

# Reserve at Muir Park *a Lexington Homes Community*

*Presentation to the  
City of Prospect Heights  
Planning & Zoning Board of Appeals  
June 25, 2020*

1001 Oak Avenue - Prospect Heights, IL



*Over 45 years*  
**LexingtonHomes**

# Reserve at Muir Park

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Tom Burney

*Law Office of Thomas Burney*

# Reserve at Muir Park

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## Development Team

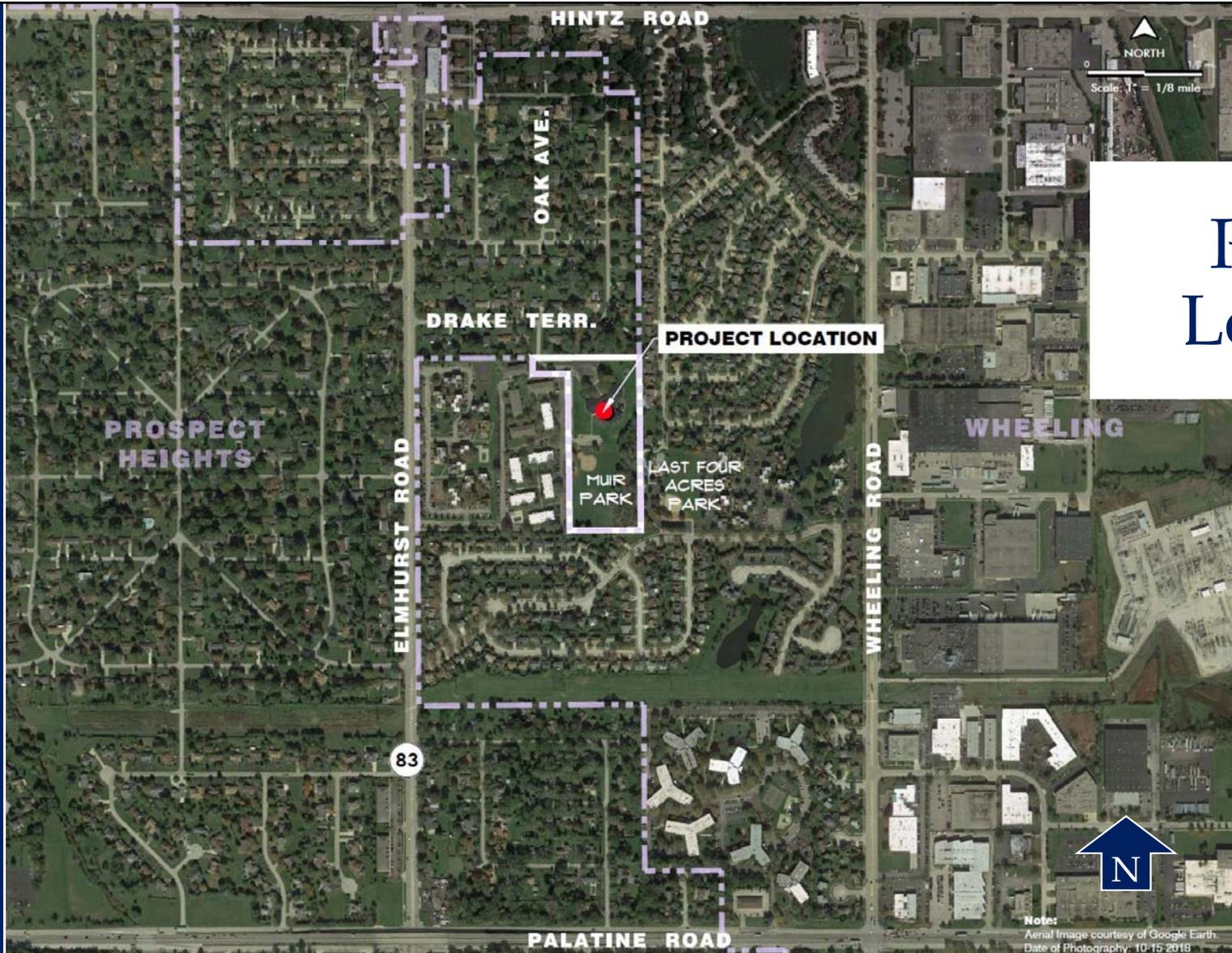
- ❖ **Developer:** *Lexington Homes (Nate Wynsma)*
- ❖ **Attorney:** *Law Office of Thomas Burney (Tom Burney)*
- ❖ **Architecture:** *BSB Design*
- ❖ **Traffic Engineer:** *KLOA, Inc. (Luay Aboona)*
- ❖ **Land Planner & Civil Engineering:** *Haeger Engineering, LLC (Todd Shaffer)*
- ❖ **Water Distribution Engineer:** *Lintech Engineering, Inc. (Jeremy Lin)*
- ❖ **Landscape Architecture:** *Dickson Design Studio, Inc. (Sharon Dickson)*

# Reserve at Muir Park

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## Tonight's Presentation

1. Introduction - Tom Burney, *Burney Law Offices*
2. Project Location - Tom Burney
3. Comprehensive Plan - Tom Burney
4. Surrounding Conditions & Zoning - Tom Burney
5. Site Plan, *Proposed* - Nate Wynsma, *Lexington Homes*
6. Site Plan, *Alternate* - Nate Wynsma, *Lexington Homes*
7. Architecture - Nate Wynsma
8. Traffic Engineer - Luay Aboona, *KLOA, Inc.*
9. Civil Engineering - Todd Shaffer, *Haeger Engineering, LLC*
10. Landscape Architecture - Sharon Dickson, *Dickson Design Studio, Inc.*
11. Questions
12. Closing Remarks - Nate Wynsma / Tom Burney



