUATE ROW TO INSTALL THE SIDEWALK BEYOND THE LIMITS OF THE PHILIP ESTATES SUBDIVISION.

**SUBDIVISION DESIGN STANDARDS**

EXISTING ZONING	R1-PUD
EXISTING NUMBER OF LOTS	12
PROPOSED ZONING:	R2 - PUD
<b>LOT CALCULATIONS:</b>	
SUBDIVISION AREA (GROSS AREA)	34.82 AC
CONSERVANCY DISTRICT AREA	4.91 AC
EXTERIOR ROAD ROW AREA	0 ACRES
<b>PUD AREA CALCULATION</b>	
= GROSS AREA - EXT. ROADS - 50% OF WETLANDS & CONSERV. DIST.	
= 35.529 AC - 0 AC - (0.5 x 4.91 AC) = 32.37 AC	
ALLOWABLE DENSITY	2 ACRES PER LOT
PUD BONUS LOTS	+ 15% OF ALLOWABLE DENSITY OF 2 AC PER LOT
LOT CALCULATION	(32.37 / 2) x 1.15 = 19 LOTS
TOTAL NUMBER OF LOTS	19
<b>PRIVATE ROADWAY EASEMENT</b>	
WIDTH	50 FT
CUL-DE-SAC RADIUS	60 FT
<b>BUILDING SETBACKS</b>	
FRONT YARD	75 FT
SIDE YARD	40 FT
REAR YARD	40 FT
100 FT SCENIC CORRIDOR EASEMENT ALONG CUBA ROAD	

**LOT AREA SUMMARY**

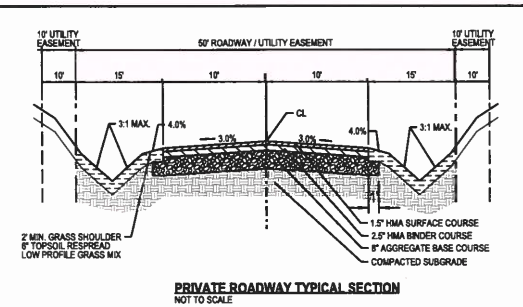
Lot #	Lot Area (SF)	Lot Area (AC)
1	45,197	1.04
2	40,210	0.92
3	40,149	0.92
4	41,709	0.96
5	46,069	1.06
6	42,205	0.97
7	41,946	0.96
8	44,455	1.02
9	47,411	1.09
10	46,406	1.07
11	42,736	0.98
12	40,398	0.93
13	41,251	0.95
14	41,368	0.95
15	44,070	1.01
16	46,053	1.06
17	54,596	1.25
18	51,007	1.17
19	43,906	1.01
<b>Total Lot Area</b>	<b>841,152</b>	<b>19.31</b>

**COMMON AREA SUMMARY**

SUMMARY	Area (SF)	Lot Area (AC)
OUTLOT A	67,950	1.56
OUTLOT B	18,301	0.42
OUTLOT C	120,284	2.76
OUTLOT D	272,186	6.25
OUTLOT E	6,101	0.14
OUTLOT F	35,720	0.82
OUTLOT G	155,187	3.56
<b>COMMON</b>	<b>675,729</b>	<b>15.51</b>

AREA SUMMARY	Area (SF)	Area (AC)	%
LOT AREA	841,152	19.31	55%
COMMON AREA	675,729	15.51	45%
<b>Total</b>	<b>1,516,881</b>	<b>34.82</b>	<b>100%</b>

LOT SUMMARY	Area (SF)	Area (AC)
Min. Lot	40,149	0.92
Max. Lot	54,596	1.25
Ave. Lot	44,271	1.02
<b>Total Parcel Area</b>	<b>34.82</b>	<b>AC</b>
<b>Density</b>	<b>0.55</b>	<b>Lots / AC</b>

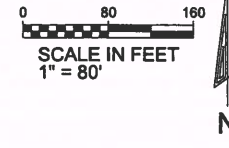


PROJECT: PHILIP ESTATES SUBDIVISION  
 CUBA ROAD, LONG GROVE, IL

PREPARED FOR: PHILIP ESTATES, LLC  
 8150 W. 159th Street  
 Orland Park, IL 60462

NO.	DATE	DESCRIPTION

PRELIMINARY PUD PLAN



Map Unit Symbol	Map Unit Name
* 232A	Ashkum silty clay loam, 0 to 2 percent slopes
* 330A	Peotone silty clay loam, 0 to 2 percent slopes
370B	Saylesville silt loam, 2 to 4 percent slopes
530D3	Ozaukee silty clay loam, 6 to 12 percent slopes, severely eroded
530E2	Ozaukee silt loam, 12 to 20 percent slopes, eroded
696C2	Zurich silt loam, 4 to 6 percent slopes, eroded
840C2	Zurich and Ozaukee silt loams, 4 to 6 percent slopes, eroded
1107A	Sawmill silty clay loam, undrained, 0 to 2 percent slopes, frequently flooded
* W	Water

