

ORDINANCE NO. 1813-18

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT PLAN, GRANTING FINAL ENGINEERING MODIFICATION AND SUBDIVISION SEPTIC SYSTEM PLAN APPROVAL, GRANTING CERTAIN RELIEF FROM THE VILLAGE'S ZONING ORDINANCE, SUBDIVISION CONTROL ORDINANCE, AND BUILDING REGULATIONS ORDINANCE, AND GRANTING A CERTIFICATE OF APPROVAL FOR ARCHITECTURAL ELEVATIONS— TAYLOR MORRISON OF ILLINOIS, INC.—HIGH POINTE ESTATES—NORTH SIDE OF ILLINOIS ROUTE 176, EAST OF GILMER ROAD

WHEREAS, on or about June 25, 2018, Ok Capital, Inc., and Taylor Morrison of Illinois, Inc., as applicants and/or owners of the property, filed an application for a special use permit for a planned unit development, relief from the Zoning Ordinance, Subdivision Control Ordinance and Building Regulations Ordinance, and a certificate of approval for architectural elevations regarding the property legally described on **Exhibit "A"** attached hereto and incorporated herein ("SUBJECT REALTY"); and,

WHEREAS, all hearings required to be held before agencies of the Village took place pursuant to proper notice as required by law, and the Planning, Building and Zoning Commission has forwarded their recommendations to the Mayor and Board of Trustees, a copy of said recommendations being attached hereto as **Exhibit "B"** and made a part hereof.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Hawthorn Woods, Lake County, Illinois, as follows:

SECTION ONE: The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as if fully set out in this Section One.

SECTION TWO: In accordance with Ordinance 1180-06 and the current legal description of the SUBJECT REALTY, the property is zoned R-2 One Family Residence and is the subject of an application for a special use for a planned unit development.

SECTION THREE: That there is hereby granted with respect to the SUBJECT REALTY, a special use permit for a planned unit development, so as to permit development of the SUBJECT REALTY with ten (10) duplexes consisting of twenty (20) residential dwelling units, subject to conditions, departures and variations set herein.

SECTION FOUR: The passage of this Ordinance shall constitute approval of the Site Plan Exhibit as prepared by Land Technology, Drawing No. 16-281, consisting of one (1) sheet, dated July 24, 2018, or as subsequently revised, attached hereto as **Exhibit “C-1”** subject to:

1. Approval of the final plans, exhibits, departures and other documents provided in the Final Plan Submittal Booklet by the Board of Trustees.
2. Approval of the Final Engineering Modification and Subdivision Septic System Plan by the Village Engineer.
3. Approval of any off-site roadway improvement plans and access permits by the Illinois Division of Transportation.
4. Plan review comments provided by Christopher B. Burke Engineering, Ltd. dated August 7, 2018, and as subsequently revised.
5. Plan review comments provided by Erika Frable, PE, Village Engineer, dated August 6, 2018, and as subsequently revised.
6. Plan review comments provided by Michael Cassata, AICP, Village Community Development Director, dated August 7, 2018, and as subsequently revised.
7. Plan review comments provided by Rolf C. Campbell & Associates, dated August 7, 2018, and as subsequently revised.
8. Plan review comments provided by Countryside Fire Protection District, dated July 31, 2018, and as subsequently revised.

SECTION FIVE: The passage of this Ordinance shall constitute approval of the Final Engineering Modification prepared by Land Technology, Drawing No. 16-281, consisting of three (3) sheets, dated June 21, 2018, and bearing the latest revision date of July 20, 2018, and as subsequently revised, attached hereto as **Exhibit “C-2”**, and the Subdivision Septic System Plan prepared by Land Technology, Drawing No. 16-281, consisting of three (3) sheets, dated March 15, 2018, and bearing the latest revision date of July 20, 2018, and as subsequently revised, attached hereto as **Exhibit “C-3”**, subject to:

1. Approval of the Final PUD Plan by the Board of Trustees.
2. Plan review comments provided by Christopher B. Burke Engineering, Ltd. dated August 7, 2018, and as subsequently revised.
3. Plan review comments provided by Erika Frable, PE, Village Engineer, dated August 6, 2018, and as subsequently revised.
4. Approval of the Final Engineering Modification and Subdivision Septic System Plan by the Village Engineer.
5. Approval of the Public Service Uses by all federal, state, and local regulatory agencies, as required.
6. Approval of the Onsite Wastewater Treatment System (biobarrier-style community septic system) by the Lake County Health Department and Community Health Center.
7. Approval of the individual water wells by the Lake County Health Department and Community Health Center.

SECTION SIX: The passage of this Ordinance shall constitute approval of the following items, attached hereto as **Exhibit "D"**, contained in the Final Plan Submittal Booklet, dated August 20, 2018:

1. Building elevations for Lots 2- 11, and as subsequently revised.
2. Anti-Monotony Standards, and as subsequently revised.
3. Individual Lot Landscape Plans, prepared by McCallum Associates, consisting of four (4) sheets, dated July 24, 2018, and as subsequently revised.
4. Address and Mailbox Exhibits bearing no dates, and as subsequently revised.
5. Temporary Marketing Signage exhibits prepared by Signs Now, bearing no dates, consisting of six (6) sheets, and as subsequently revised.

Be and the same are hereby approved subject to:

1. Compliance of terms of the approved subdivision improvement agreement.
2. Compliance of terms of the approved First Amendment to Annexation Agreement and any amendments thereto.
3. Approval of the Site Plan Exhibit by the Village Board.
4. Approval of the Final Engineering Modification and Subdivision Septic System Plan by the Village Engineer.
5. Approval of any off-site roadway improvement plans and access permits by the Lake County Division of Transportation and Illinois Department of Transportation.

6. Approval of the Onsite Wastewater Treatment System (biobarrier-style community septic system) by the Lake County Health Department and Community Health Center.
7. Approval of the individual water wells by the Lake County Health Department and Community Health Center.

SECTION SEVEN: That there are hereby granted certain exclusions from and exceptions to the Village's Zoning Ordinance, Subdivision Control Ordinance, and Building Regulations Ordinance as set forth in **Exhibit "E"** attached hereto and incorporated herein, which are subject to the conditions contained herein.

SECTION EIGHT: That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, superseded by this ordinance.

SECTION NINE: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

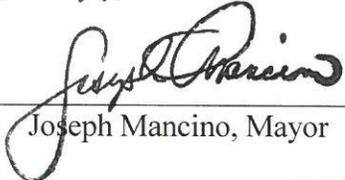
The foregoing Ordinance was passed by a roll call vote as follows:

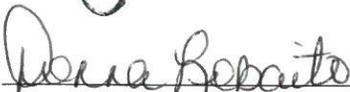
AYES: Kosik, Liess, Corrigan, DiMaggio

NAYS: 0

ABSTENTIONS: 0

ABSENT: Kaiser, David

APPROVED: 
Joseph Mancino, Mayor

ATTEST: 
Donna Lobaito, Village Clerk

PASSED: Aug. 20, 2018

APPROVED: Aug. 20, 2018

EXHIBIT "A"

LEGAL DESCRIPTION

The west 396.46 feet of the south 80 rods of the east 100 rods of the north half of the southeast quarter of Section 21, also that part of the east 100 rods of the south half of the southeast quarter of Section 21, Township 44 North, Range 10 East of the Third Principal Meridian, all lying northerly of the Right of Way Line of Illinois Route #176, in Lake County, Illinois.

EXHIBIT "B"

FINDINGS OF FACT



2 LAGOON DRIVE - HAWTHORN WOODS, ILLINOIS 60047 - (847) 438-5500

FINDINGS OF FACT

**Public Meeting Date:
August 13, 2018**

**Taylor Morrison – High Pointe Estates
Request for Special Use Permit for Proposed Planned Unit Development
Final Development Plans**

Based upon the evidence presented to the Planning Building and Zoning (PB&Z) Commission at the public meeting, the PB&Z Commission makes the following findings of fact with respect to the requested special use permit in connection therewith.

9-14-4.B:

(1) That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

Finding: The PB&Z Commission finds that the single-family attached residential development is designed with the interest of public convenience and will contribute to the general welfare of the neighborhood and the community at large.

(2) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or injurious to property values or improvement in the vicinity.

Finding: The PB&Z Commission finds that the special use and uses permitted in the development will not cause an undue detrimental influence or effect upon the surrounding neighborhood, be injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

(3) That the proposed use will comply with the regulations and conditions specified in this Title for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

Finding: The PB&Z Commission finds that the special use and uses permitted in the development will comply with (i) the regulations and conditions specified in this Title for such use, and (ii) with the stipulations and conditions made as a part of the authorization granted by the Village Board of Trustees.

All of the above Findings of Fact are subject to the conditions of approval made by the PB&Z Commission on August 13, 2018.

Respectfully submitted,



Jim Merkel, Chairperson

MJC



2 LAGOON DRIVE - HAWTHORN WOODS, ILLINOIS 60047 - (847) 438-5500

FINDINGS OF FACT

**Public Meeting Date:
August 13, 2018**

**Taylor Morrison – High Pointe Estates
Request for a Planned Unit Development
Final Development Plans**

Based upon the evidence presented to the Planning Building and Zoning (PB&Z) Commission at the public meeting, the PB&Z Commission makes the following findings of fact with respect to the requested Planned Unit Development in connection therewith.

9-15-7.A. General:

(1) The uses permitted by such exceptions as may be requested or recommended are necessary or desirable and appropriate to the purpose of the development.

Finding: The PB&Z Commission finds that the single-family attached residential uses permitted by the requested exceptions from the Village Code are necessary, desirable and appropriate for development of this subdivision as a planned unit development.

(2) The uses permitted in such development are not of such nature or so located as to exercise an undue detrimental influence or effect upon the surrounding neighborhood.

Finding: The PB&Z Commission finds that the uses permitted in the development will not cause an undue detrimental influence or effect upon the surrounding neighborhood.

(3) That any industrial park areas established in the planned unit development conform to all requirement therefor as set forth elsewhere in this Title.

Finding: N/A

(4) That all minimum requirements pertaining to commercial, residential, institutional, or other uses established in the planned unit development shall be subject to the requirements for each individual classification as established elsewhere in this Title, except as may be

specifically varied in the ordinance granting and establishing a planned unit development use.

Finding: The PB&Z Commission finds that the departures to the minimum requirements established in the R-2 One-Family Residence District of the Village Code shall be specifically identified in the ordinance granting and establishing this planned unit development.

(5) When private streets and common driveways are made a part of the planned unit development or private common open space or recreation facilities are provided, the applicant shall submit, as part of the application, the method and arrangement whereby these private facilities shall be operated and maintained. Such arrangements for operating and maintaining private facilities shall be subject to the approval of the Village Board.

Finding: The PB&Z Commission finds that all covenants, deed restrictions, easements, and similar restrictions to be recorded in connection with the planned unit development provide for the continued operation and maintenance of any private streets, common driveways, private common open space, and/or recreation facilities that are part of the planned unit development and shall be subject to the approval of the Village Board. The PB&Z Commission also finds that the above items shall not be modified, removed, or released without the express consent of the Board of Trustees and that they may be enforced by the Village as well as by future landowners within the proposed development.

9-15-7.B. Residential:

(1) Residential density for a planned unit development shall not be greater than the recommended density, as shown in this Title for the Village, nor shall any lot to be used for residential purposes be less in area or dimension than that required by the district regulations applicable to the district in which the planned unit development is located, except that the PB&Z may recommend and the Village Board may grant a reduction in such lot area and dimension, but not more than fifteen percent (15%) when the planned unit development provides common open space equal to not less than ten percent (10%) of the gross area of the planned unit development.

Finding: The PB&Z Commission finds that the planned unit development provides for residential density that is inconsistent with the R-2 District. Although the planned unit development provides for dwelling lot areas that are consistent with the R-2 District requirements, the PB&Z Commission acknowledges that the dwelling parcel areas are inconsistent with the R-2 District requirements for individual lot area. However, the PB&Z Commission finds acceptable a departure to the minimum requirement for lot areas or parcel areas as identified in Standards 9-15-7.A.4 and 9-15-7.D.1 of these Findings of Fact and in the planned unit development ordinance for this planned unit development.

(2) Business uses may be included as part of a planned residential development when the PB&Z Commission finds that such business uses are beneficial to the overall planned unit development and will not be injurious to adjacent or neighboring properties. Such business uses shall not be greater in area than ten percent (10%) of the planned unit development.