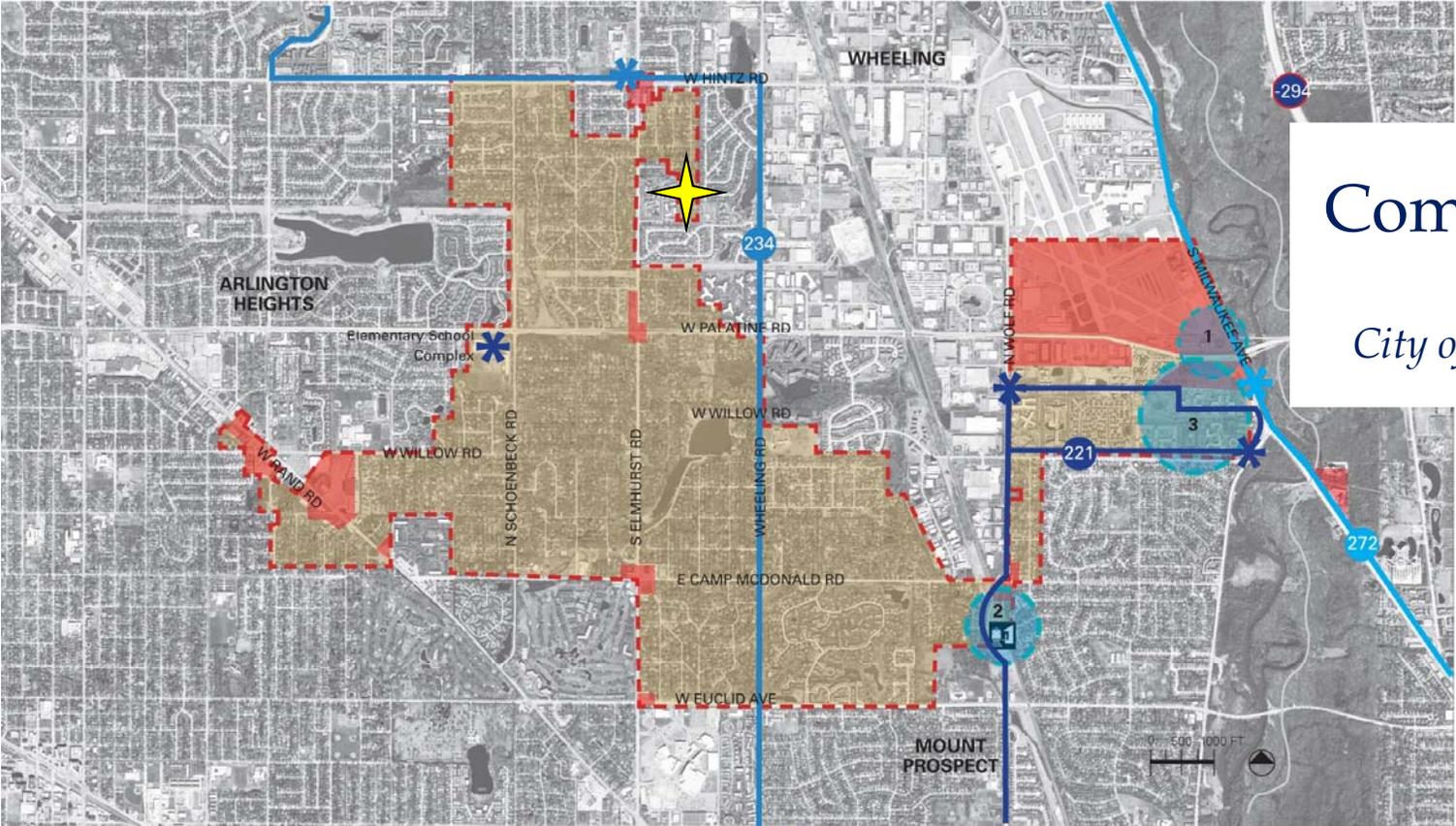
# Project Location



**Note:**  
Aerial Image courtesy of Google Earth.  
Date of Photography: 10-15-2018

# Comprehensive Plan

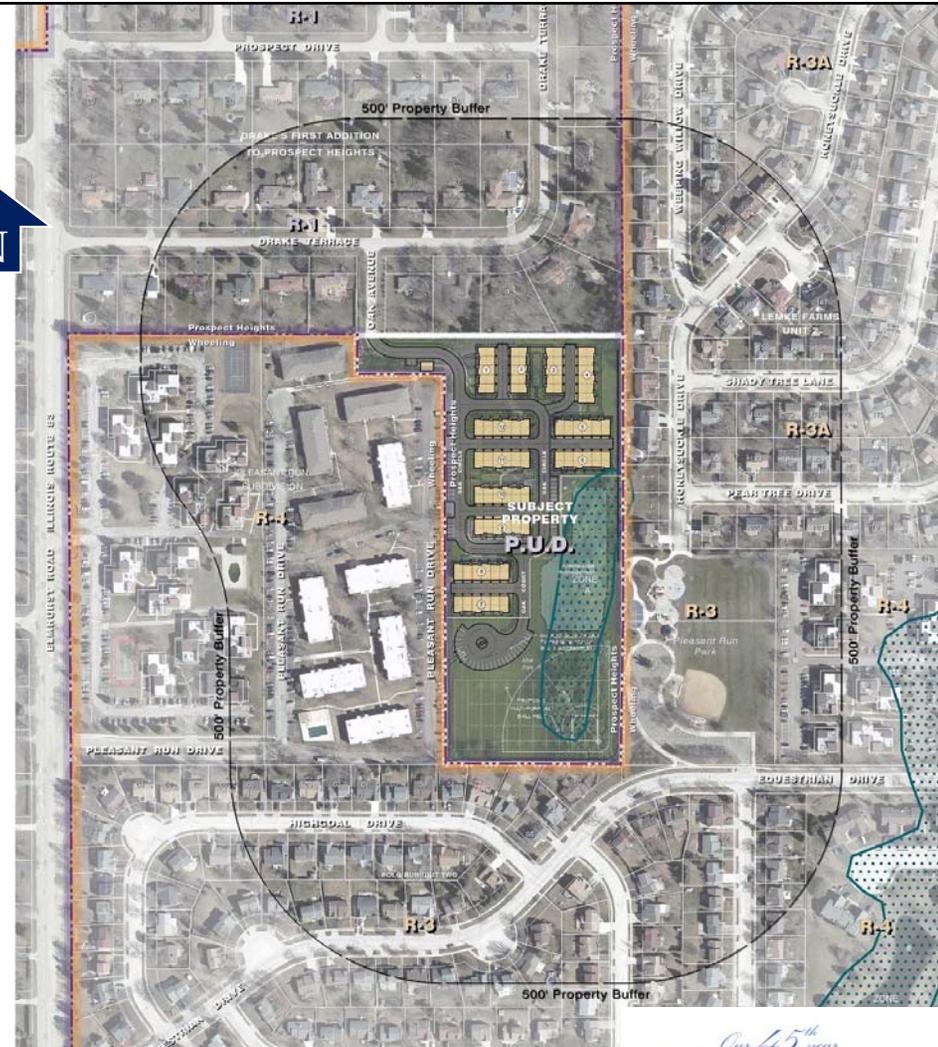
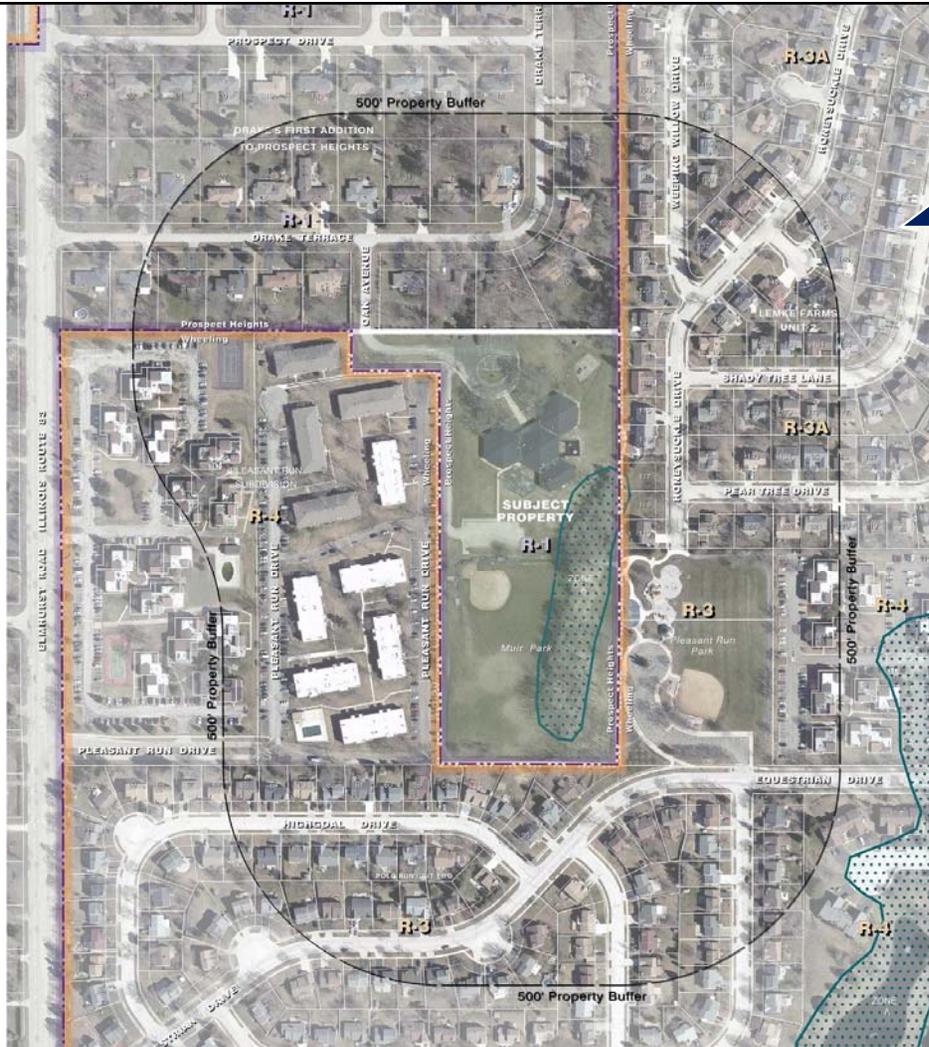
## City of Prospect Heights



- 1 Indian Trails Library
- 2 Metra Station Sidewalk Network
- 3 Palwaukee Plaza and High-Density Residential
- Residential Land Use
- Commercial Land Use
- Bus Stop
- Bus Route