\* CONSIDERED LOWLAND CONSERVANCY SOILS

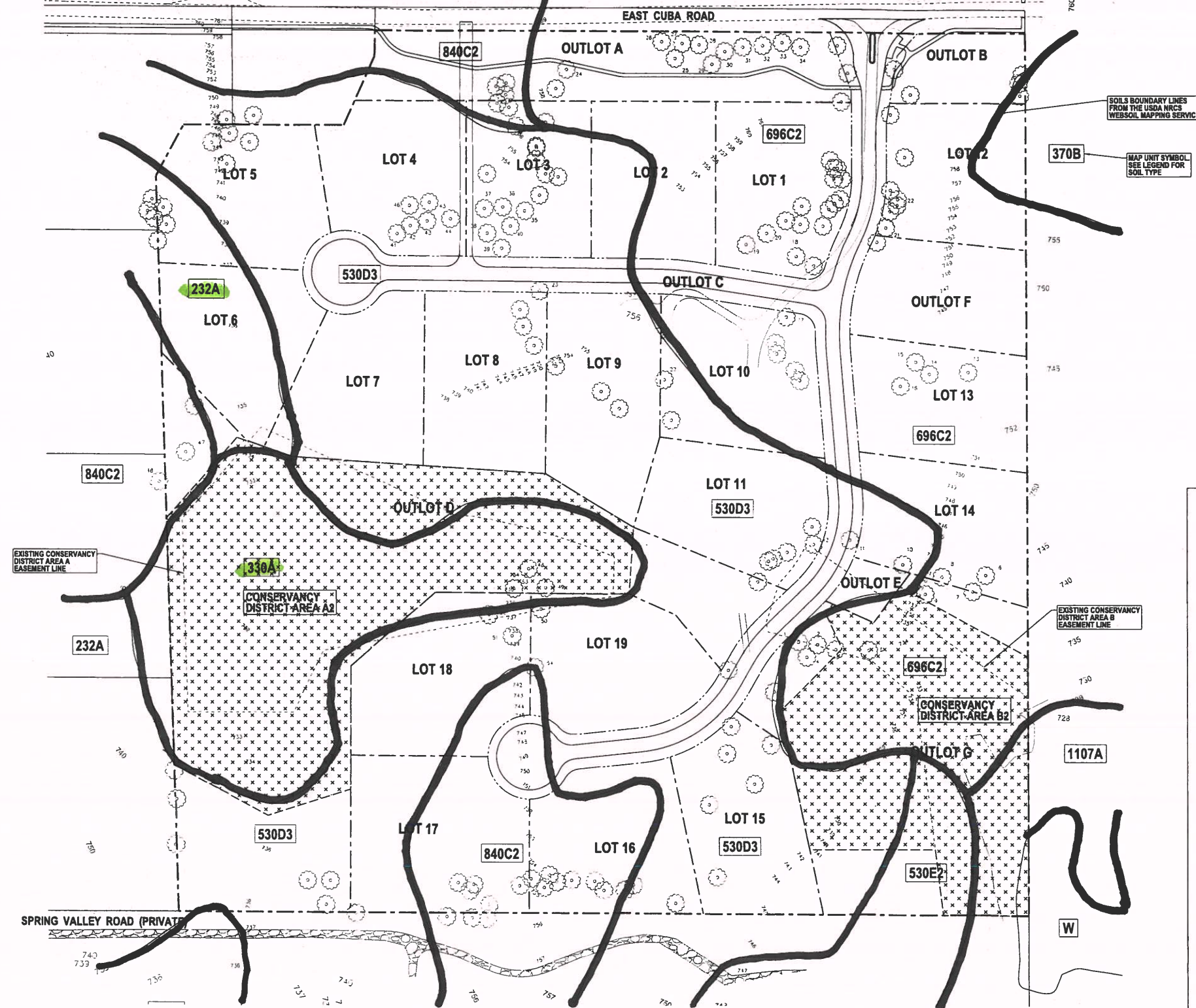
**CONSERVANCY DISTRICTS, EASEMENTS AND PROTECTED AREAS**

**LOWLAND CONSERVANCY DISTRICT:**  
 AS PART OF THE PREVIOUSLY APPROVED 124 LOT SUBDIVISION, TWO CONSERVANCY DISTRICT EASEMENTS WERE DESIGNATED ON THE SUBDIVISION PLAN. THE TOTAL EXISTING CONSERVANCY EASEMENT AREA IS 4.91 ACRES.

FOR THE PURPOSE OF THIS RESUBDIVISION WE PROPOSE TO MODIFY AND EXPAND THE EXISTING DISTRICT AREAS TO CREATE NEW CONSERVANCY DISTRICT AREAS. THE PROPOSED RE-SUBDIVISION TO THE 124 LOT PLAN WILL RESULT IN THE TOTAL PROPOSED CONSERVANCY EASEMENT AREA OF 7.12 ACRES.

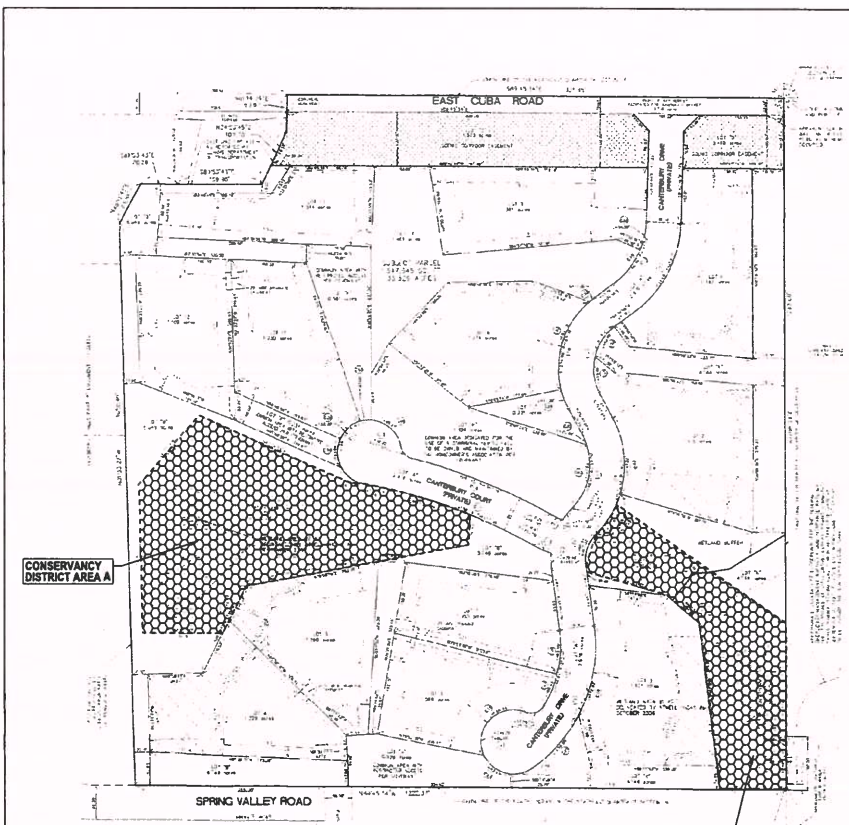
**UPLAND CONSERVANCY DISTRICT:**

BASED ON A REVIEW OF THE EXISTING TOPOGRAPHY AND TREE SURVEY THERE ARE NO UPLAND CONSERVANCY DISTRICT AREAS IDENTIFIED ON THE PROPERTY.



PROPOSED CONSERVANCY DISTRICT  
 AREA A2 = 196,740 SF (4.53 AC)  
 AREA B2 = 113,445 SF (2.60 AC)  
 TOTAL = 310,185 SF (7.12 AC)

**PROPOSED CONSERVANCY DISTRICT AREAS**  
 SCALE 1" = 80'



EXISTING CONSERVANCY DISTRICT  
 AREA A = 137,806 SF (3.16 AC)  
 AREA B = 78,290 SF (1.75 AC)  
 TOTAL = 214,096 SF (4.91 AC)

**EXISTING RECORDED CONSERVANCY DISTRICT AREAS**  
 SCALE 1" = 160'

PROJECT:  
**CANTERBURY PARK SUBDIVISION**  
 CUBA ROAD, LONG GROVE, IL

PREPARED FOR:  
**CANTERBURY PARK, LLC**  
 8150 W. 159th Street  
 Orland Park, IL 60462

NO.	DATE	DESCRIPTION

CONSERVANCY SOILS EXHIBIT



- NOTES:**
- THE PROPOSED PLAN IS TO RE-ZONE THE PROPERTY FROM R1-PUD TO R2-PUD, AND RE-SUBDIVIDE THE EXISTING 12-LOT SUBDIVISION TO CREATE A 19-LOT SUBDIVISION.
  - THE SUBDIVISION WILL BE SERVED BY A PRIVATE ROADWAY LOCATED WITHIN A 50-FOOT WIDE OUTLOT THAT WILL BE DESIGNATED A ROADWAY & UTILITY EASEMENT.
  - A 10-FOOT WIDE UTILITY EASEMENT WILL BE PROVIDED ADJACENT TO THE ROADWAY & UTILITY EASEMENT FOR UTILITIES THAT CANNOT BE PLACED WITH THE ROADWAY & UTILITY EASEMENT.
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 WATER SUPPLY - ONSITE WATER DISTRIBUTION SYSTEM CONNECTED TO THE EXISTING WATER SYSTEM WITHIN GLENSTONE SUBDIVISION - UNIT 2. (AN EASEMENT AGREEMENT HAS BEEN NEGOTIATED WITH GLENSTONE HOA TO ALLOW CONNECTION TO THE EXISTING SANITARY SEWER AND WATERMAIN.)  
 STORM DRAINAGE - ONSITE STORMWATER BASINS TO CONTROL STORMWATER RUNOFF IN ACCORDANCE WITH THE LAKE COUNTY STORMWATER ORDINANCE.  
 A 5' WIDE PUBLIC SIDEWALK SHALL BE INSTALLED ALONG CUBA ROAD AS SHOWN. THE SIDEWALK SHALL RUN FROM DEERWOOD DRIVE TO THE LAKE COUNTY FOREST PRESERVE DISTRICT PROPERTY AT THE NORTHEAST CORNER OF THE PHILIP ESTATES PROPERTY. THE FINAL LOCATION OF THE SIDEWALK SHALL BE COORDINATED WITH THE VILLAGE, AND IS SUBJECT TO THERE BEING ADEQUATE ROW TO INSTALL THE SIDEWALK BEYOND THE LIMITS OF THE PHILIP ESTATES SUBDIVISION.