Finding: N/A

(3) The open areas provided in the part of the planned development containing only residential structures shall be preserved over the life of the planned unit development for use only by the residents of the planned development.

Finding: The PB&Z Commission finds that the planned unit development provides for commons, greenways and open areas for use by residents of the planned unit development and the general public. As such, the PB&Z Commission finds acceptable a departure to the minimum requirement for the above item as identified in Standards 9-15-7.A.4 and 9-15-7.D.1 of these Findings of Fact and in the planned unit development ordinance for this planned unit development.

(4) For that part of a planned development devoted to residential uses, the PB&Z Commission may recommend and the Village Board of Trustees may approve, access to a dwelling by a driveway or pedestrian walk easement, and spacing between buildings of lesser widths or depths than required by district regulation for the district in which the planned development is located, provided:

a. That adequate provisions are made which perpetuate during the period of the special use, access easements and off-street parking spaces for use by the residents of the dwelling served;

Finding: The PB&Z Commission finds that all covenants, deed restrictions, easements, and similar restrictions to be recorded in connection with the planned unit development perpetuate access easements for use by the residents of the dwellings served. The PB&Z Commission also finds that the above items shall not be modified, removed, or released without the express consent of the Board of Trustees and that they may be enforced by the Village as well as by future landowners within the proposed development.

b. The spacing between buildings shall be approved by the PB&Z Commission and shall be consistent with the application of recognized site planning principles for securing a unified development, and due consideration is given to the openness normally afforded by intervening streets.

Finding: The PB&Z Commission finds that the planned unit development provides for spacing between buildings and adequate rights-of-way widths that are consistent with the application of recognized site planning principles for a single-family attached housing development. As such, the PB&Z Commission finds acceptable a departure to the minimum requirement for spacing between buildings as identified in Standards 9-15-7.A.4 and 9-15-7.D.1 of these Findings of Fact and in the planned unit development ordinance for this planned unit development.

c. The yards for principal buildings along the periphery of the development shall be not less in width or depth than required for permitted uses in the district regulations applicable to the districts in which the planned development is located; and the plan is developed to afford adequate protection to neighboring properties as recommended by the Village Board of Trustees.

Finding: The PB&Z Commission finds that the planned unit development provides for dwelling lot widths and depths along the periphery of the development that are inconsistent with the R-2 District requirements. However, the PB&Z Commission finds acceptable a departure to the minimum requirement for lot areas as identified in Standards 9-15-7.A.4 and 9-15-7.D.1 of these Findings of Fact and in the planned unit development ordinance for this planned unit development.

9-15-7.C. Cluster Subdivision: In any one-family cluster subdivision, the PB&Z Commission may recommend and the Village Board may authorize the following exceptions to the regulations of the district in which the cluster subdivision is permitted as a special use:

(1) A reduction of the lot area by not more than five percent (5%) and in no case shall the lot area be less than twenty thousand (20,000) square feet.

Finding: N/A

(2) A reduction of the lot width to:

100 feet in the R-1 District

90 feet in the R-2 District

Finding: N/A

(3) Lot Area:

a. That in the part of the planned development containing only residential uses, the minimum lot area per dwelling unit may be not more than five percent (5%) less than that required for permitted uses in the district regulations applicable to the district in which the planned development is located.

Finding: N/A

b. Reduction of such lot area be recommended by the PB&Z Commission and approved by the Village Board only where there is contained within the planned development permanent open area, the area and location of which shall meet with the approval of the Commission, and that such open space shall not be less than that which would pertain if developed on individual lots.

Finding: N/A

c. Such open areas shall be preserved over the life of the planned development, for use only by the residents of the planned development or dedicated to the Village for school, park, playground or other public uses.

Finding: N/A

4. That in a planned development devoted to residential use, the PB&Z Commission may recommend and the Village Board may approve, access to a dwelling by a driveway or pedestrian walk easement; however, off-street parking facilities for such dwellings shall be located not more than two hundred feet (200') from the dwelling served; yards of lesser widths or depths than required for permitted uses in the district regulations applicable to the district in which the planned development is located; provided:

a. That protective covenants are recorded which perpetuate access easements and off-street parking spaces for use by the residents of the dwellings served;

Finding: N/A

b. That spacing between buildings shall be consistent with the application of recognized site planning principles for securing a unified development and due consideration is given to the openness normally afforded by intervening streets and alleys;

Finding: N/A

c. Spacing between principal buildings within a part of a planned development shall be equivalent to such spacing as would be required between buildings by district regulations for the district in which it is located.

Finding: N/A

5. That in a planned business development, the following additional requirements are hereby specified:

a. All buildings shall be set back not less than thirty feet (30') from all streets bounding the site;

Finding: N/A

b. Required off-street parking space shall be provided in the ratio of not less than ten (10) parking spaces for every one thousand (1,000) square feet of gross floor area;

Finding: N/A

c. All walks within the planned development shall be paved with a hard surfaced material meeting the specifications of the Village Engineer;

Finding: N/A

d. Any part of the planned development not used for buildings, loading and accessways, shall be attractively landscaped with grass, trees, shrubs or pedestrian walkways, according to a landscape plan, as approved by the PB&Z;

Finding: N/A

e. The buildings in the planned development shall be planned and designed as a unified and single project.

Finding: N/A

9-15-7.D. Variations of Minimum Requirements:

1. Wherever the applicant proposes to provide and set out, by platting, deed, dedication, restriction or covenant, and land or space separate from one-family or multi-family residential districts to be used for parks, playgrounds, commons, greenways or open areas, the PB&Z Commission may consider and recommend to the Village Board and the Village Board may vary the applicable minimum requirements of the subdivision regulations and this Title which may include, but not necessarily be limited to, the following:

a. Rear yard

b. Side yard

c. Lot area

d. Bulk

e. Intensity of use

f. Street width

g. Sidewalks

h. Public utilities

i. Off-street parking

Finding: The PB&Z Commission finds that the planned unit development provides for commons, greenways and open areas. As such, the PB&Z Commission finds acceptable departures to the minimum requirements for the above items as identified in the planned unit development ordinance and in accordance with Standard 9-15-7.A.4 of these Findings of Fact.

2. Business:

a. Business uses shall be as prescribed by the PB&Z Commission.

b. All business and storage of materials shall be conducted or stored within a completely enclosed building.

c. Not more than thirty percent (30%) of the lot area shall be covered by buildings or structures.

- d. At least ten percent (10%) of the lot shall be provided for landscape and open space purposes.
- e. No building shall be more than thirty five feet (35') in height.
- f. No dwelling shall be permitted in a planned business development.
- g. Off street parking shall be provided and maintained on the same lot based upon three (3) square feet of parking space for each square foot of gross floor area unless the PB&Z recommends and the village board requires additional off street parking space.
- h. Service and loading and unloading facilities shall be provided as recommended and approved by the PB&Z.
- i. No building shall be located nearer than fifty feet (50') to any street line.
- j. Business developments shall be adequately screened by fencing or landscaping or both along the boundaries of adjacent residential, public open space, schools, churches or other similar uses. The screen planting shall be prepared by a landscape architect and shall meet the approval of the PB&Z.
- k. Outside lighting shall be so designed and placed so as to not be disturbing to adjacent residential areas. (Ord. 381-87, 6-9-1987)
- l. Signs shall comply with the regulation of the B retail business/commercial uses permitted in this title. (Ord. 381-87, 6-9-1987; amd. Ord. 1314-10, 1-19-2010)

Finding: N/A

9-15-7.E. Conditions And Guarantees: Prior to granting any special uses, the PB&Z Commission may recommend, and the village board shall stipulate such conditions and restrictions upon the establishment, location, construction, maintenance and operation of the special use as deemed necessary for the protection and requirements specified herein or as may be from time to time required. In all cases in which special uses are granted, the village board shall require such evidence and guarantees as it may deem necessary as proof that the conditions stipulated in connection therewith are being and will be complied with.

Finding:

1. Special Use Permit for a Planned Unit Development recommended for approval subject to:
 - A. Approval of the final plans, exhibits and other documents provided in the submittal booklet by the Board of Trustees.
 - B. Approval of the Final Engineering Modification and Subdivision Septic System Plan by the Village Engineer.

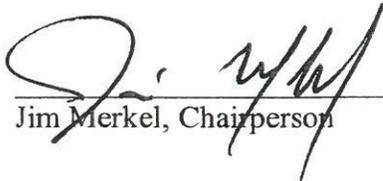
- C. Approval of the Onsite Wastewater Treatment System (biobarrier-style community septic system) by the Lake County Health Department and Community Health Center.
 - D. Approval of the individual water wells by the Lake County Health Department and Community Health Center.
2. Special Use Permit for display homes recommended for approval subject to:
- A. Approval of the final plans, exhibits and other documents provided in the submittal booklet by the Board of Trustees.
 - B. Approval of the Final Engineering Modification and Subdivision Septic System Plan by the Village Engineer.
 - C. Approval of the Onsite Wastewater Treatment System (biobarrier-style community septic system) by the Lake County Health Department and Community Health Center.
 - D. Approval of the individual water wells by the Lake County Health Department and Community Health Center.
3. Final PUD plan subject to:
- A. Approval of the final plans, exhibits, departures and other documents provided in the submittal booklet by the Board of Trustees.
 - B. Approval of the Final Engineering Modification and Subdivision Septic System Plan by the Village Engineer.
 - C. Approval of any off-site roadway improvement plans and access permits by the Illinois Division of Transportation.
 - D. Plan review comments provided by Christopher B. Burke Engineering, Ltd. dated August 7, 2018, and as subsequently revised.
 - E. Plan review comments provided by Erika Frable, PE, Village Engineer, dated August 6, 2018, and as subsequently revised.
 - F. Plan review comments provided by Michael Cassata, AICP, Village Community Development Director, dated August 7, 2018, and as subsequently revised.
 - G. Plan review comments provided by Rolf C. Campbell & Associates, dated August 7, 2018, and as subsequently revised.
 - H. Plan review comments provided by Countryside Fire Protection District, dated July 31, 2018, and as subsequently revised.
4. Final Engineering Modification and Subdivision Septic System Plan recommended for approval subject to:
- A. Approval of the Final PUD Plan by the Board of Trustees.
 - B. Plan review comments provided by Christopher B. Burke Engineering, Ltd. dated August 7, 2018, and as subsequently revised.
 - C. Plan review comments provided by Erika Frable, PE, Village Engineer, dated August 6, 2018, and as subsequently revised.
 - D. Approval of the Final Engineering Modification and Subdivision Septic System Plan by the Village Engineer.
 - E. Approval of the Public Service Uses by all federal, state, and local regulatory agencies, as required.
 - F. Approval of the Onsite Wastewater Treatment System (biobarrier-style community septic system) by the Lake County Health Department and Community Health Center.

G. Approval of the individual water wells by the Lake County Health Department and Community Health Center.

5. Temporary Sign Exhibit (marketing) recommended for approval as depicted in the final plans submittal booklet, dated August 13, 2018 and August 20, 2018, and as subsequently revised.
6. Building elevations for Lots 2- 11 recommended for approval as depicted in the final plans submittal booklet, August 13, 2018 and August 20, 2018.
7. Address and Mailbox Exhibit recommended for approval as depicted in the final plans submittal booklet, August 13, 2018 and August 20, 2018, and as subsequently revised.
8. Construction and Sales Equipment plans recommended for approval as depicted in the final plans submittal booklet, August 13, 2018 and August 20, 2018.
9. Departures from the Village Code recommended for approval as identified in the final plans submittal booklet, August 13, 2018 and August 20, 2018.
10. Such other relief or approvals as the Village Attorney and/or the Village Board may determine reasonably necessary.
11. Execution of a Subdivision Improvement Agreement for on-site and off-site improvements prior to construction grading work on the subject property.
12. Agree to approval of back-up SSA for homeowner's association obligations.

All of the above Findings of Fact are subject to the conditions of approval made by the PB&Z Commission on August 13, 2018.

Respectfully submitted,



Jim Merkel, Chairperson

MJC



2 LAGOON DRIVE - HAWTHORN WOODS, ILLINOIS 60047 - (847) 438-5500

FINDINGS OF FACT

**Public Meeting Date:
August 13, 2018**

**Taylor Morrison – High Pointe Estates
Request for a Planned Unit Development Subdivision
Final Development Plans**

Based upon the evidence presented to the Planning Building and Zoning (PB&Z) Commission at the public meeting, the PB&Z Commission makes the following findings of fact with respect to the requested planned unit development subdivision in connection therewith.