*Reserve at Muir Park*



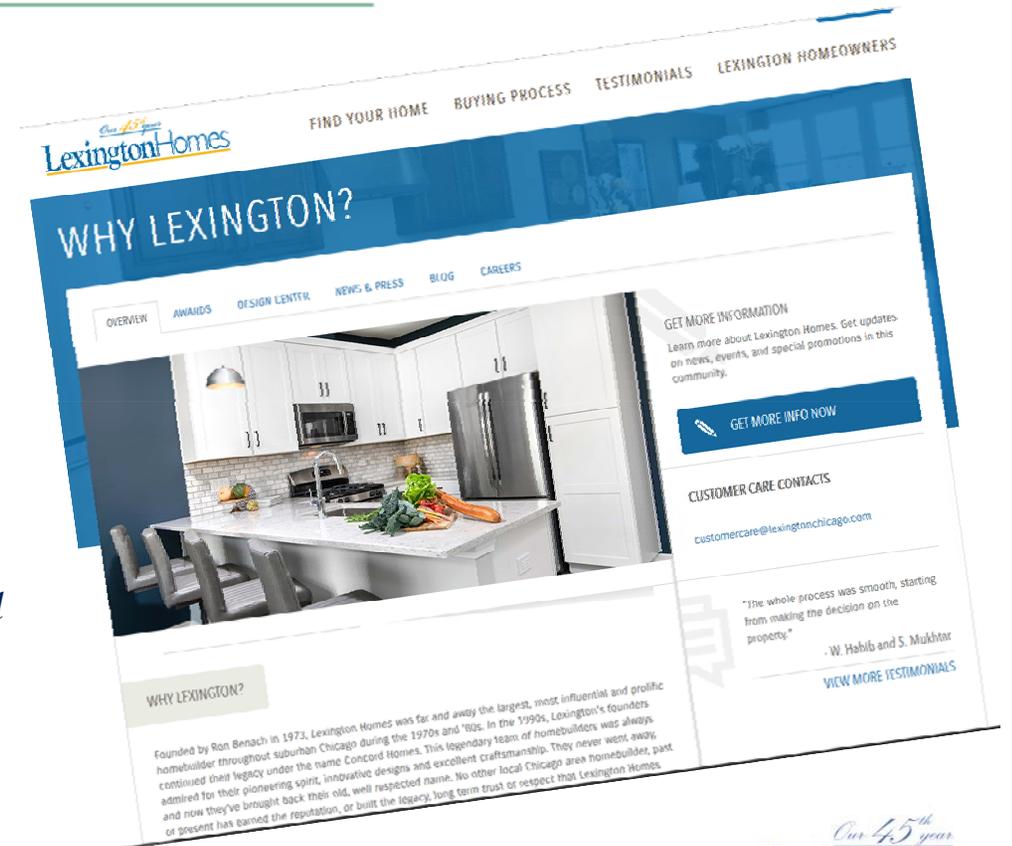
## Surrounding Conditions & Zoning- Existing & Proposed

# Reserve at Muir Park

## Nate Wynsma *Lexington Homes*

### *Why Lexington Homes?*

- *Over 45 years of experience.*
- *More than 40,000 homes constructed in the Chicagoland area since 1974.*
- *Award winning design.*



# Site Plan Proposed 69 units



*Proposed  
69 units*

**Site Data**

Townhome Parcel	5.23 Ac.	54%
Park District Parcel	4.50	46%
<b>Gross Site Area</b>	<b>9.72 Ac.</b>	<b>100%</b>
No. of Townhome Units	69	
Net Density	13.2 DU/ Ac.	

**Parking Summary**

Garage Parking	138 @ 2.00:1
Guest Parking	40 @ 0.58:1
Guest/ Shared Parking	26 @ 0.38:1
<b>Total</b>	<b>204 @ 2.96:1</b>

*Existing zoning is R-1*

*Existing school parcel area is 5.23 acres. Existing Park 4.50 acres.*

# Site Plan Alternate 61 units



*Proposed  
61 units*

**Site Data**

Townhome Parcel	5.23 Ac.
No. of Townhome Units	61
Net Density	11.7 DU/ Ac.

**Parking Summary**

Garage Parking	122 @ 2.00:1
Guest Parking	25 @ 0.41:1
Guest/ Shared Parking	26 @ 0.43:1
<b>Total</b>	<b>173 @ 2.84:1</b>

*Existing zoning is R-1*

# Reserve at Muir Park

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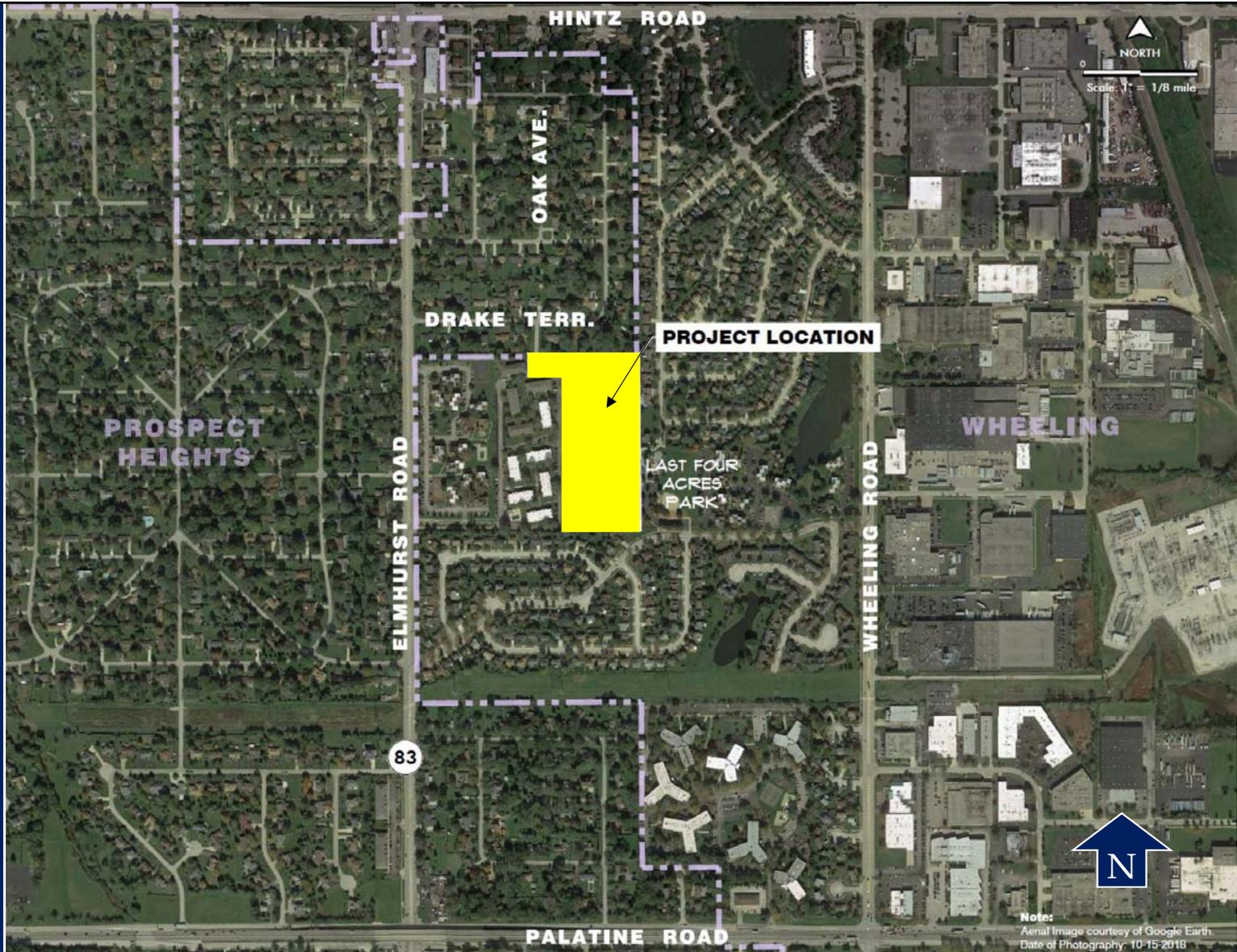