**SUBDIVISION DESIGN STANDARDS**

EXISTING ZONING	R-1-PUD
EXISTING NUMBER OF LOTS	12
PROPOSED ZONING	R2 - PUD
TOTAL NUMBER OF LOTS	19
PRIVATE ROADWAY EASEMENT WIDTH	50 FT
CUL-DE-SAC RADIUS	80 FT
BUILDING SETBACK	75 FT
FRONT YARD	40 FT
SIDE REAR	40 FT
100 FT CONSERVANCY EASEMENT ALONG CUBA ROAD	

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<b>Density</b>	<b>0.55</b>	<b>Lots / AC</b>

PROJECT:  
**PHILIP ESTATES SUBDIVISION**  
 CUBA ROAD, LONG GROVE, IL

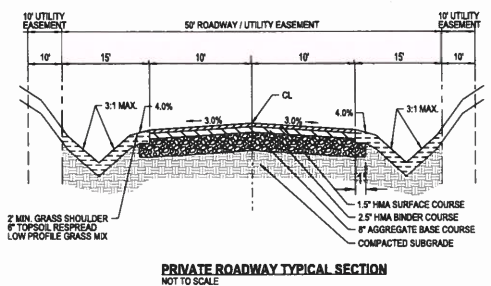
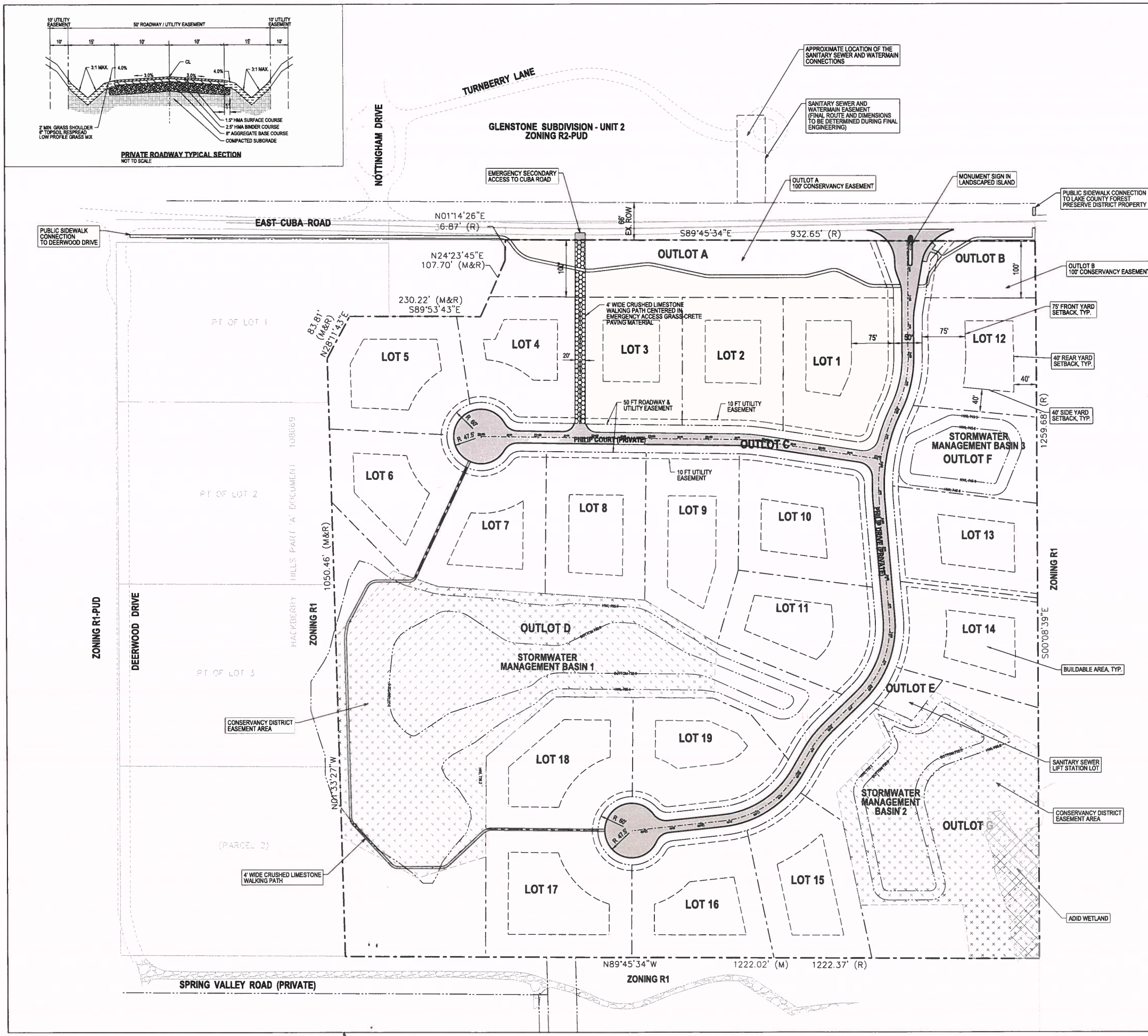
PREPARED FOR:  
**PHILIP ESTATES, LLC**  
 8150 W. 159th Street  
 Orland Park, IL 60462

NO.	DATE	DESCRIPTION

1 3/11/20 Date Issued

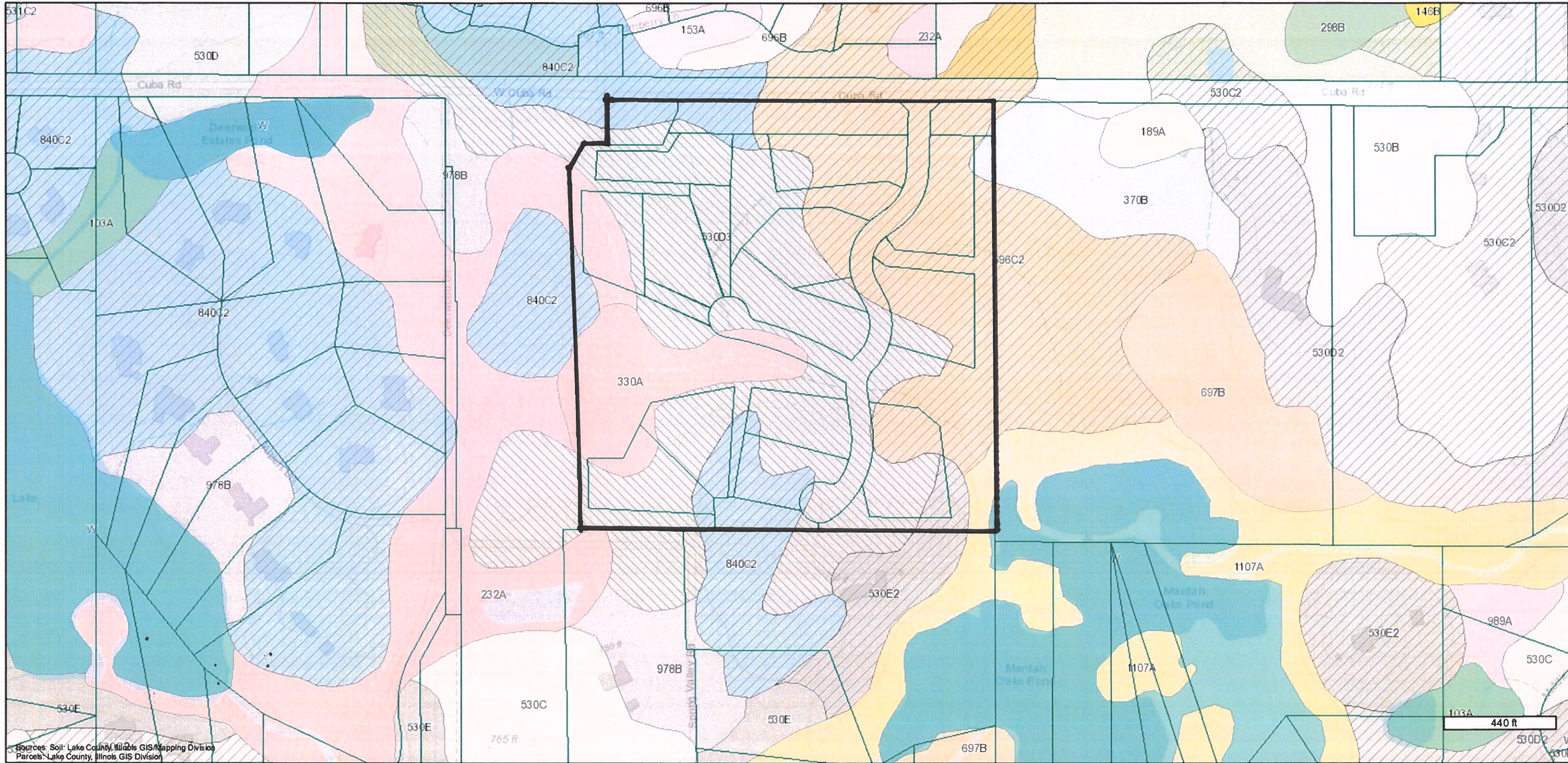
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PRELIMINARY SITEPLAN