10-5-2.A Hardships:

(1) Public Welfare Protected: The granting of the variation will not be detrimental to the public safety, health or welfare or injurious to other property or improvements in the neighborhood in which the property is located.

Finding: The PB&Z Commission finds that the single-family attached residential subdivision is designed with the interest of public and will not be detrimental to the public safety, health or welfare or injurious to other property or improvements in the neighborhood.

(2) Unique Condition: The conditions upon which the request for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property.

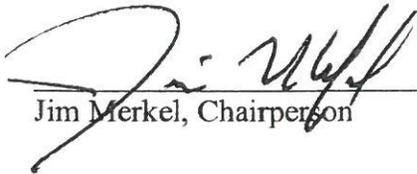
Finding: The PB&Z Commission finds that the conditions of the proposed subdivision are unique in that the subdivision is comprised of higher density single-family homes, which is reflected in the design of the subdivision and respective variation requests.

(3) Particular Physical Conditions: Because of the particular surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

Finding: The PB&Z Commission finds that due to the specific conditions of the proposed subdivision, a particular hardship would result if the strict letter of the regulations were carried out. These conditions include the existing infrastructure and the biobarrier-style Community Septic System located on the subject property, which is reflected in the design of the subdivision and respective variation requests.

All of the above Findings of Fact are subject to the conditions of approval made by the PB&Z Commission on August 13, 2018.

Respectfully submitted,



Jim Merkel, Chairperson

MJC

EXHIBIT "C-1"

SITE PLAN EXHIBIT

EXHIBIT "C-2"

FINAL ENGINEERING MODIFICATION

THIS DRAWING IS PROTECTED BY THE INFORMATION SYSTEMS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

10725 N. WANDA STREET
 LAMBERT AND ASSOCIATES
 305 S. BERTHA STREET
 ST. LOUIS, MISSOURI 63103
 ALL LEGAL RIGHTS RESERVED



LAMBERT & ASSOCIATES
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CIVIL ENGINEERING AND
 LAND SURVEYING SERVICES

LAND TECHNOLOGY
 3022 F. MAIN STREET
 BENTONVILLE, AR 72716
 P: (479) 271-8000
 F: (479) 271-8223
 E: LANDTECH@LT-PC.COM

LEADS: INTERNATIONAL LEADERSHIP
 No. 134-007-002

TREE INVENTORY:

COSTEN CT HAYTHORN WOODS
 LOT# 14 HIGH POINTE ESTATES
 CLIENT: LINTY TAYLOR MORRISON
 REVISED: 7/25/18
 REVISED: 7/25/18



DATE: 8/7/18
 DRAWN BY: DDD
 CHECKED BY: JAJ
 1300 N. WANDA STREET, ST. LOUIS, MO 63103
 PHONE: (630) 665-6391
 FAX: (630) 665-6391
 E-MAIL: INFO@LAMBERTSDIGIT.COM

TABLE B. 11. 11.00000000
 Tree Inventory: 11.00000000

Tree ID	Species	DBH (in)	Height (ft)	Health	Notes
11.00000001
11.00000002
11.00000003
11.00000004
11.00000005
11.00000006
11.00000007
11.00000008
11.00000009
11.00000010
11.00000011
11.00000012
11.00000013
11.00000014
11.00000015
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TABLE B. 11. 11.00000000
 Tree Inventory: 11.00000000

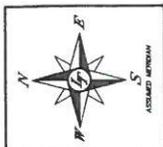
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11.00000007
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11.00000097
11.00000098
11.00000099
11.00000100

TABLE B. 11. 11.00000000
 Tree Inventory: 11.00000000

Tree ID	Species	DBH (in)	Height (ft)	Health	Notes
11.00000001
11.00000002
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11.00000005
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11.00000038					

EXHIBIT "C-3"

SUBDIVISION SEPTIC SYSTEM PLAN



SCALE:
1" = 40'

JULIE
R.D.C. - 802-0123
Call: 48 West Main St. Ste. 200
Wheaton, IL 60187

LAMBERT & ASSOCIATES
866 W. LIBERTY DR
WHEATON, IL 60187
P: (630) 963-8331
F: (630) 963-8388
E: info@lambertassoc.com

LAND SURVEYING AND
LAND SURVEYING SERVICES

LAND TECHNOLOGY
3922 W. MAIN STREET
MORRIS, IL 60090
P: (815) 985-9800
F: (815) 985-9822
E: landtech@landtech.com

UNIVERSITY OF ILLINOIS
1500 S. MATHIAS ST.
CHAMPAIGN, IL 61820

SUBDIVISION SEPTIC SYSTEM PLAN:

REVISIONS:
NO. DATE BY
1 7/20/18
2 8/1/18
3 8/1/18

PRISTINE DEVELOPMENT
HIGH POINTE ESTATES SUB.
HAYTOWN WOODS, ILLINOIS
ADJACENT TO LOT 10/11/12/13/14/15/16/17/18/19/20



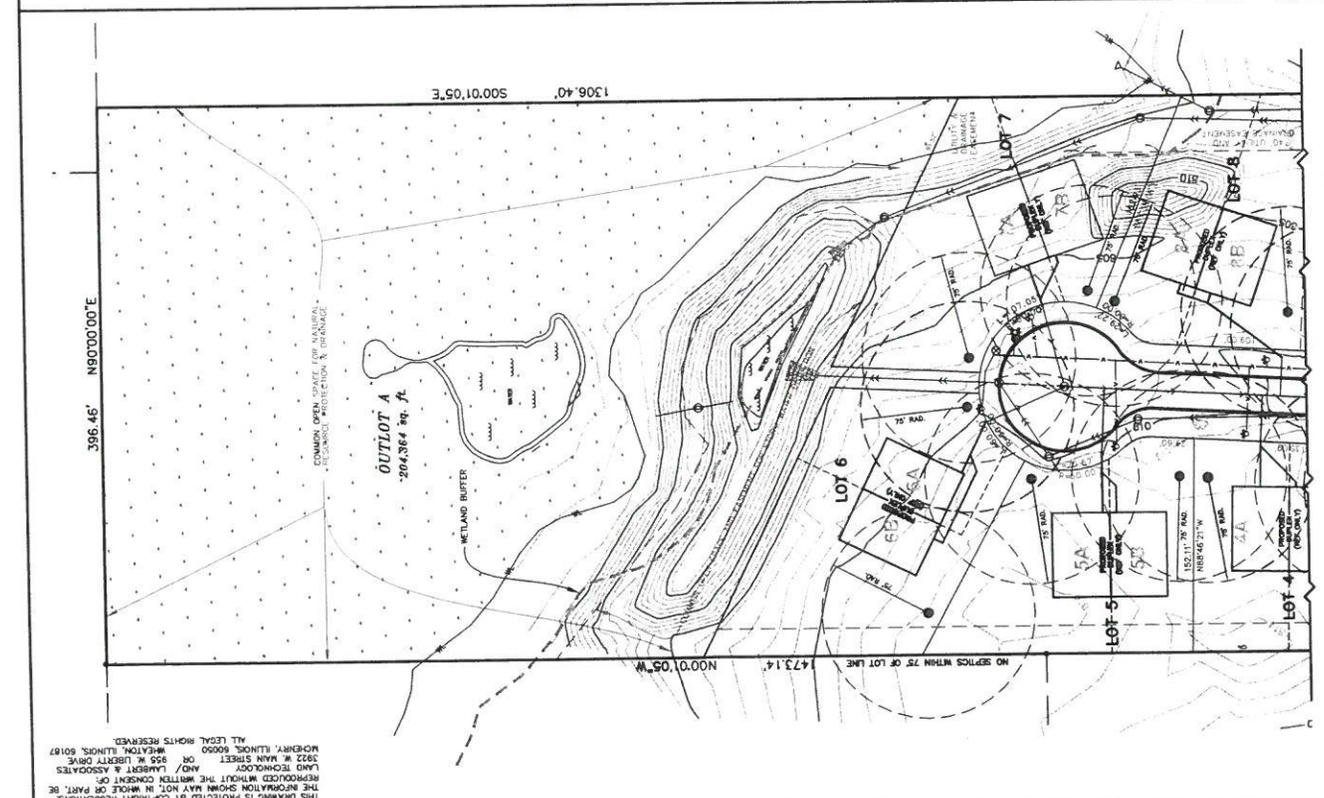
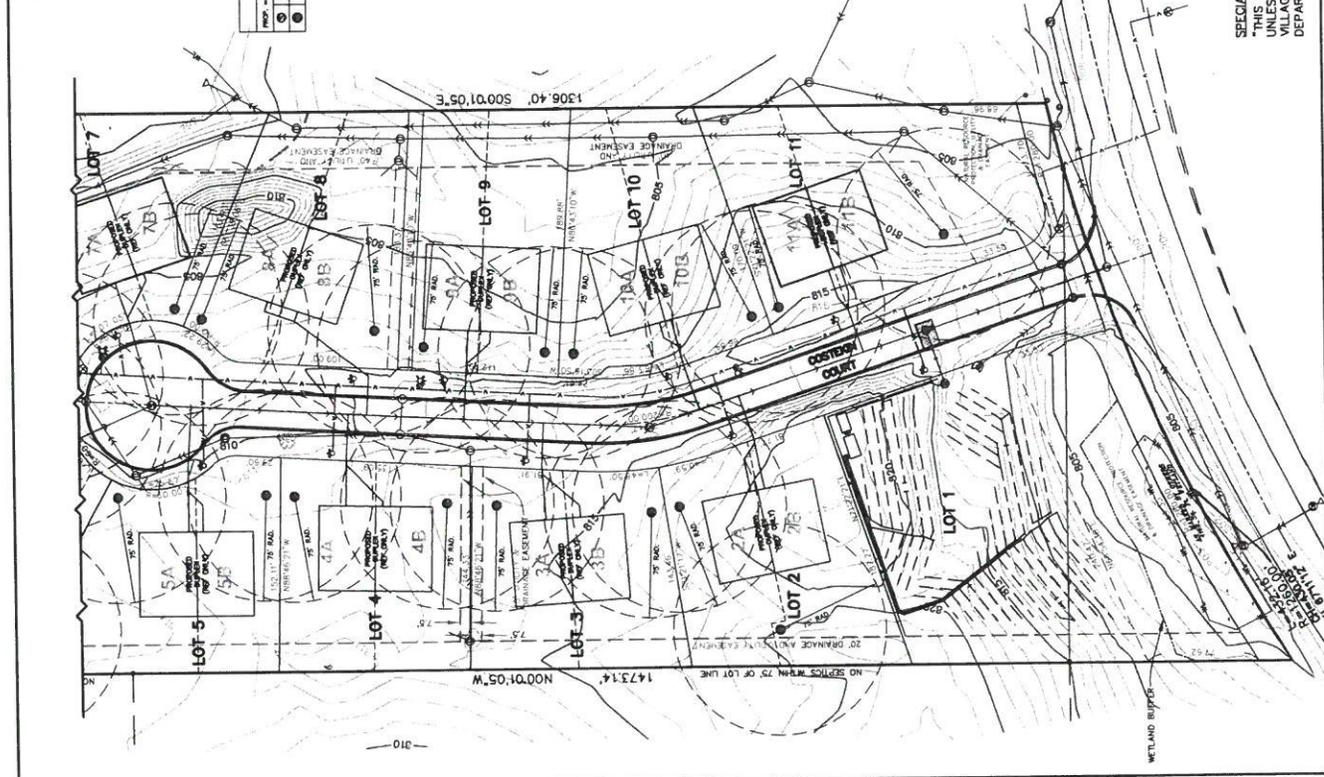
DRAWN BY: DRD
CHECKED BY: DRP/AM
ISSUED/REVISED: 7-20-18/8-1-18
DATE: 3/27/18
PAGE 1 OF 3
DRAWING NUMBER: 16-281

LINE LEGEND

---	EXISTING WIRE FENCE
---	WOOD FENCE
---	CHAIN LINK FENCE
---	BURIED ELECTRIC LINE
---	BURIED GAS LINE
---	BURIED TELEPHONE CABLE
---	OVERHEAD WIRE
---	WATER MAIN
---	SEWER MAIN
---	STORM SEWER
---	PROPOSED SANITARY SEWER
---	PROPOSED SBT FENCE