# Reserve at Muir Park – *Traffic Engineer*

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Luay Aboona  
*KLOA, Inc.*



# Traffic Engineering –

*trip generation comparison*

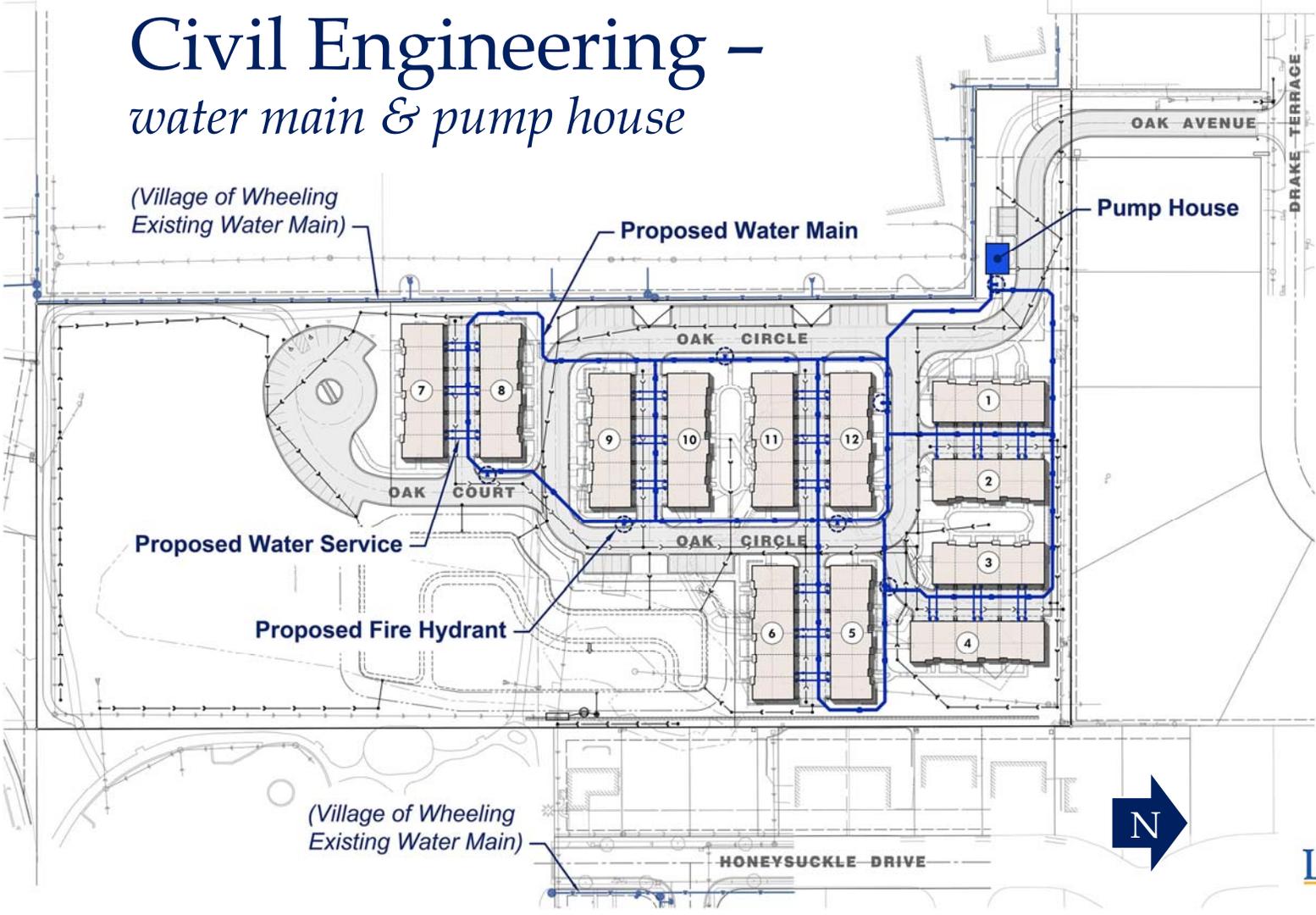
ITE Land Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Two-Way Traffic		
		In	Out	Total	In	Out	Total	In	Out	Total
220	Townhomes (69 units)	8	26	34	26	16	42	240	240	480
520	Elementary School (247 children)	89	76	165	20	22	42	233	233	466
	<b>Difference</b>	<b>-81</b>	<b>-50</b>	<b>-131</b>	<b>+6</b>	<b>-6</b>	<b>0</b>	<b>+7</b>	<b>+7</b>	<b>+14</b>

# Reserve at Muir Park – *Civil Engineering*

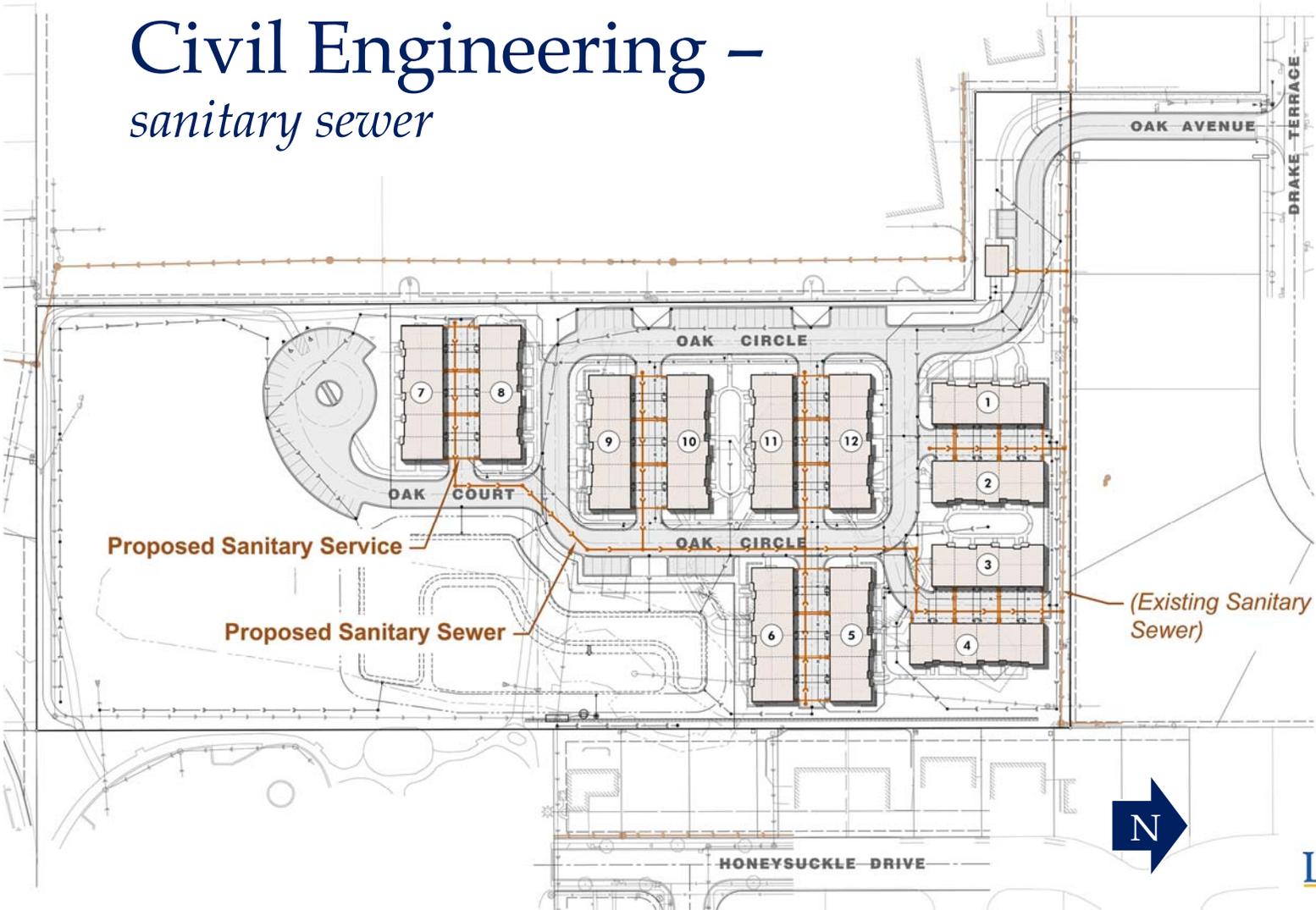
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Todd Shaffer  
*Haeger Engineering, LLC.*