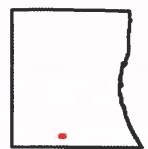


PRIVATE ROADWAY TYPICAL SECTION  
 NOT TO SCALE

# Lake County, Illinois



Sources: Soil: Lake County, Illinois GIS/Mapping Division  
Parcels: Lake County, Illinois GIS Division



Lake County, Illinois



Map Printed on 8/10/2020



□ Tax Parcel Lines

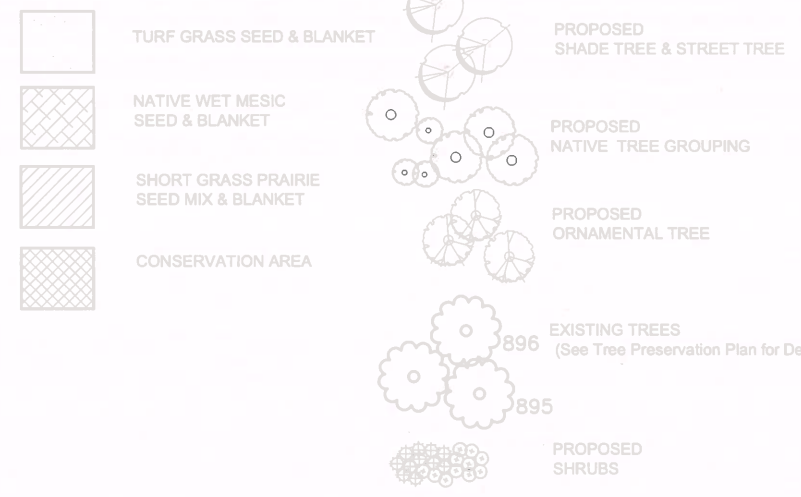
Tax Parcel Information

## 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.

SHEET TITLE	<b>PRELIMINARY LANDSCAPE PLAN -</b>
PROJECT NUMBER	202005
SCALE	AS NOTED
DATE	2-1-2020
DESIGNED BY	LD
REVIEWED BY	LD
PROJECT MANAGER	LD
SHEET NUMBER	LP-1

**Planting Legend:**

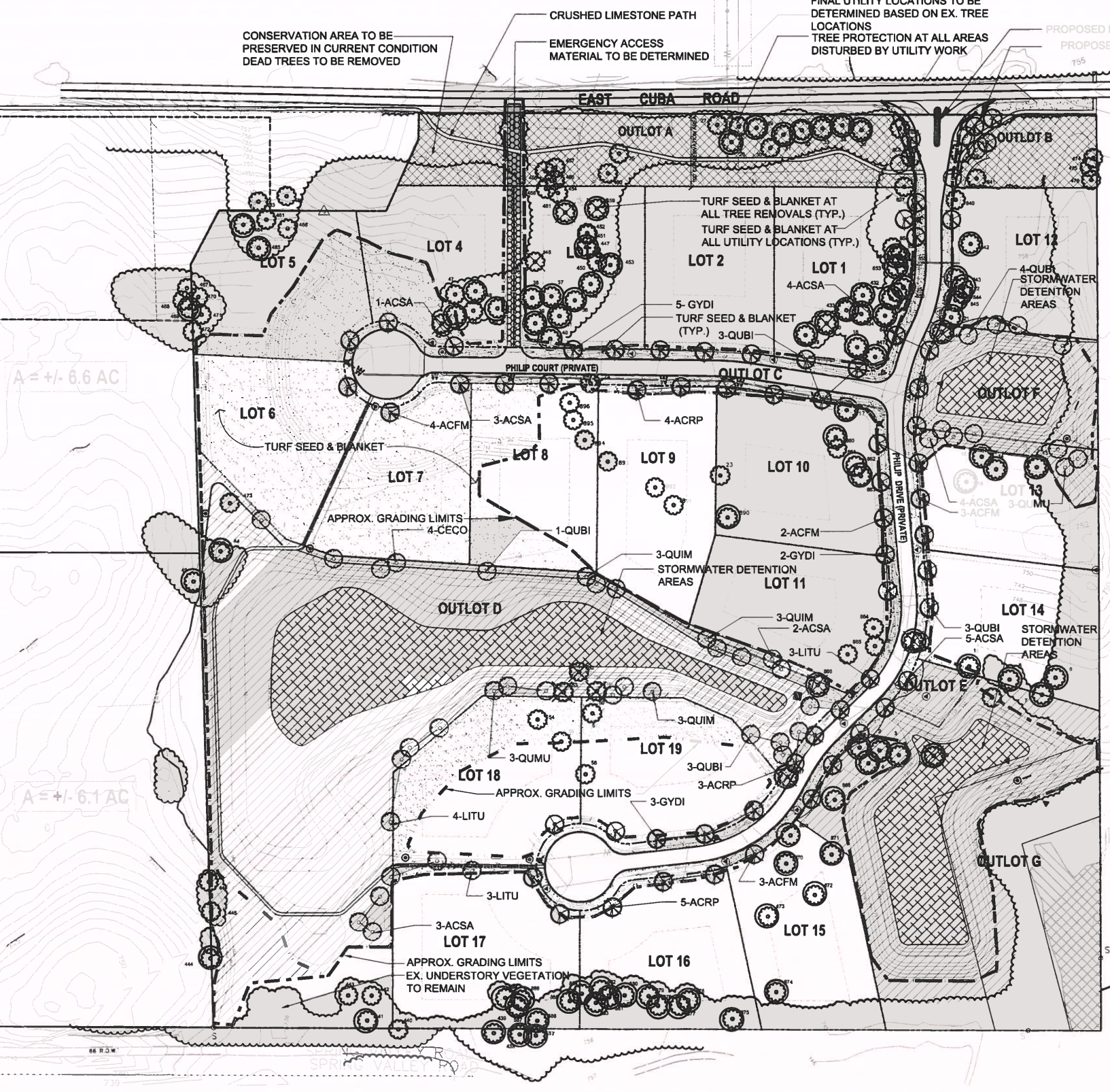


KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
<b>SHADE TREES</b>					
QUIM	11	<i>Quercus imbricaria</i>	Shingle Oak	2.5" Cal.	
QUMU	8	<i>Quercus muhlenbergii</i>	Chinquapin Oak	2.5" Cal.	
QUBI	18	<i>Quercus bicolor</i>	Swamp White Oak	2.5" Cal.	
ACRP	12	<i>Acer rubrum 'Redpointe'</i>	Redpointe Red Maple	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>	Tulipree	2.5" Cal.	
<b>ORNAMENTAL TREES</b>					
SENI		<i>Senecio nigra</i>	River Birch	12" Clump	Heavy Specimen
AMGR		<i>Amelanchier grandiflora 'Autumn Brilliance'</i>	Servicberry	8" Clump	Heavy Specimen
CABE	4	<i>Carpinus caroliniana</i>	American Hornbeam	6" Clump	Heavy Specimen