SYMBOL LEGEND

---	EXISTING
---	PROPOSED IMPROVEMENTS
---	PROPOSED SANITARY SEWER
---	WELL
---	STONE MANHOLE
---	CATCH BASIN
---	INLET
---	WATER VALVE W/KEY
---	WATER VALVE
---	HYDRANT
---	W/BOX
---	PROPOSED SANITARY MANHOLE
---	PROPOSED SANITARY CLEAN-OUT



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VILLAGE, OR CITY REGULATORY
DEPARTMENT IS AFFIXED HERETO

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WHEATON, ILLINOIS 60187
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JULIE
1-800-892-0123
Civil Engineering, Inc. (Professional Seal)

LAMBERT & ASSOCIATES
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BLOOMINGTON, IL 61817
P: (312) 353-8888
F: (312) 353-8888
E: INFO@LAMBERTPPE.COM

LAND TECHNOLOGY
3905 S. JULY STREET
MESA, AZ 85204
P: (480) 845-8800
F: (480) 845-8822
E: LANDTECH@PE.COM

LAND SURVEYING SERVICES
CONSULTING ENGINEER
NO. 16-000000

REV 2	1/20/18	REVISED PER ALACRE 7/9/18 REVISION
REV 1	1/20/18	REVISED PER ALACRE 7/9/18 REVISION

PRISTOR DEVELOPMENT
HIGH RISE RESIDENTIAL
HAYTHORN WOODS, ILLINOIS
SUBDIVISION SEPTIC SYSTEM PLAN

DATE: 03/15/18
DRAWN BY: DME
CHECKED BY: BSM/AM
1. VPM/VERM/PE/PC 7-20-18-PP
PAGE 3 OF 3
DRAWING NUMBER: 16-281

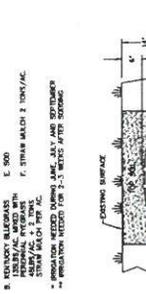
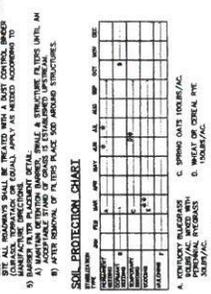
SPECIAL NOTES
THE DESIGN IS BASED UPON (1) THE FIELD CONDITIONS AS THEY WERE, OR (2) THE DESIGNER'S BEST ESTIMATE OF THE FIELD CONDITIONS. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE FIELD CONDITIONS. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE FIELD CONDITIONS. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE FIELD CONDITIONS.

GENERAL NOTES
1. THE CONTRACTOR SHALL VERIFY ALL UTILITY CONDITIONS AND HAVE ALL UTILITIES LOCATED AND MARKED PRIOR TO CONSTRUCTION.
2. ALL REQUIRED PERMITS FOR THE SEPTIC FIELD TRENCHES SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
3. THE SEPTIC CONTRACTOR SHALL CONTACT ILLINOIS COUNTY HEALTH DEPT. 24 HOURS IN ADVANCE OF BEGINNING CONSTRUCTION.

GENERAL SEEDING SPECIFICATIONS:
1. ALL EXPOSED AREAS SHALL BE GRADED & SEED AS FOLLOWS:
a) SEED: BENTON GRASS TO A DEPTH OF 4"
b) FERTILIZER: 10-10-10
c) SOIL PREPARATION: TILLAGE TO 4" DEPTH
d) SEED APPLICATION: 100 LBS/Acre
e) ALL SEEDS MUST BE 100% PURE
f) ALL SEEDS MUST BE 100% PURE
g) ALL SEEDS MUST BE 100% PURE

SOIL PROTECTION CHART

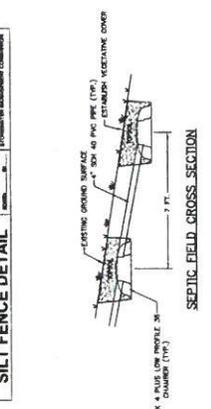
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1. EROSION CONTROL MATS	4"	10'	10'	100
2. STRIP CURBS	4"	10'	10'	100
3. STRIP CURBS	4"	10'	10'	100
4. STRIP CURBS	4"	10'	10'	100
5. STRIP CURBS	4"	10'	10'	100
6. STRIP CURBS	4"	10'	10'	100
7. STRIP CURBS	4"	10'	10'	100
8. STRIP CURBS	4"	10'	10'	100
9. STRIP CURBS	4"	10'	10'	100
10. STRIP CURBS	4"	10'	10'	100



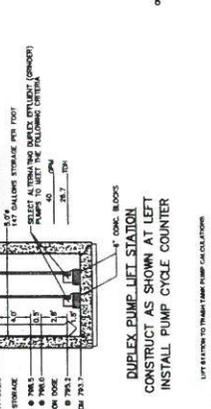
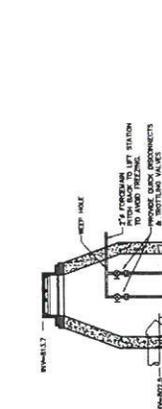
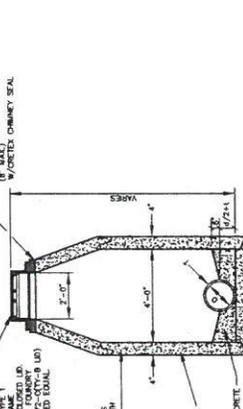
LAND SURVEYING SERVICES
CONSULTING ENGINEER
NO. 16-000000

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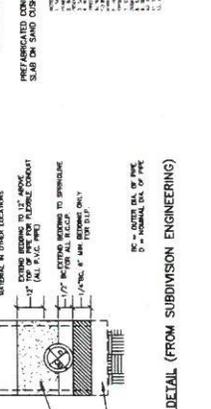
GENERAL SEEDING SPECIFICATIONS:
1. ALL EXPOSED AREAS SHALL BE GRADED & SEED AS FOLLOWS:
a) SEED: BENTON GRASS TO A DEPTH OF 4"
b) FERTILIZER: 10-10-10
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d) SEED APPLICATION: 100 LBS/Acre
e) ALL SEEDS MUST BE 100% PURE
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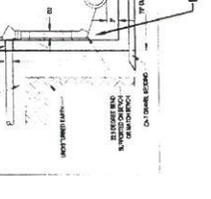
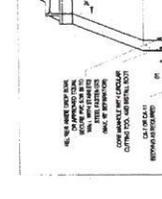
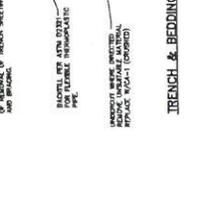
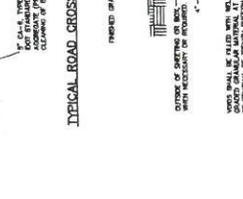
SILT FENCE DETAIL
1. THE SILT FENCE SHALL BE CONSTRUCTED AS SHOWN AT THE LEFT.
2. THE SILT FENCE SHALL BE CONSTRUCTED AS SHOWN AT THE LEFT.
3. THE SILT FENCE SHALL BE CONSTRUCTED AS SHOWN AT THE LEFT.



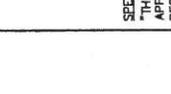
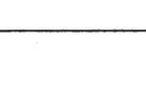
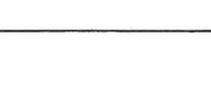
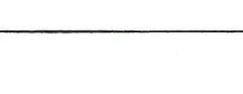
SANITARY MANHOLE DETAIL
1. THE SANITARY MANHOLE SHALL BE CONSTRUCTED AS SHOWN AT THE LEFT.
2. THE SANITARY MANHOLE SHALL BE CONSTRUCTED AS SHOWN AT THE LEFT.
3. THE SANITARY MANHOLE SHALL BE CONSTRUCTED AS SHOWN AT THE LEFT.



TRENCH & BEDDING DETAIL (FROM SUBDIVISION ENGINEERING)
1. THE TRENCH SHALL BE CONSTRUCTED AS SHOWN AT THE LEFT.
2. THE TRENCH SHALL BE CONSTRUCTED AS SHOWN AT THE LEFT.
3. THE TRENCH SHALL BE CONSTRUCTED AS SHOWN AT THE LEFT.



TYPICAL ROAD CROSS SECTION (FROM SUBDIVISION ENGINEERING)
1. THE ROAD SHALL BE CONSTRUCTED AS SHOWN AT THE LEFT.
2. THE ROAD SHALL BE CONSTRUCTED AS SHOWN AT THE LEFT.
3. THE ROAD SHALL BE CONSTRUCTED AS SHOWN AT THE LEFT.



SPECIAL NOTE:
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EXHIBIT "D"