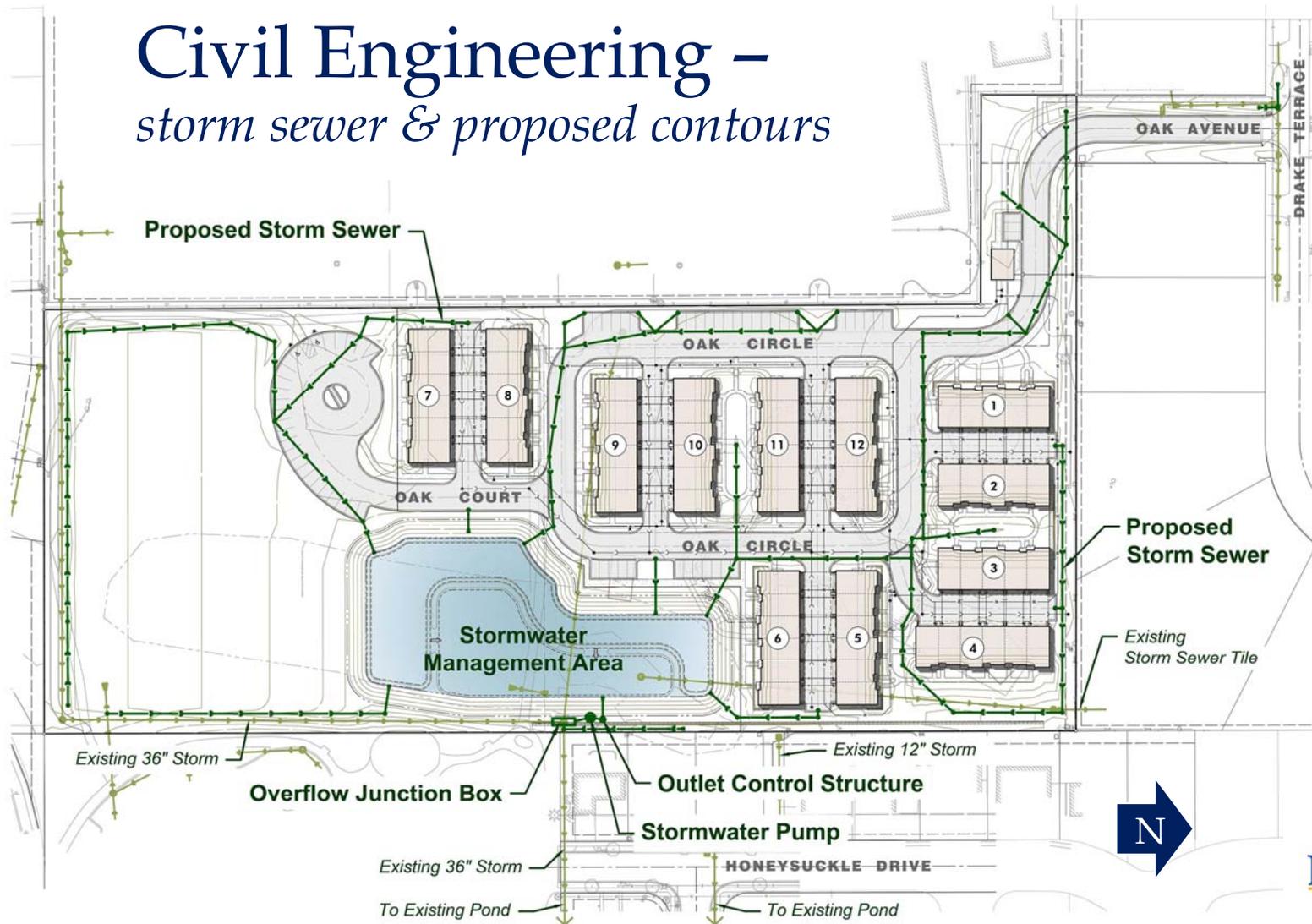
# Civil Engineering – *water main & pump house*



# Civil Engineering – *sanitary sewer*



# Civil Engineering – *storm sewer & proposed contours*



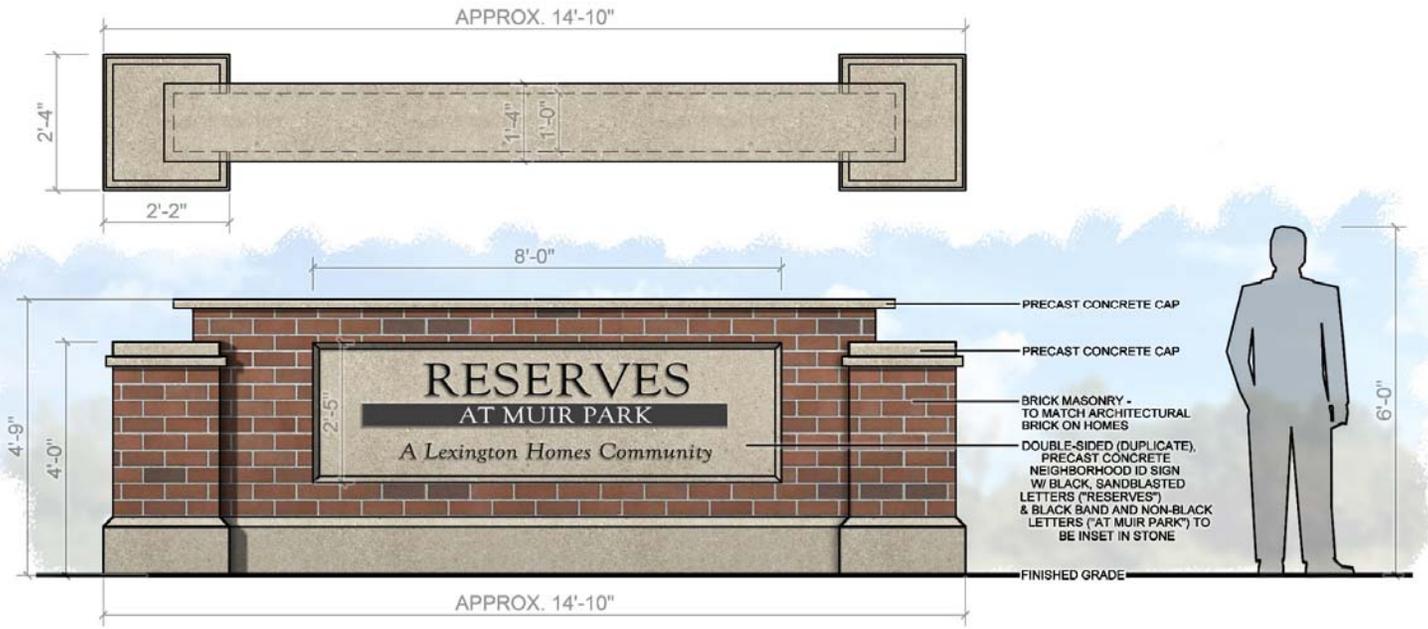
# Reserve at Muir Park – *Landscape Architecture*

Sharon Dickson  
*Dickson Design Studio, Inc.*

# Landscape Architecture – Overall Plan



# Landscape Architecture – *Entrance Monument*





# Landscape Architecture – *Foundation Landscape*

Thank You.