**2 PRELIMINARY PLANT LIST -**

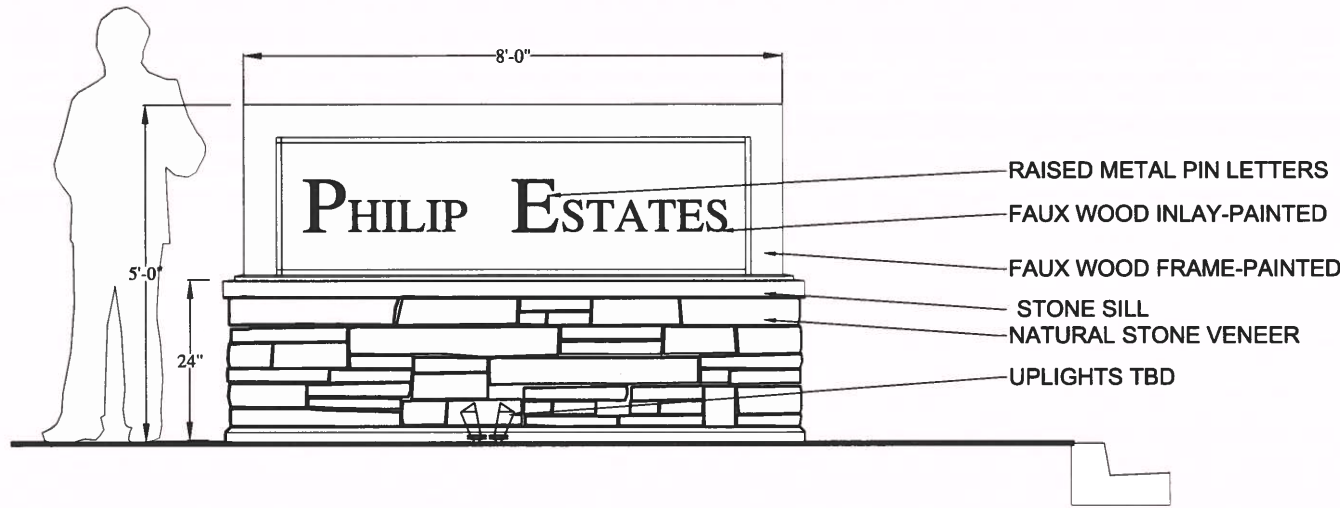
**GENERAL NOTES:**

- 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'





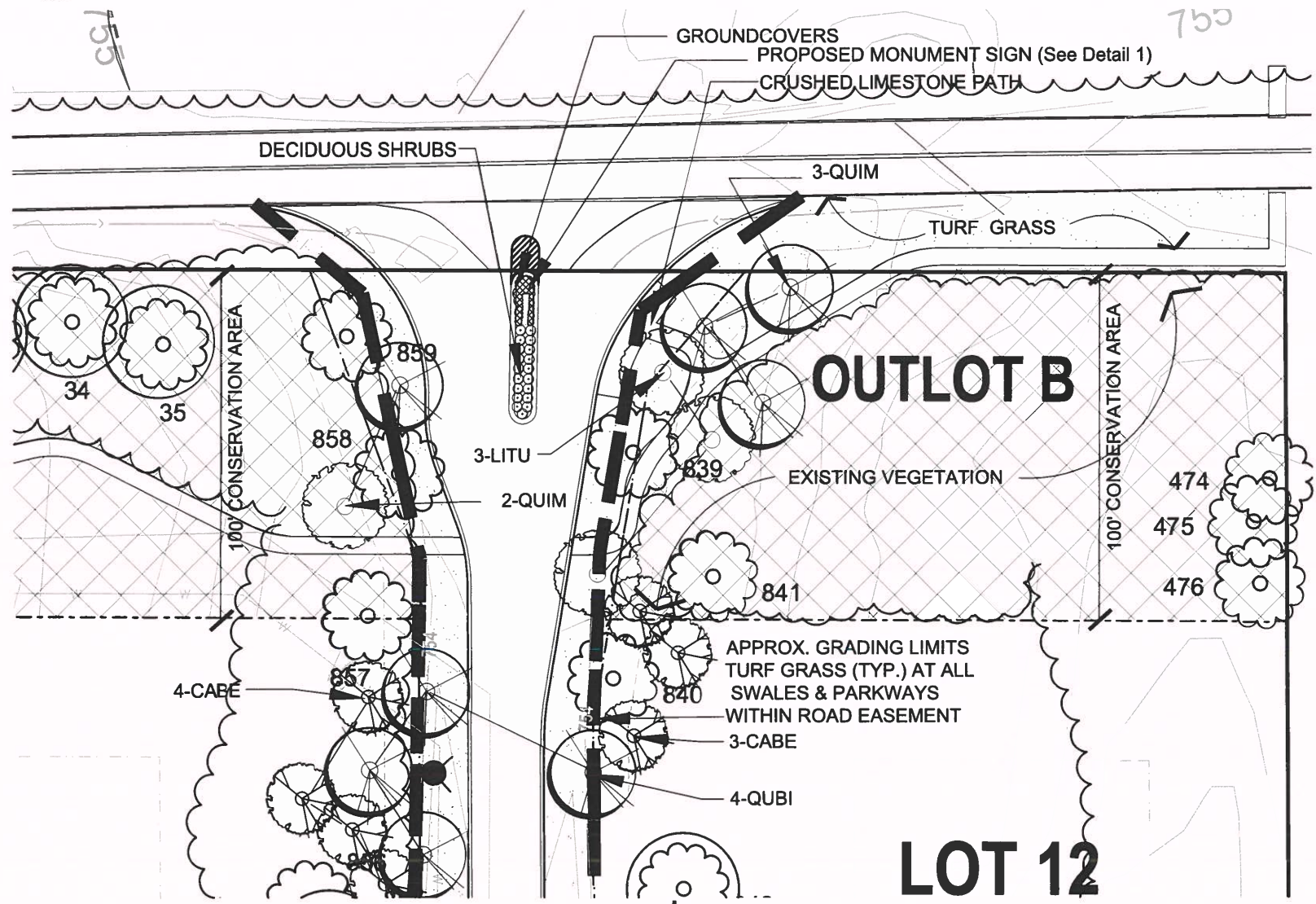
**1 PRELIMINARY MONUMENT SIGN -**  
Scale: 1"=NTS