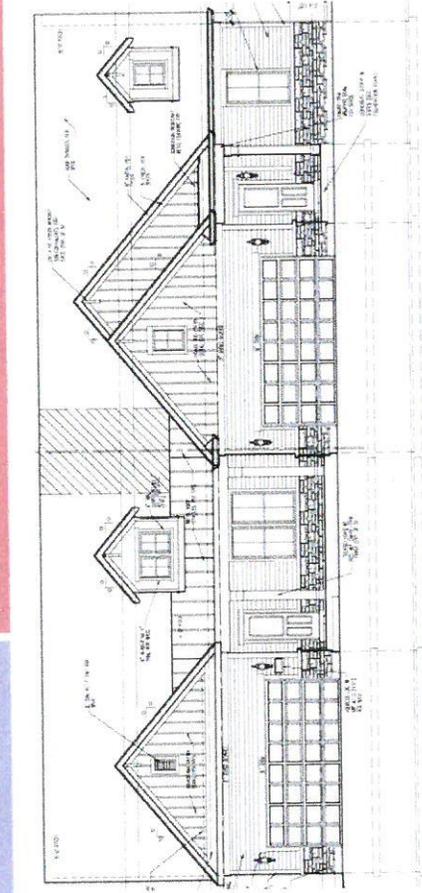
FINAL PLAN SUBMITTAL BOOKLET ITEMS

Assembly 1 – Front Elevation Color

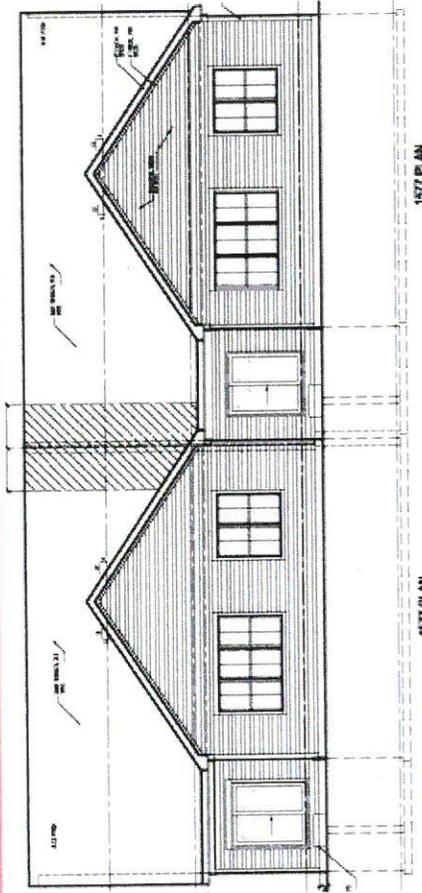


FARMHOUSE

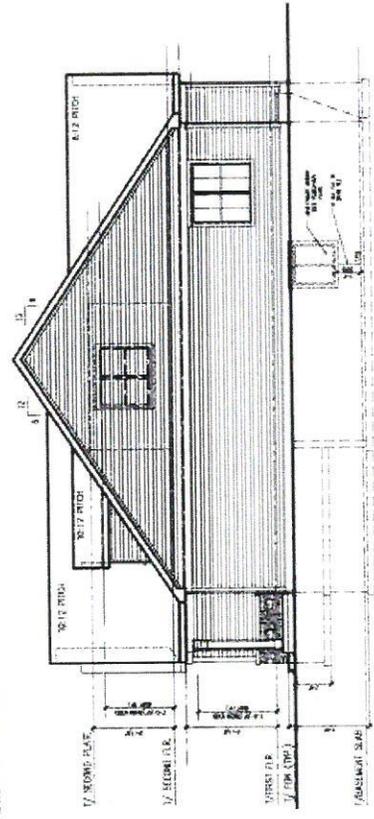
Assembly 1 – Elevations Black & White



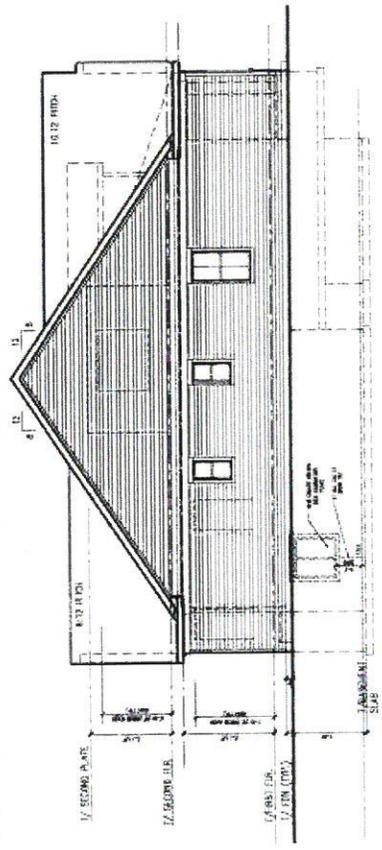
1577 PLAN
FRONT ELEVATION - ASSEMBLY 1 - FARMHOUSE



1577 PLAN
REAR ELEVATION - ASSEMBLY 1 - FARMHOUSE



1577 PLAN
RIGHT SIDE ELEVATION - ASSEMBLY 1 - FARMHOUSE



1577 PLAN
LEFT SIDE ELEVATION - ASSEMBLY 1 - FARMHOUSE

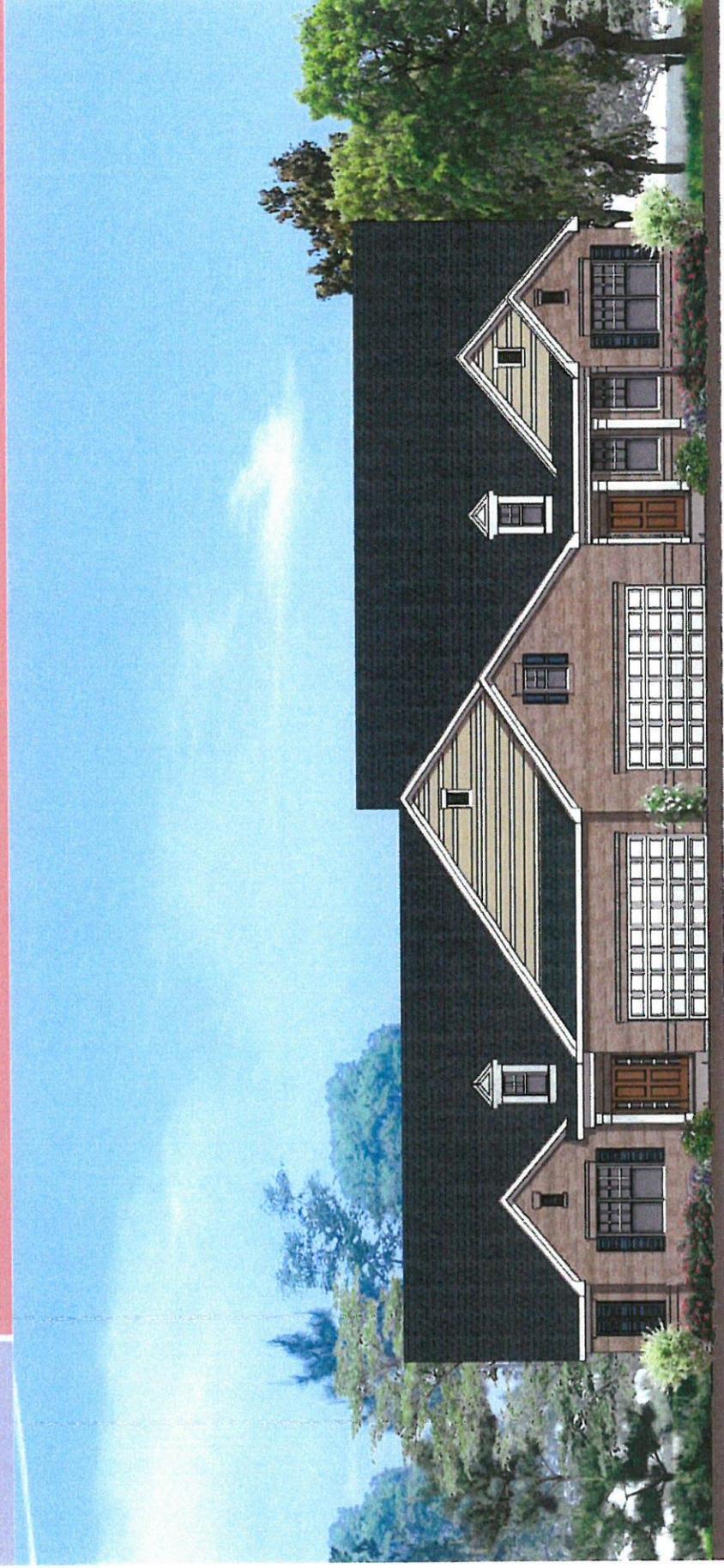
Assembly 2 – Front Elevation Color



FRENCH COUNTRY

TaylorMorrison

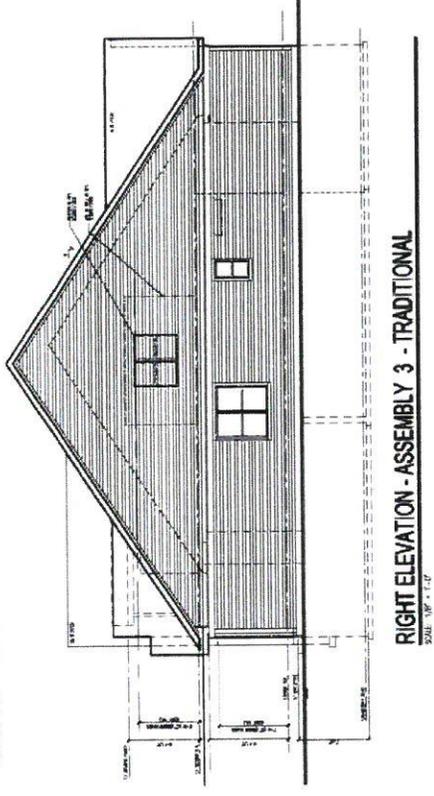
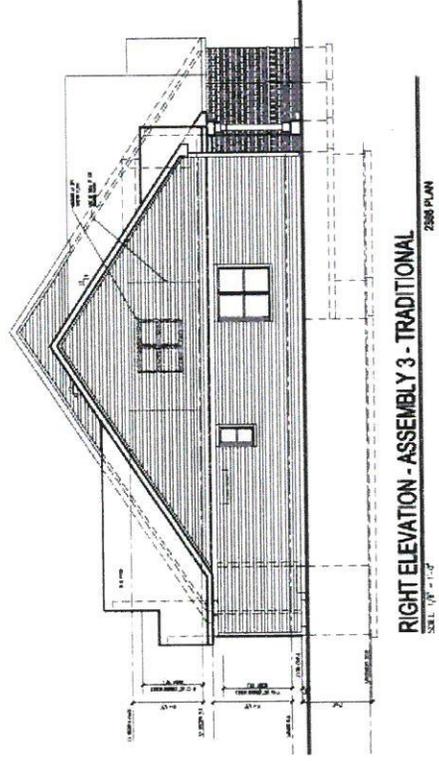
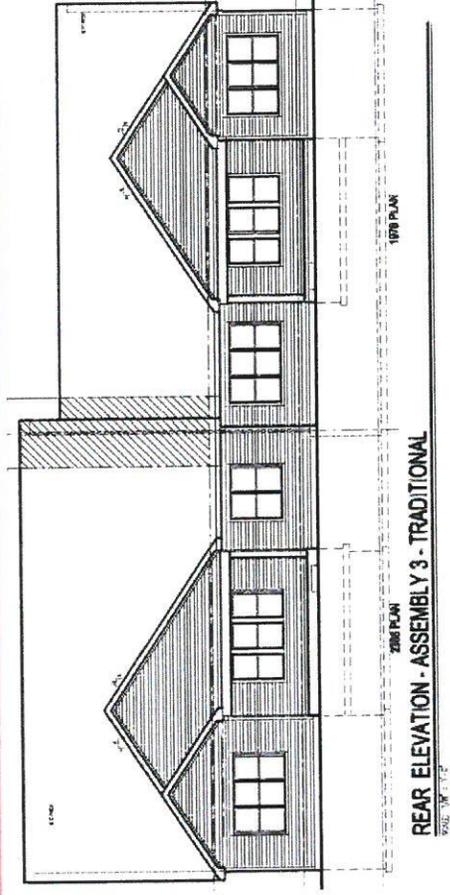
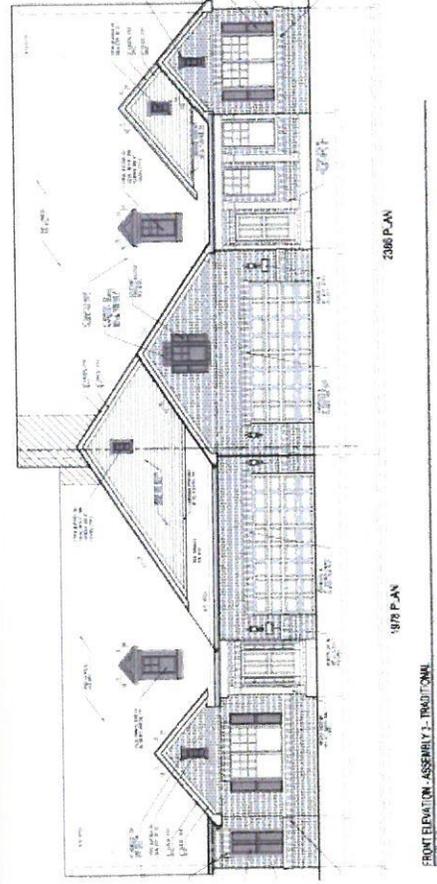
Assembly 3 – Front Elevation Color