1. Introduction
2. Site Plan
3. Architecture
4. Traffic Engineering
5. Civil Engineering
6. Landscape Architecture
7. Questions
8. Closing Remarks

# Reserve at Muir Park

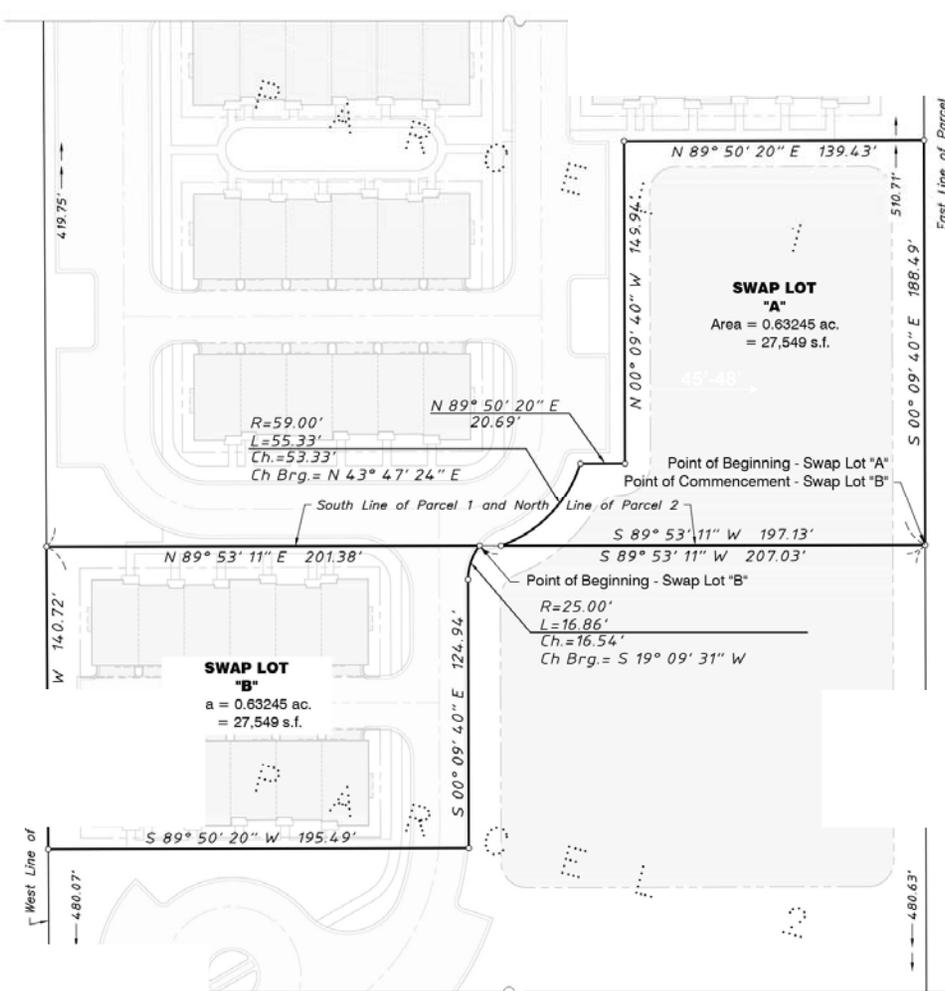
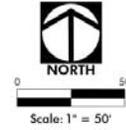
*a Lexington Homes Community*

Thank  
You!









**LEGAL DESCRIPTION OF SWAP LOT "A" AND SWAP LOT "B"**

**SWAP LOT "A"**  
 PROPOSED PARK DISTRICT PROPERTY FROM LEXINGTON

THAT PART OF THE WEST HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND THAT PART OF THE WEST HALF OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTH EAST QUARTER TAKEN AS A TRACT (EXCEPT THE WEST 710 FEET AND EXCEPT THE EAST 201 FEET OF THE WEST 911 FEET OF THE SOUTH 900 FEET AND EXCEPT THE SOUTH 480 FEET), ALL IN SECTION 15, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE AFORESAID TRACT; THENCE SOUTH 89 DEGREES 53 MINUTES 11 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT, 197.13 FEET; THENCE NORTHEASTERLY 55.33 FEET ALONG A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 59.00 FEET, CHORD OF 53.33 FEET AND CHORD BEARING OF NORTH 43 DEGREES 47 MINUTES 24 SECONDS EAST; THENCE NORTH 89 DEGREES 50 MINUTES 20 SECONDS EAST, 20.69 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 40 SECONDS WEST, 149.94 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 20 SECONDS EAST, 139.43 FEET TO THE EAST LINE OF AFORESAID TRACT; THENCE SOUTH 00 DEGREES 09 MINUTES 40 SECONDS EAST ALONG SAID EAST LINE, 188.50 FEET TO THE POINT OF BEGINNING.

**SWAP LOT "B"**  
 PROPOSED LEXINGTON PROPERTY FROM PARK DISTRICT

THAT PART OF THE SOUTH 480 FEET OF THAT PART OF THE WEST HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND THAT PART OF THE WEST HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTH EAST QUARTER TAKEN AS A TRACT (EXCEPT THE WEST 710 FEET AND EXCEPT THE EAST 201 FEET OF THE WEST 911 FEET OF THE SOUTH 900 FEET) ALL IN SECTION 15, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

THEAST CORNER OF THE AFORESAID TRACT; THENCE WEST 11 SECONDS WEST ALONG THE NORTH LINE OF SAID POINT OF BEGINNING; THENCE SOUTHWESTERLY 16.86 FEET TO THE SOUTHEAST HAVING A RADIUS OF 25.00 FEET, CHORD BEARING OF SOUTH 19 DEGREES 09 MINUTES 31 SECONDS WEST, 16.86 FEET; THENCE SOUTH 19 DEGREES 09 MINUTES 31 SECONDS WEST, 195.49 FEET TO THE WEST LINE OF SAID TRACT; THENCE NORTH 00 DEGREES 20 MINUTES 03 SECONDS WEST ALONG SAID WEST LINE, 140.72 FEET TO THE AFORESAID NORTH LINE; THENCE NORTH 89 DEGREES 53 MINUTES 11 SECONDS EAST ALONG AFORESAID NORTH LINE, 201.38 FEET TO THE POINT OF BEGINNING.



# Site Plans



**PROPOSED:**  
69 units



**OPTIONAL:**  
61 units



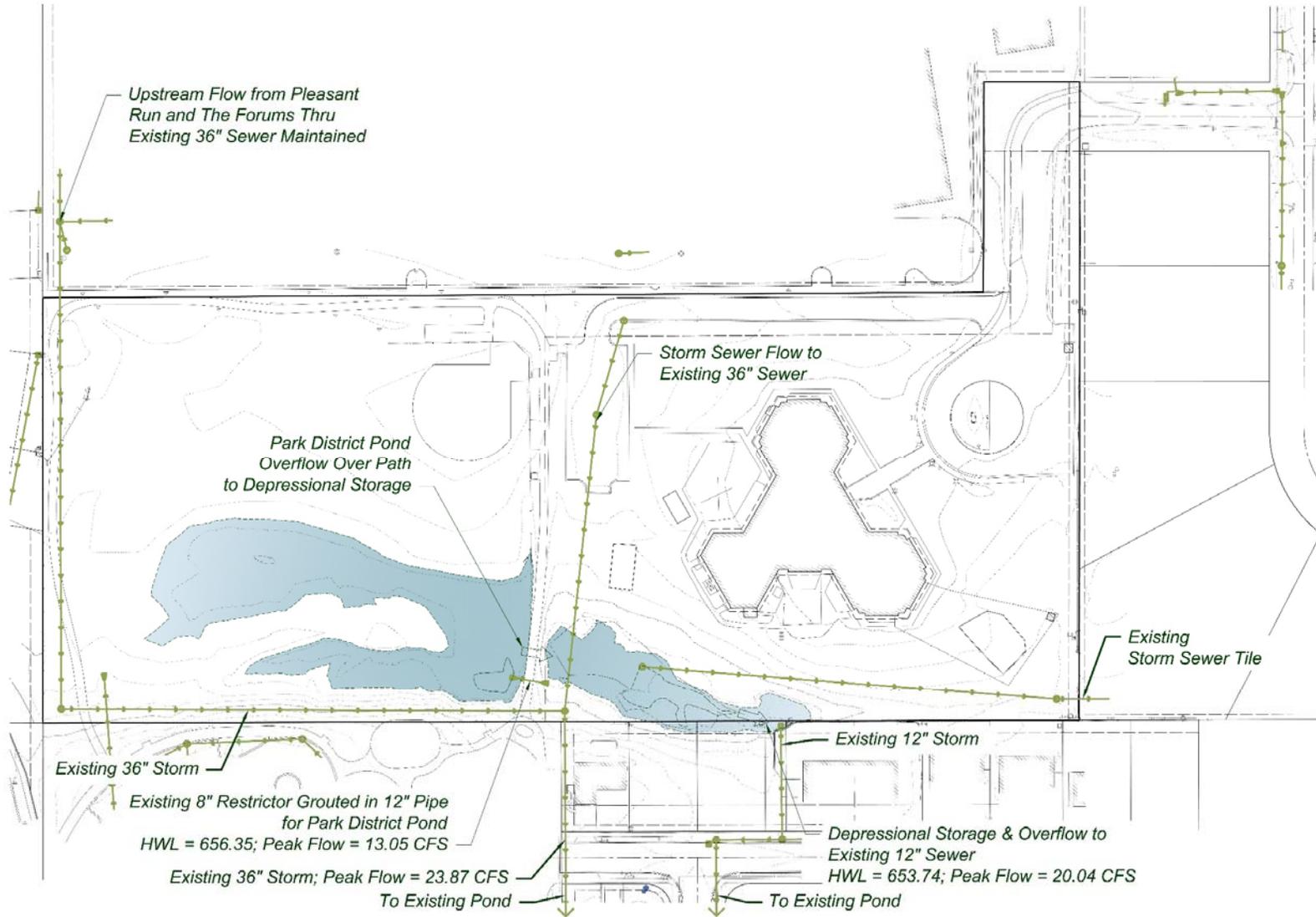
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*Supplemental Exhibits to the  
City of Prospect Heights  
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Continued to July 9, 2020*