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**



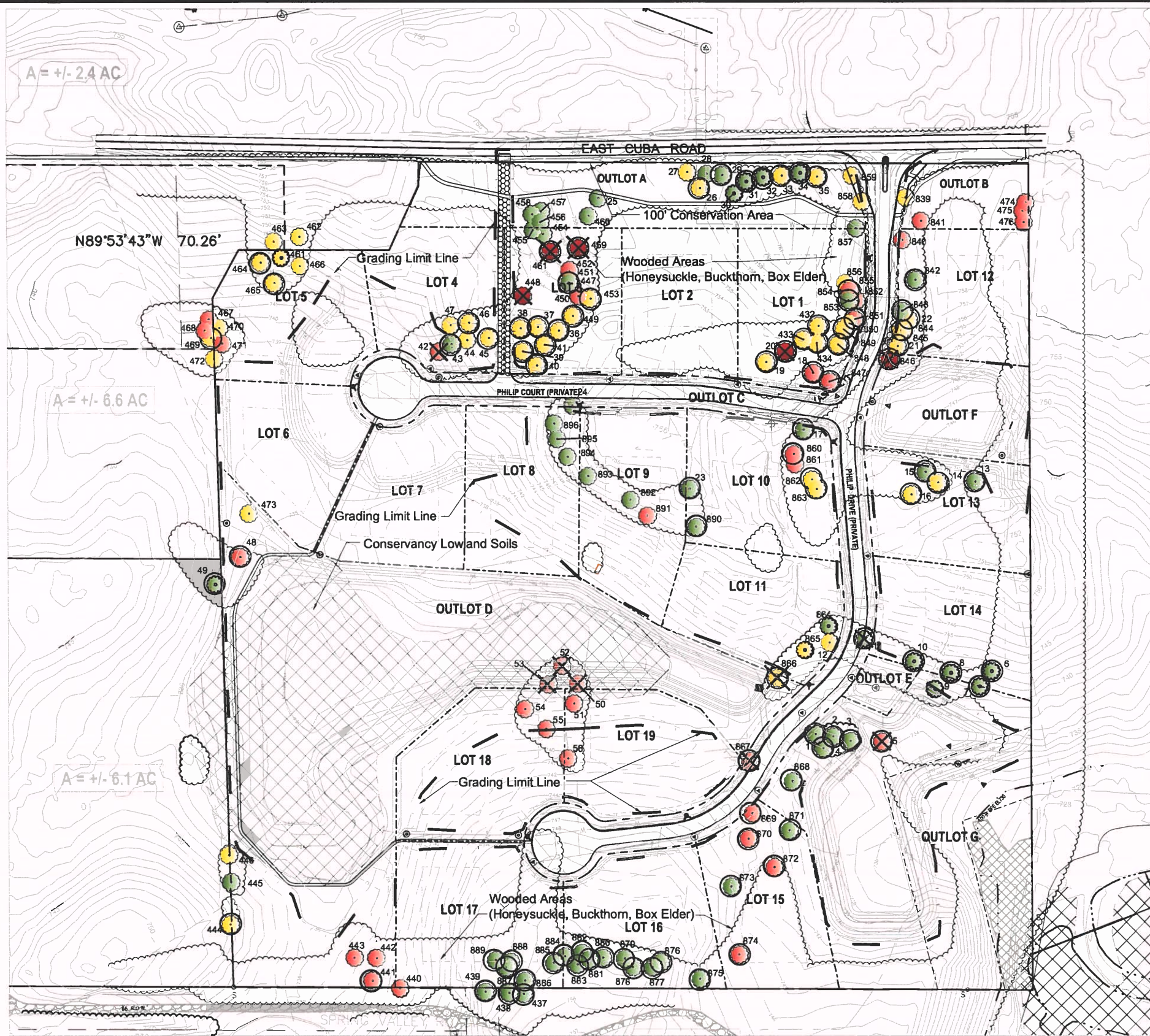
**2 PRELIMINARY LANDSCAPE PLAN AT ENTRANCE -**  
Scale: 1"=NTS









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
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

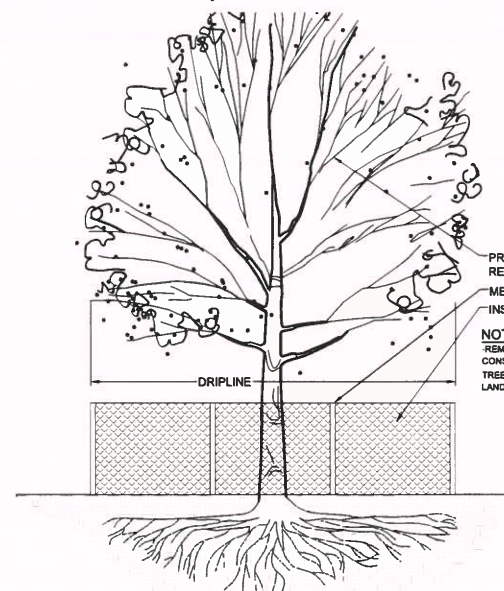
**Good:** Healthy branches and full crown, no major limbs in crown dead or dying, leaves healthy, no apparent wounds or diseases, no apparent hollow spots or gaps in the bark of the main trunk or major limbs. Good structure, few weak crotches, trunk not leaning excessively.

**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

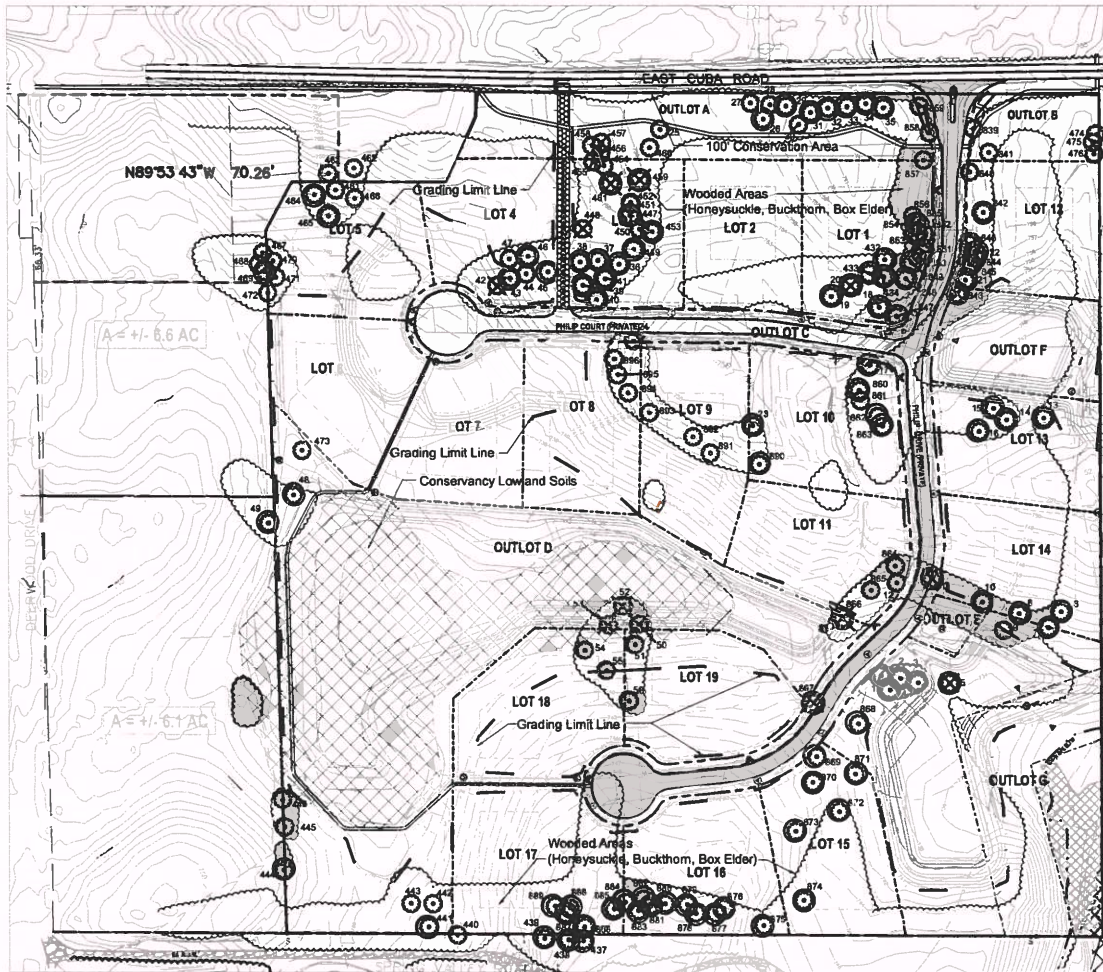
**NOTE:**  
 REMOVE PROTECTIVE FENCING ONLY AFTER ALL CONSTRUCTION WORK HAS BEEN COMPLETED  
 TREE PROTECTION FENCE LAYOUT TO BE STAKED ON-SITE FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION

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

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

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





**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>	Noway 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	

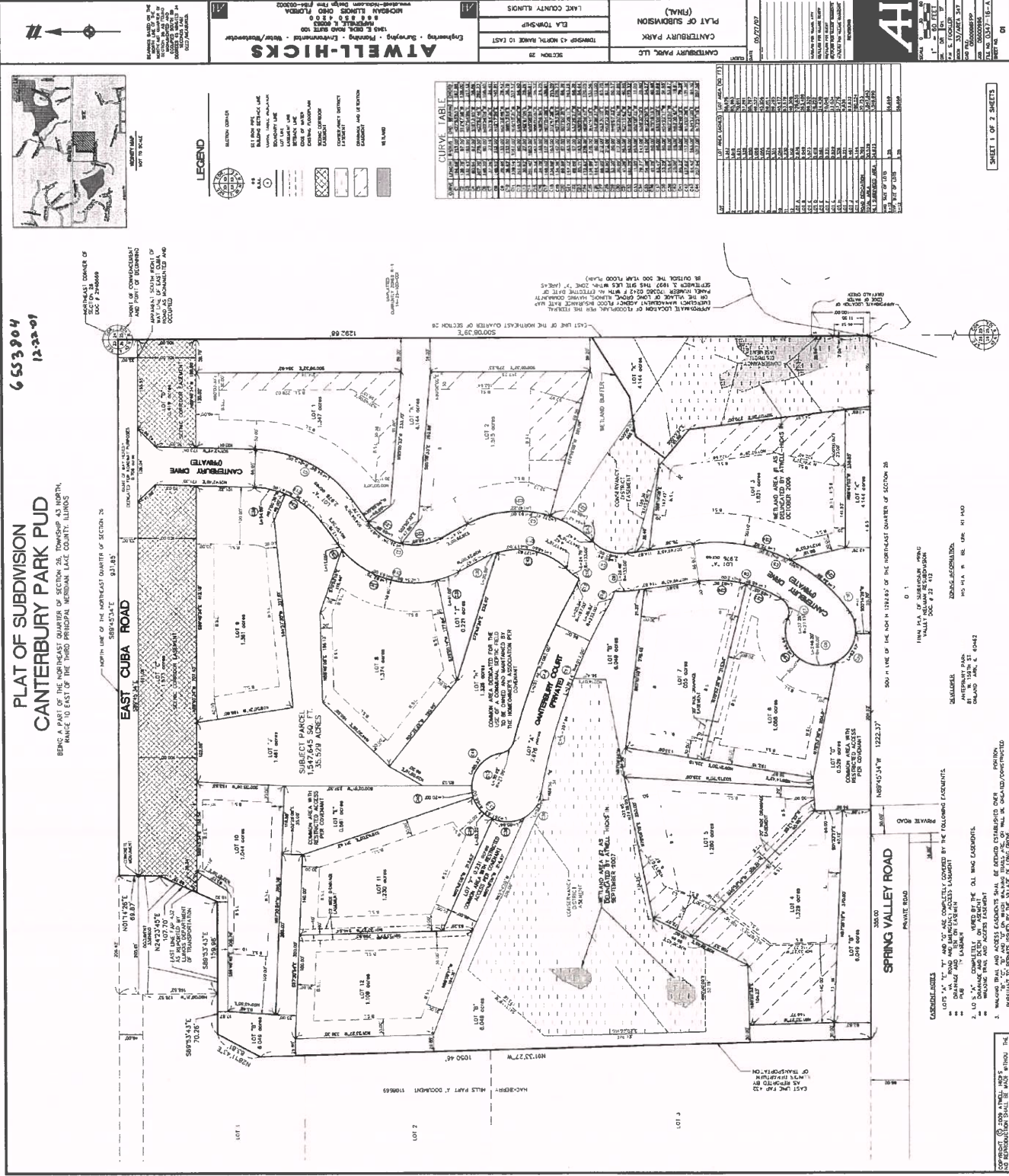


Prepared For:  
Philip Estates, LLC  
8150 W. 159th Street  
Orland Park, IL 60462

**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: \_\_\_\_\_



**ATWELL-HICKS**  
Engineering - Surveying - Planning - Environmental - Water/Wastewater  
1400 E. ROCK ROAD SUITE 100  
LAKE COUNTY, ILLINOIS 60050  
TEL: (630) 371-1234

**PLAT OF SUBDIVISION  
CANTERBURY PARK, LLC  
TOWNSHIP 43 NORTH, RANGE 10 EAST  
LAKE COUNTY, ILLINOIS  
SECTION 28**

**6553804**  
12-22-09

**PLAT OF SUBDIVISION  
CANTERBURY PARK PUD**  
BEING A PART OF THE THIRD PRINCIPAL MERIDIAN LAKE COUNTY, ILLINOIS  
RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN LAKE COUNTY, ILLINOIS

**6553804**  
12-22-09

**LEGEND**

**CURVE TABLE**

STATIONING	CHORD BEARING	CHORD LENGTH	CHORD CURVATURE	CHORD AREA	CHORD PERIMETER
1+00.00	N 89° 54' 12" W	1233.37	0.0000	0.00	1233.37
1+00.00	S 89° 54' 12" E	1233.37	0.0000	0.00	1233.37
1+00.00	N 89° 54' 12" W	1233.37	0.0000	0.00	1233.37
1+00.00	S 89° 54' 12" E	1233.37	0.0000	0.00	1233.37
1+00.00	N 89° 54' 12" W	1233.37	0.0000	0.00	1233.37
1+00.00	S 89° 54' 12" E	1233.37	0.0000	0.00	1233.37
1+00.00	N 89° 54' 12" W	1233.37	0.0000	0.00	1233.37
1+00.00	S 89° 54' 12" E	1233.37	0.0000	0.00	1233.37
1+00.00	N 89° 54' 12" W	1233.37	0.0000	0.00	1233.37
1+00.00	S 89° 54' 12" E	1233.37	0.0000	0.00	1233.37

**STATE OF ILLINOIS**  
COUNTY OF LAKE

**PHILIP ESTATES, LLC**  
8150 W. 159th Street  
Orland Park, IL 60462

**ATWELL-HICKS**  
Engineering - Surveying - Planning - Environmental - Water/Wastewater  
1400 E. ROCK ROAD SUITE 100  
LAKE COUNTY, ILLINOIS 60050  
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**6553804**  
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CANTERBURY PARK PUD**  
BEING A PART OF THE THIRD PRINCIPAL MERIDIAN LAKE COUNTY, ILLINOIS  
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**6553804**  
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**LEGEND**