TRADITIONAL

TaylorMorrison

Assembly 3 – Elevations Black & White

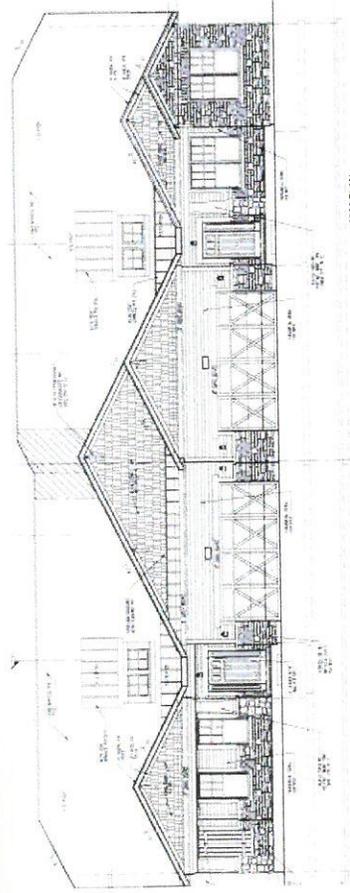


Assembly 4 – Front Elevation Color



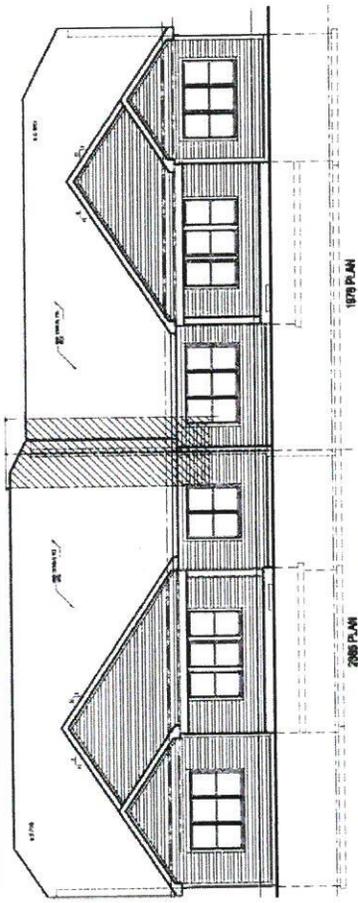
CRAFTSMAN

Assembly 4 – Elevations Black & White



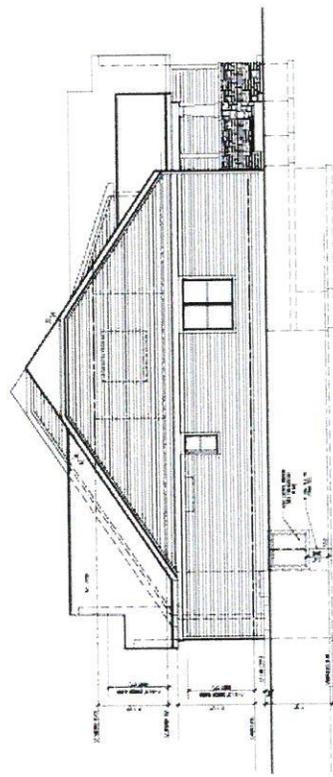
2088 PLAN

FRONT ELEVATION - ASSEMBLY 4 - CRAFTSMAN



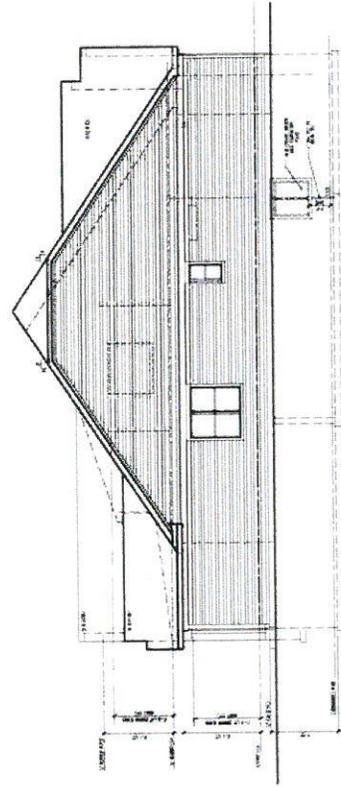
1878 PLAN

REAR ELEVATION - ASSEMBLY 4 - CRAFTSMAN



1878 PLAN

LEFT ELEVATION - ASSEMBLY 4 - CRAFTSMAN



2088 PLAN

RIGHT ELEVATION - ASSEMBLY 4 - CRAFTSMAN

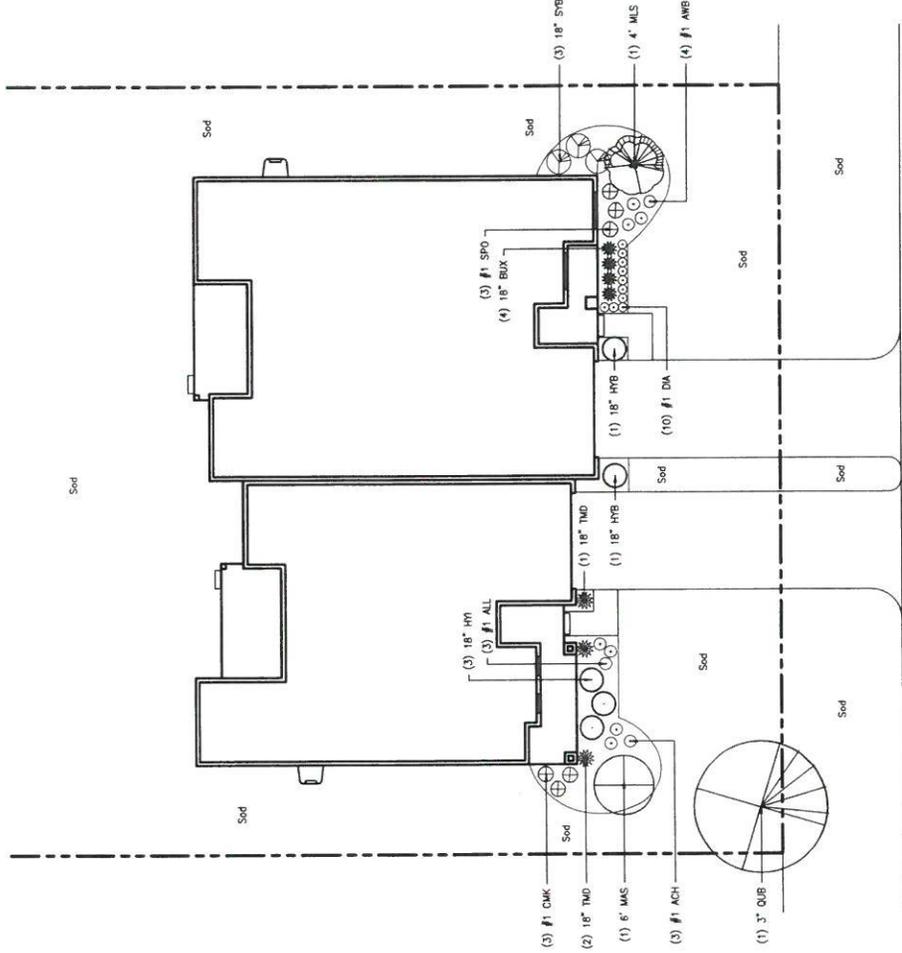
ANTI-MONOTONY STANDARDS
HIGH POINTE ESTATES – HAWTHORN WOODS, IL

I. Criteria

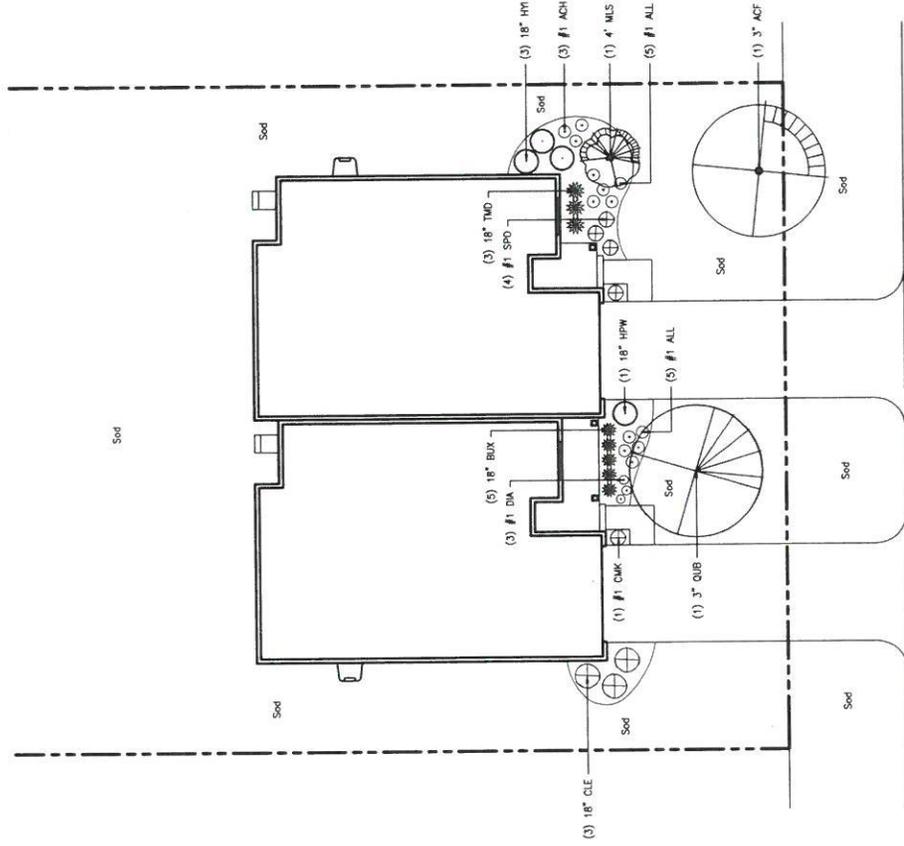
- a. No building shall have more than **1 of 3** of the following elements in common with: (i) one (1) building on either side; or (ii) the building most directly across the street from the subject building:
 - 1. The same configuration.
 - 2. The same garage doors.
 - 3. The same color package.
- b. The same configuration shall not be built more than twice in any stretch of three (3) adjacent buildings.

II. Definitions

- a. Configuration – a combination of floorplan layouts, elevations, and exterior fenestration (siding, stone and/or brick).
- b. Garage Door – a combination of garage door style (panel, carriage, etc.), and color (painted or faux woodgrain).
- c. Color Package – a combination of siding, stone, trim/gutter, accent, door, and roof colors incorporated into the exterior color fenestration of a single building.

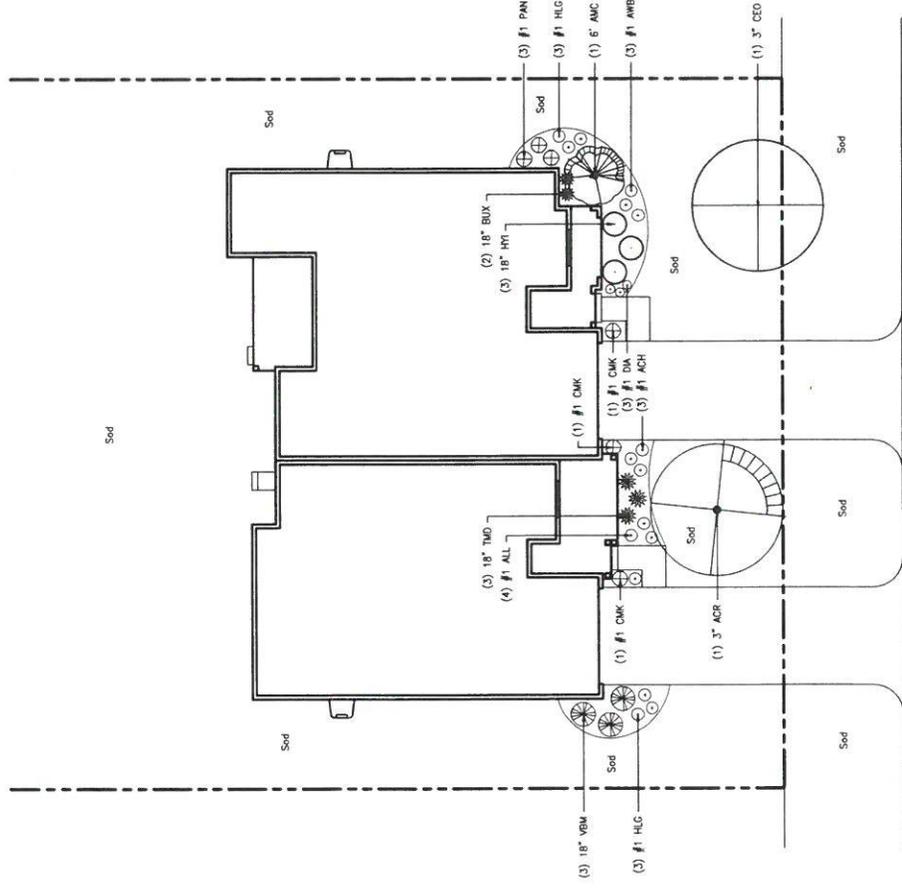


Plant List	Key Qty.	Size	Botanical Name	Common Name	Remarks
Shade Trees					
QUB 1	3"	Quercus bicolor	Swamp White Oak	BB	
Ornamental Trees					
MAS 1	6"	Magnolia araliata	'Royal Star'	BB/Clump	
MLS 1	4"	Magnolia araliata	'Royal Star'	BB/Clump	
SYB 3	18"	Syringa	Blooming Dark Purple Lilac	BB	
TMD 3	18"	Taxus x media	'Densiformis'	BB	
Shrubs					
BUX 4	18"	Buxus x microphylla	'Glance'	BB	
HYB 2	18"	Hydrangea	'Innocentia'	BB	
HTB 2	18"	Hydrangea	'Innocentia'	BB	
SYB 3	18"	Syringa	'Blooming Dark Purple Lilac'	BB	
TMD 3	18"	Taxus x media	'Densiformis'	BB	
Perennials and Ornamental Grasses					
ACH 3	#1	Achillea	'Moonshine'	Container	
ALL 3	#1	Allium	'Summer Beauty'	Container	
BLM 3	#1	Blechnum	'Blume'	Container	
CMK 3	#1	Comarostaphylis	'oculifera'	Container	
DA 10	#1	Dianthus	'gratonopolitanus'	Container	
SPO 3	#1	Sporobolus	'heterotepus'	Container	