1001 Oak Avenue - Prospect Heights, IL

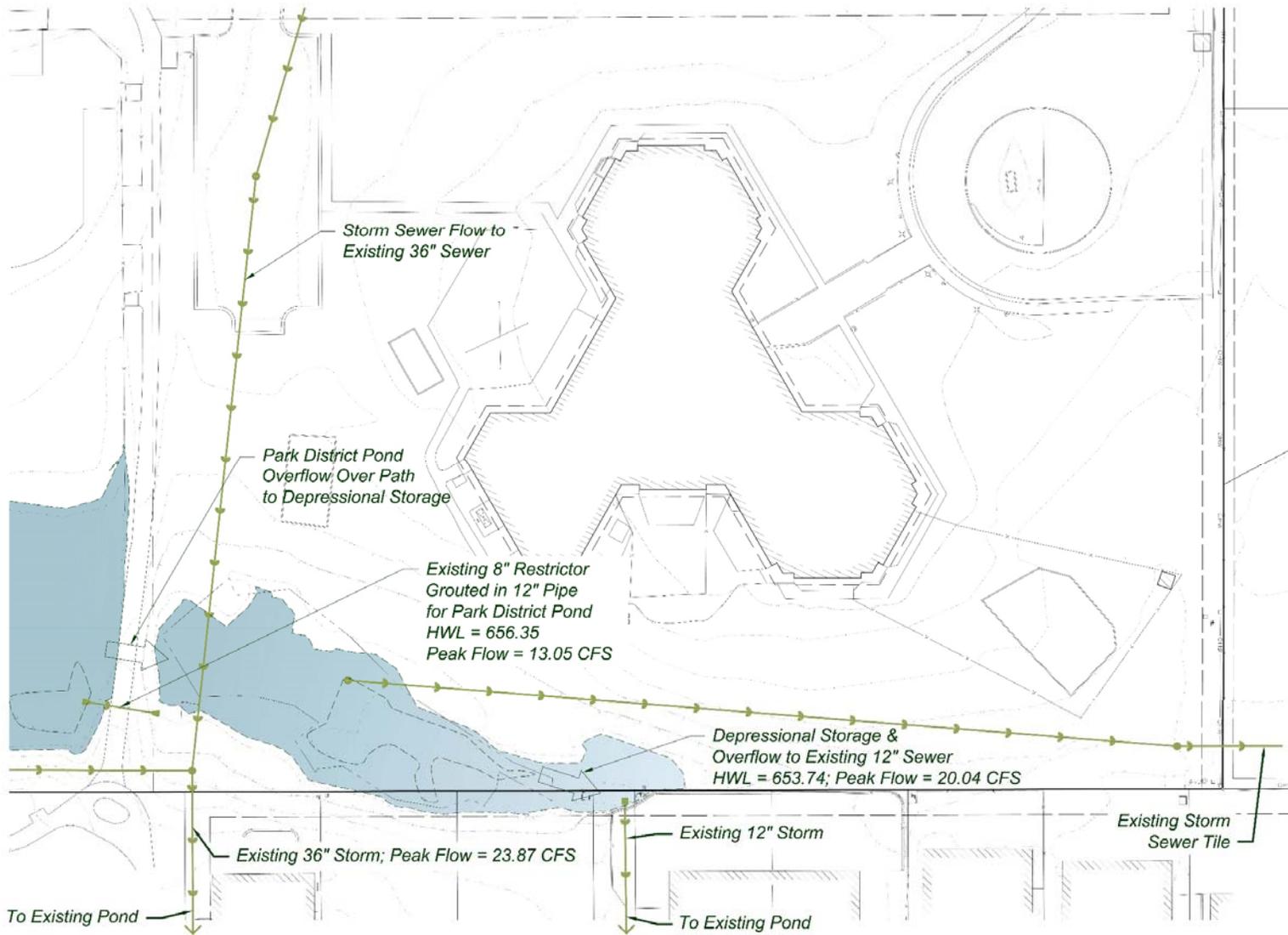


*Over 45 years*  
**LexingtonHomes**



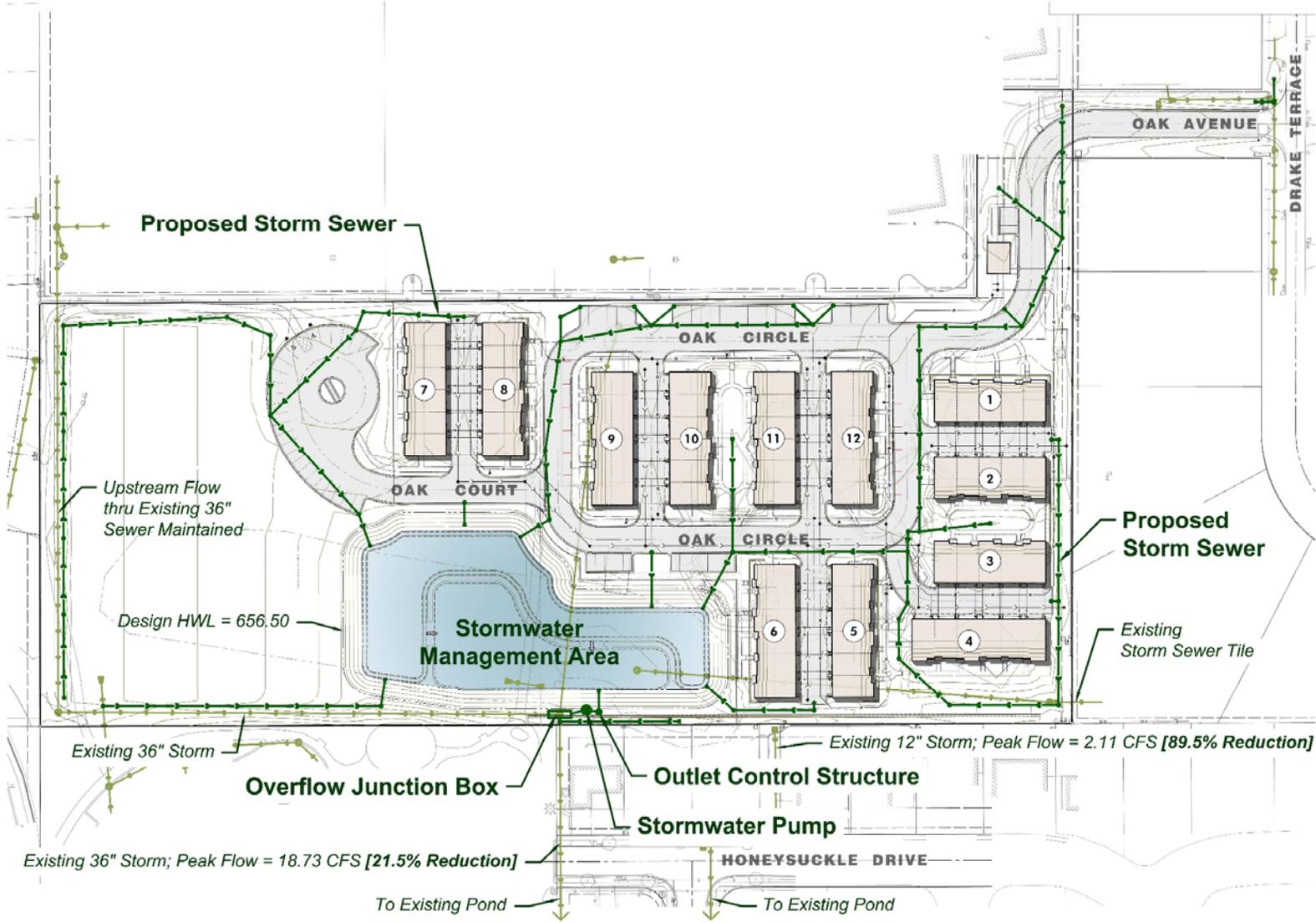
Existing Conditions overall