**CURVE TABLE**

STATIONING	CHORD BEARING	CHORD LENGTH	CHORD CURVATURE	CHORD AREA	CHORD PERIMETER
1+00.00	N 89° 54' 12" W	1233.37	0.0000	0.00	1233.37
1+00.00	S 89° 54' 12" E	1233.37	0.0000	0.00	1233.37
1+00.00	N 89° 54' 12" W	1233.37	0.0000	0.00	1233.37
1+00.00	S 89° 54' 12" E	1233.37	0.0000	0.00	1233.37
1+00.00	N 89° 54' 12" W	1233.37	0.0000	0.00	1233.37
1+00.00	S 89° 54' 12" E	1233.37	0.0000	0.00	1233.37
1+00.00	N 89° 54' 12" W	1233.37	0.0000	0.00	1233.37
1+00.00	S 89° 54' 12" E	1233.37	0.0000	0.00	1233.37
1+00.00	N 89° 54' 12" W	1233.37	0.0000	0.00	1233.37
1+00.00	S 89° 54' 12" E	1233.37	0.0000	0.00	1233.37

NO.	DATE	DESCRIPTION
1	9/11/09	Drawn

**THIS PLAN SHEET SHOWS THE  
EXISTING RECORDED 12-LOT SUBDIVISION  
FOR REFERENCE ONLY**

## James Hogue

---

**From:** Bill Jacob LAST\_NAME <billjacob@comcast.net>  
**Sent:** Wednesday, June 3, 2020 11:30 AM  
**To:** Rick Scardino; Bill Jacob; kcsmith2@hotmail.com  
**Cc:** David Lothspeich; James Hogue  
**Subject:** RE: FW: Maximize your extra property potential, along with your landscaping! Plus, money moves to make after purchasing a home.

Rick,

I'm copying Kelly Smith who is the current chair of the Scenic Corridor / Conservancy Commission as well as Village Planner Jim Hogue to make the introduction.

Kelly and or Jim,

Would you mind spending a few minutes with Rick?

Thank you,

Bill

On June 3, 2020 at 11:18 AM Rick Scardino <rscardino@lee-associates.com> wrote:

Bill,

Ok, let me know who to contact and I will take the next step on such. It may be more of a Q&A series to begin with but I certainly want to see if there is anything that can be done to make a better lasting visual impact....I will reach out to the Village Manager on the Rt. 83 island questions I have.

Sincerely,



A. Rick Scardino

Principal



D 773.355.3040

O 773.355.3000

C 708.921.1044

[rscardino@lee-associates.com](mailto:rscardino@lee-associates.com)

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9450 West Bryn Mawr Avenue | Suite 550

Rosemont, Illinois 60018

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---

**From:** Bill Jacob LAST\_NAME <billjacob@comcast.net>

**Sent:** Wednesday, June 3, 2020 11:14 AM

**To:** Rick Scardino <rscardino@lee-associates.com>; Bill.Jacob@LonggroveIL.gov

**Subject:** Re: FW: Maximize your extra property potential, along with your landscaping! Plus, money moves to make after purchasing a home.

Rick,

You may not know this but we do have a Scenic Corridor and Conservancy Commission and so much of the natural look is by design. We do pay a contractor to maintain the route 83 islands but its basic mowing at best and feedback there might be best directed at our village manager to better manage the contractor.

However, we we do have openings on our Scenic Corridor and Conservancy Commission if your're interested? Please let me know your thoughts if you're interested.

Thank you,

Bill

On June 3, 2020 at 10:59 AM Rick Scardino <[rscardino@lee-associates.com](mailto:rscardino@lee-associates.com)> wrote:

Bill,

While this memo below is from a residential broker the reference on the landscaping is near and dear to me. You will find that I can be a big brain fart guy, but I am not just about the Wow but also can be about the How...It has bugged me for years about average landscaping that appears in LG in the common area's [Well before you were Mayor]....from the islands on Rt. 83 to those entering the CBD. Again, when you have some time and we can grab coffee I would love to chat with you on this subject OR you can send me to someone else in the Village that has a similar mindset on the matter to see if we can vastly improve the Village common area landscaping. I know well from both a residential AND commercial standpoint that landscaping can be the cheapest investment an owner can make with the most powerful bang for the buck. Easy local references can be what Vernon Hills and Kildeer have done with their islands....they are passed literally by MILLIONS of cars on an annual basis and a relatively small investment can create a much better impression of Long Grove than what we have presently.

Sincerely,



**A. Rick Scardino**

Principal



D 773.355.3040

O 773.355.3000

C 708.921.1044

[rscardino@lee-associates.com](mailto:rscardino@lee-associates.com)

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9450 West Bryn Mawr Avenue | Suite 550

Rosemont, Illinois 60018

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---

**From:** John G Moauro <[johnmoauro@realtyexecutives.com](mailto:johnmoauro@realtyexecutives.com)>

**Sent:** Tuesday, June 2, 2020 11:29 PM

**To:** Rick Scardino <[rscardino@lee-associates.com](mailto:rscardino@lee-associates.com)>

**Subject:** Maximize your extra property potential, along with your landscaping!  
Plus, money moves to make after purchasing a home.

## James Hogue

---

**From:** Rick Scardino <rscardino@lee-associates.com>  
**Sent:** Monday, July 20, 2020 10:16 PM  
**To:** Bill Jacob LAST\_NAME  
**Cc:** Bill Jacob; Kelley Smith; David Lothspeich; James Hogue  
**Subject:** Re: Median Pictures

Thx for such!

Sent from my iPhone

On Jul 20, 2020, at 8:21 PM, Bill Jacob LAST\_NAME <billjacob@comcast.net> wrote:

Rick,

I will share your email with the board.

Thank you,

Bill

On 07/20/2020 11:06 AM Rick Scardino <rscardino@lee-associates.com> wrote:

Gentlemen,

Hope you are all doing as well as can be expected during these times. Please note the enclosed pictures that will give you a glimpse of what I am referencing with regard to islands that are landscaped in neighboring:

Vernon Hills-note those on Rt. 60 by Hawthorn and on Rt. 21 near Mariano's

Libertyville-note those on Butterfield...the hardscape planters I am sure were expensive and not sure how they got funding for such but incredible to put it mildly

Lincolnshire-note those on Rt. 22 from Stevenson to past their Village Hall

Grayslake-note those on Rt. 45 north of Rt. 120

Kildeer-note Quentin Road north and south of Rand Road

Ours are no where near as eye appealing. The small median off of Hicks/Old Rt. 53 into town would look wonderful with daylilies and other perennials as the first thing people see and last thing they see when entering town. The pictures enclosed don't do justice to these planters NOW as these pictures were taken in fall/spring and they are in full bloom now for the next few months so when traveling these corridors please take note of what we now have and what we can have....not sure of HOW these towns received funding for such or who handled maintenance, certainly a concern, but they somehow figured such out. As Long Grove has arguably the highest demographics of all the communities mentioned we should be able to figure such out in time. Landscaping in my humble opinion is the cheapest thing we can do for the biggest bang for the buck from a visual impression of our community. There are +/- 11M cars that traverse Rt. 83 annually, so that is 11M visual impressions that we give commuters of Long Grove.....I am open for a Zoom call or discussion on such if you are ever looking to chat about this further....

Sincerely,

<image001.jpg>

**A. Rick Scardino**

Principal

<image004.jpg>

D 773.355.3040

O 773.355.3000

C 708.921.1044

[rscardino@lee-associates.com](mailto:rscardino@lee-associates.com)

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