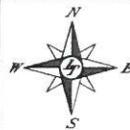
Plant List

Key Qty.	Size	Botanical Name	Common Name	Remarks
Shade Trees				
ACF	1 3"	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple	BB
QUB	1 3"	Quercus bicolor	Sweet White Oak	BB
Ornamental Trees				
MLS	1 4"	Malus serotina	Sargent Crabapple	BB/Clump
Shrubs				
BNV	5 18"	Buxa x microphylla 'Greenae'	Chicagoland Green Boxwood	BB
CLE	3 18"	Calluna sibirica 'Hummingbird'	Hummingbird Summerweet	BB
HPW	1 18"	Hydrangea paniculata 'Pinky Winky'	Pinky Winky Hydrangea	BB
HTI	3 18"	Hydrangea paniculata 'Incrediball'	Incrediball Smooth Hydrangea	BB
TMD	3 18"	Taxus x media 'Densata'	Dense Yew	BB
Perennials and Ornamental Grasses				
Key Qty. <th>Size</th> <th>Botanical Name</th> <th>Common Name</th> <th>Remarks</th>	Size	Botanical Name	Common Name	Remarks
ACH	3 1'	Asplenium 'Maculatum'	Maclure's Yarrow	Container
ACH	10 1'	Allium 'Summer Beauty'	Summer Beauty Allium	Container
CHK	1 1'	Calamagrostis occiflora 'Kerf Foxtail'	Kerf Foxtail	Container
DA	3 1'	Dianthus gratiopolitanus 'Firewitch'	Firewitch Dianthus	Container
SPO	4 1'	Sporobolus heterostachyus	Princess Dropseed	Container

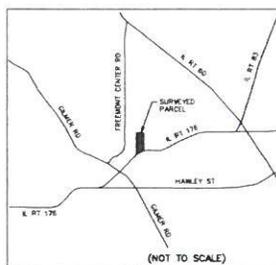


Plant List

Key	Qty.	Size	Botanical Name	Common Name	Remarks
ACR	1	3"	<i>Acer rubrum</i> 'Red Sunset'	Red Sunset Red Maple	BB
CEO	1	3"	<i>Celtis occidentalis</i>	Common Hackberry	BB
Ornamental Trees					
Key	Qty.	Size	Botanical Name	Common Name	Remarks
AMC	1	6'	<i>Amelanchier canadensis</i>	Shadblow Serviceberry	BB/Clump
Shrubs					
Key	Qty.	Size	Botanical Name	Common Name	Remarks
BUX	2	18"	<i>Buxus x microphylla</i> 'Glance'	Chicagoand Green Boxwood	BB
HYD	3	18"	<i>Hydrangea arborescens</i> 'Incrediball'	Hydrangea Smooth Hydrangea	BB
VBM	3	24"	<i>Viburnum dentatum</i> 'Christom'	Blue Muffin Arrowwood Viburnum	BB
Perennials and Ornamental Grasses					
Key	Qty.	Size	Botanical Name	Common Name	Remarks
ACH	3	1'	<i>Achillea</i> 'Moonshine'	Moonshine Yarrow	Container
ALL	4	1'	<i>Allium</i> 'Summer Beauty'	Summer Beauty Allium	Container
AMB	3	1'	<i>Aster dumosus</i> 'Wood's Blue'	Wood's Blue Aster	Container
DMK	3	1'	<i>Dianthus gratiopolitanus</i> 'Fireloch'	Wood's Blue Dianthus	Container
HLG	6	1'	<i>Hemerocallis</i> 'Little Cottage'	French Cheddar Pinks	Container
PAN	3	1'	<i>Panicum virgatum</i> 'Heavy Metal'	Little Crapepole Doily	Container
				Heavy Metal Switch Grass	Container



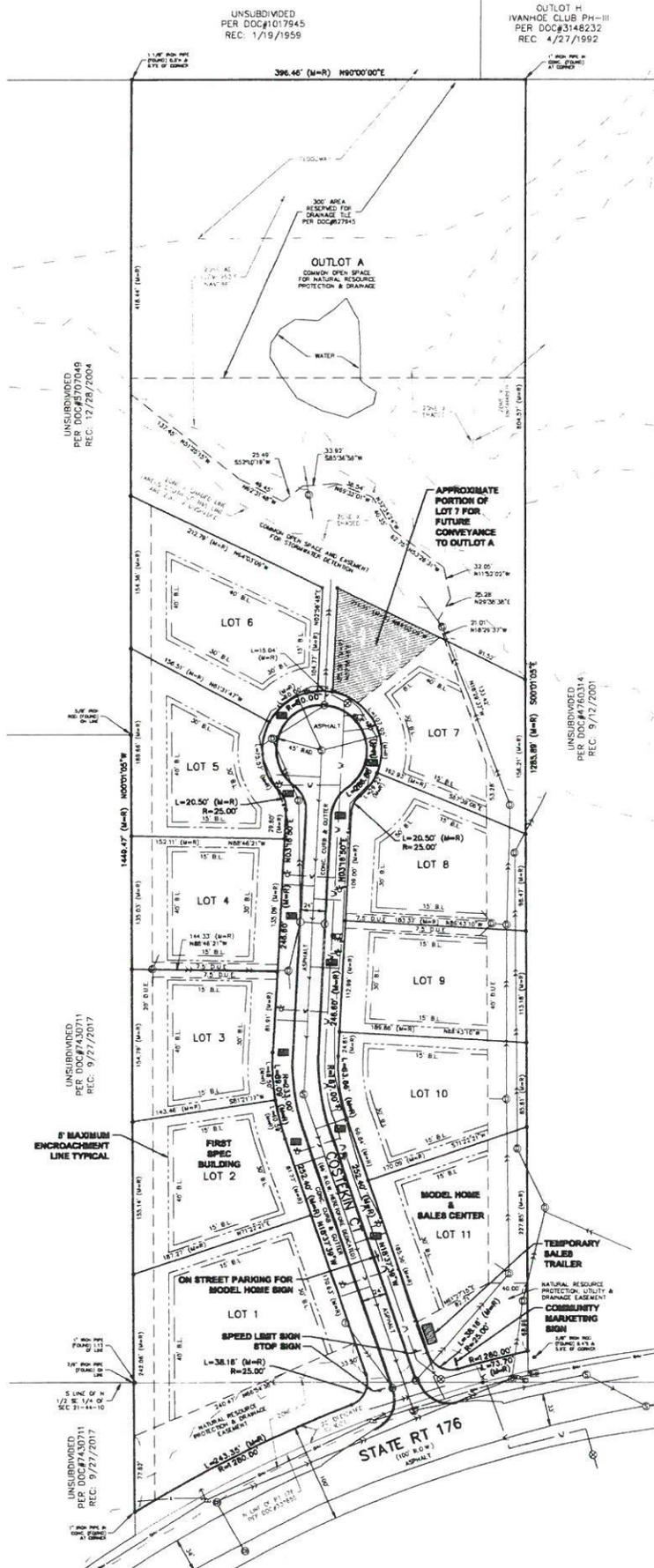
SCALE:
1" = 50'



LOCATION MAP

LINE LEGEND	
	BURIED ELECTRIC LINE
	BURIED GAS LINE
	OVERHEAD WIRES
	WATER MAIN
	SANITARY SEWER
	STORM SEWER

SYMBOL LEGEND	
	PROPOSED IMPROVEMENTS
	EXISTING IMPROVEMENTS
	WALLBOX
	SIGN
	STORM MANHOLE
	CATCH BASIN
	INLET
	WATER VALVE VAULT
	WATER VALVE
	HYDRANT
	B-BOX
	SANITARY MANHOLE
	CLEAN-OUT
	UTILITY BOX
	UTILITY POLE
	GUY WIRE
	1" IRON PIPE (FOUND AT CORNER UNLESS OTHERWISE NOTED)



LAMBERT & ASSOCIATES
955 W. LIBERTY DR
WHEATON, IL 60187
P: (630)563-6331
F: (630)563-6396
E: INFO@LAMBERTSURVEY.COM

CIVIL ENGINEERING AND
LAND SURVEYING SERVICES

LAND TECHNOLOGY
3922 W. MAIN STREET
MILWAUKEE, IL 60050
P: (815)363-9200
F: (815)363-9223
E: LANDTECH@L-T-PE.COM

ILLINOIS PROFESSIONAL DESIGN PIN
NO. 18-00780

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WHEATON, ILLINOIS 60187
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CLIENT:
TAYLOR MORRISON

DRAWN BY: GRD
CHECKED BY: JMJ
DATE: 7/24/18
1/3018/1808/VC0001 7-24-18.dwg

SITE PLAN EXHIBIT

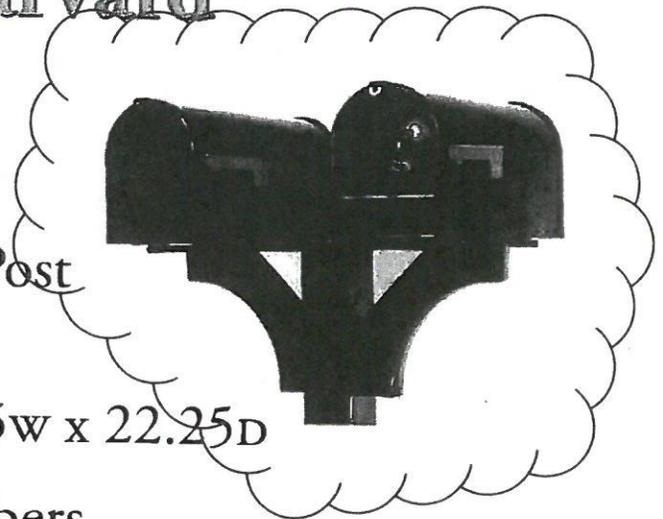
PAGE 1 OF 1

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16-281

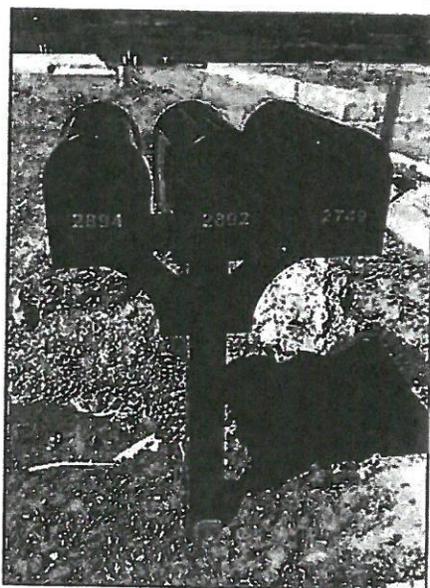
America's # 1 Mailbox Installer

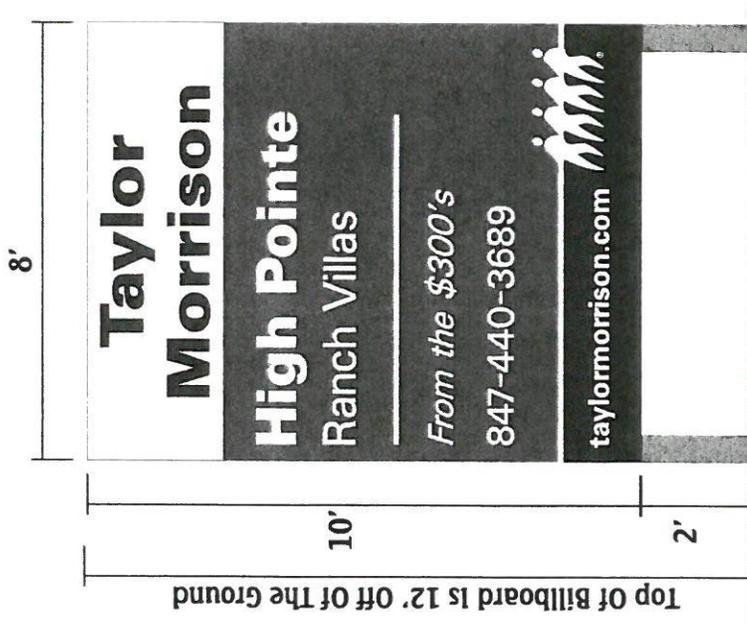


The Harvard



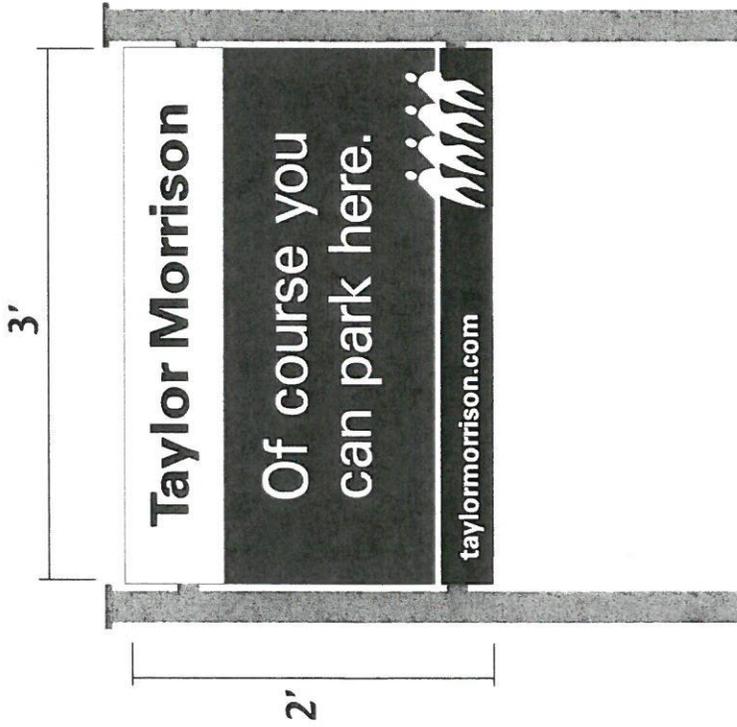
- 4" Square Aluminum Post
- Vintage Elite Mailbox
Large 10.875H x 10.875W x 22.25D
- Reflective address numbers
- Available in single, double, triple and quad





10'x8' Double Sided Informational Billboard.
 6mm Aluminum PVC Composite w/Digital Print & Lamination Mounted To (2) Wooden 6"x6"
 Columns Painted Cool Gray 11.
 Qty: 1

Approval Signature _____



2'x3' Single Sided Parking Sign.
 6mm White Aluminum PVC Composite w/Digitally Printed Face
 & Lamination. Mounted To Custom Built Aluminum Frame
 Painted PMS 424 Grey.
 Qty: 1

Approval Signature _____

SIGNSNOW 426 W. Fifth Ave. Phone: 630-357-2300 Fax: 630-357-3977 **Signs@SignsNowNaperville.com**
 Naperville, IL. 60563

36"

Taylor Morrison

Sales Center

Sun. & Wed. 12pm - 6pm
Mon. & Tues. 10am - 6pm
Thurs. - Sat. 10am - 6pm
847-440-3689



taylormorrison.com

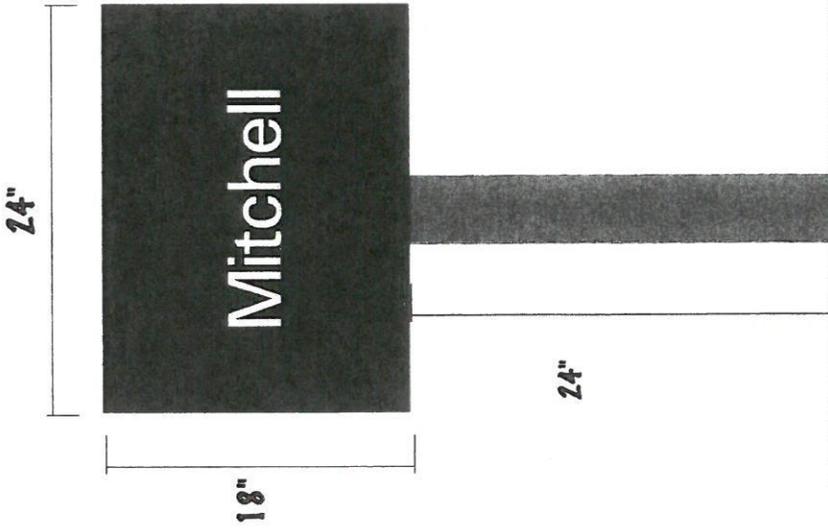
24"

22"

2'x3' Single Sided Parking Sign.
6mm White Aluminum PVC Composite w/Digitally Printed Face
& Lamination. Mounted To Custom Built Aluminum Frame
Painted PMS 424 Grey.
Qty: 1

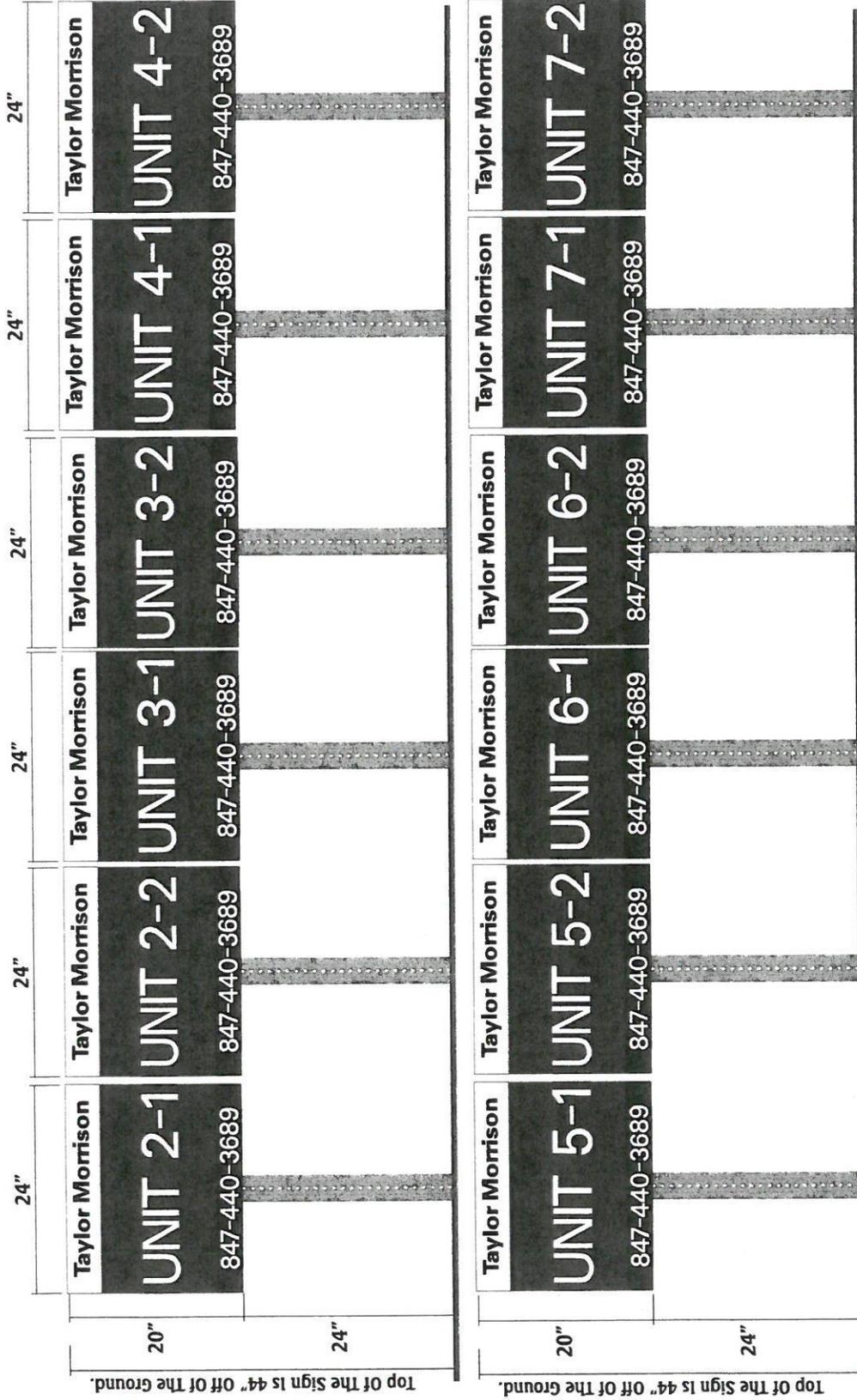
Approval Signature

SIGNSNOW 426 W. Fifth Ave. Phone, 630-357-2300 Fax, 630-357-3977 Signs@SignsNowNaperville.com
Naperville, IL. 60563



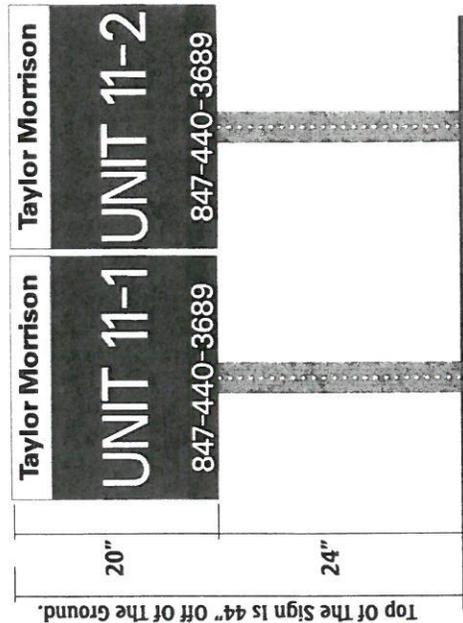
18"x24" Single Sided Model Sign.
6mm White Aluminum PVC Composite w/Digitally Printed Face & Lamination.
Mounted To 1 Wooden 4"x4" Post Painted PMS 424 Grey.
Qty: 1

Approval Signature



20"x24" Single Sided Homesite Sign.
 6mm Aluminum PVC Composite w/Digital Print Mounted To 1 U-channel Post Painted PMS 424 Grey.
 Qty: 12

Approval Signature



20"x24" Single Sided Homesite Sign.
 6mm Aluminum PVC Composite w/Digital Print Mounted To 1 U-channel Post Painted PMS 424 Grey.
 Qty: 8

Approval Signature _____

EXHIBIT "E"

DEPARTURES, EXCLUSIONS AND EXCEPTIONS FROM ZONING ORDINANCE,
SUBDIVISION CONTROL ORDINANCE, AND BUILDING REGULATIONS ORDINANCE

High Pointe Estates

LOTS 2 – 11				
Category	New Standard	Code Standard	Departure	Code Section
• R-2 One-Family Residence District				
Minimum Lot Width	50 feet (following division of Lot for duplexes)	100 feet	50 feet	9-5B-4.A.3 9-15-7B.4c
Minimum Front Yard	25 feet	30 feet – standard 200 feet – special use	5 feet – standard 175 feet – special use	9-5B-4.B.1 9-5B-4.B.4
Minimum Rear Yard	35 feet	40 feet – standard 150 feet – special use	5 feet – standard 115 feet – special use	9-5B-4.B.3 9-5B-4.B.4
Minimum Side Yard	10 feet	15 feet – standard 150 feet – special use	5 feet – standard 140 feet – special use	9-5B-4.B.2 9-5B-4.B.4
Maximum Impervious Surface Ratio (including decks, patios, driveway, sidewalks, etc.)	25% across the entire gross site area / 40% max on each individual lot	25% per Code	No departure for gross site area; 15% on each individual lot (contemplated in original subdivision)	9-5B-4.C Original Subdivision Plans
Decks & Patios	Allowed in side yard 10 feet from side yard lot line 20 feet from rear lot line	0 feet in side yard 20 feet from rear lot line	5 feet beyond side yard building line; No departure for rear yard	9-3-2.E.21
Other Accessory Structures	5 feet from side yard lot line	Various – see Section 9-3-2.E	Various - see Section 9-3-2.E	9-3-2.E
Permanent Recreational Firepit	Not Permitted	Must be 20 feet from structure	n/a	4.7.4.A.4.E

Subdivision Sign				
Category	New Standard	Code	Departure	Code Section
Temporary / Marketing Sign	4 total (in addition to 2 Homesite Signs per lot)	Not to exceed two (2) signs per zoning lot	4	9-12-6.B.1
	80 sq. ft.	16 sq. ft. per sign face	64 sq. ft.	9-12-6.D.1

General				
Category	New Standard	Code	Departure	Code Section
Residential Driveways	Two driveways on one lot	One driveway per lot	One driveway per lot	8-1-2 R106.2.2.1
Landscaped Screening	Allowed with HOA approval	Not permitted	Allowed with HOA approval	8-4-2
Release rate	100-Year Storm Event rate of 1.12 cfs/acre and 2-Year Storm Event rate of 0.25 cfs/acre	Release rate 0.05 cfs/acre	0.20 cfs/acre (granted with original subdivision)	10-3-9.B.5.a 10-4-2 Original Annexation Agreement