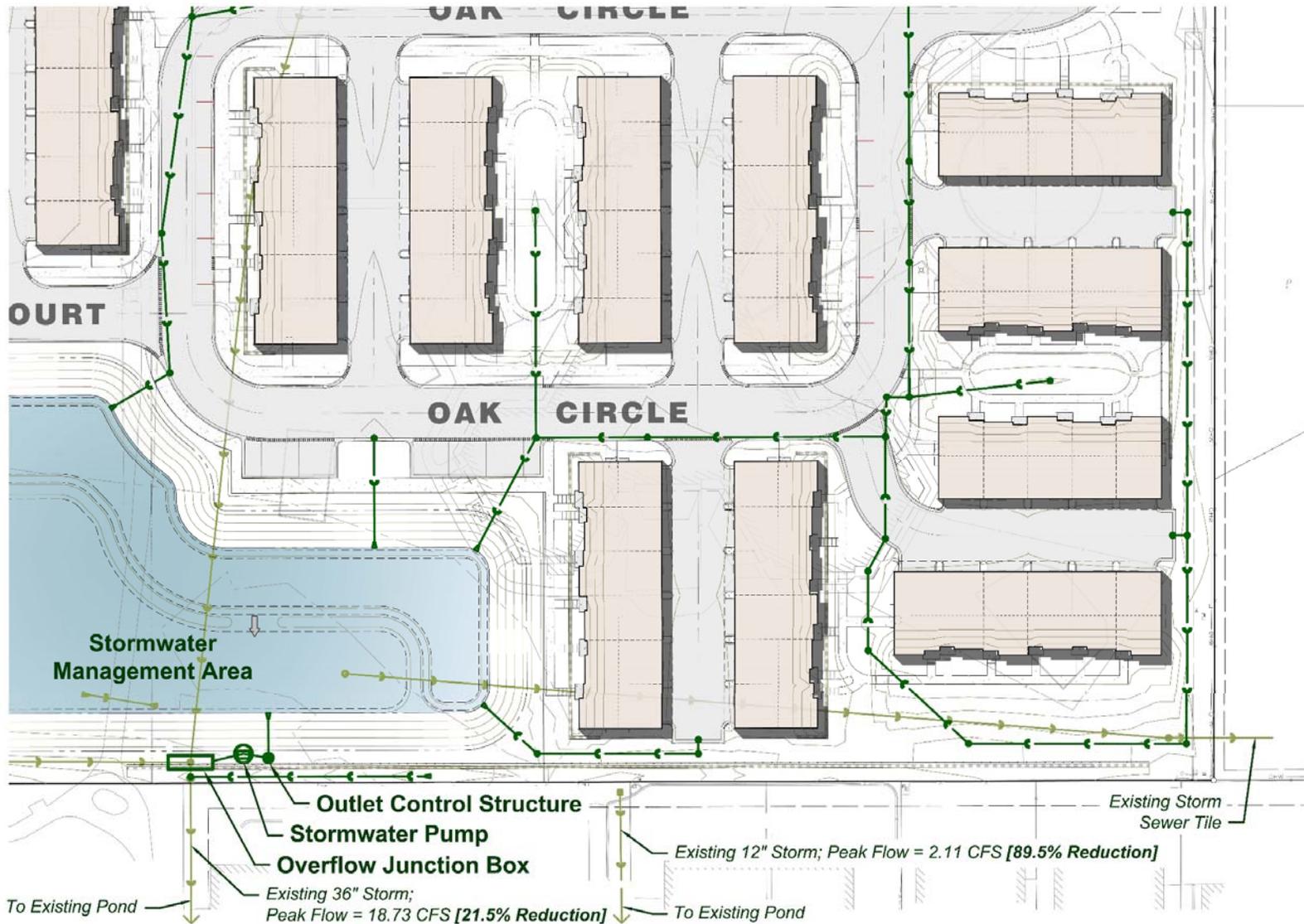
Existing Conditions enlarged





Proposed  
Utility Plan  
*overall*





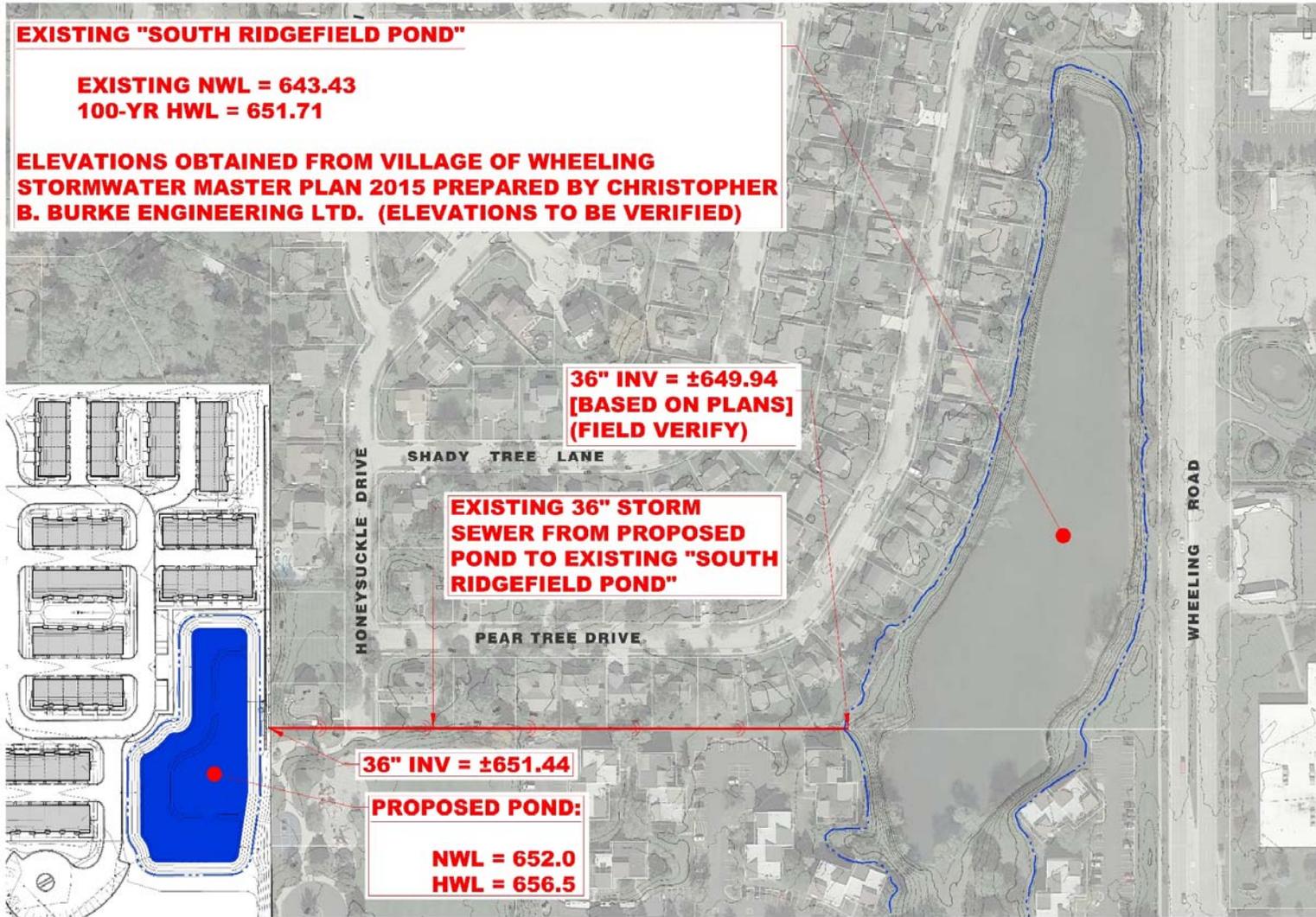
Proposed  
Utility Plan  
*enlarged*



**EXISTING "SOUTH RIDGEFIELD POND"**

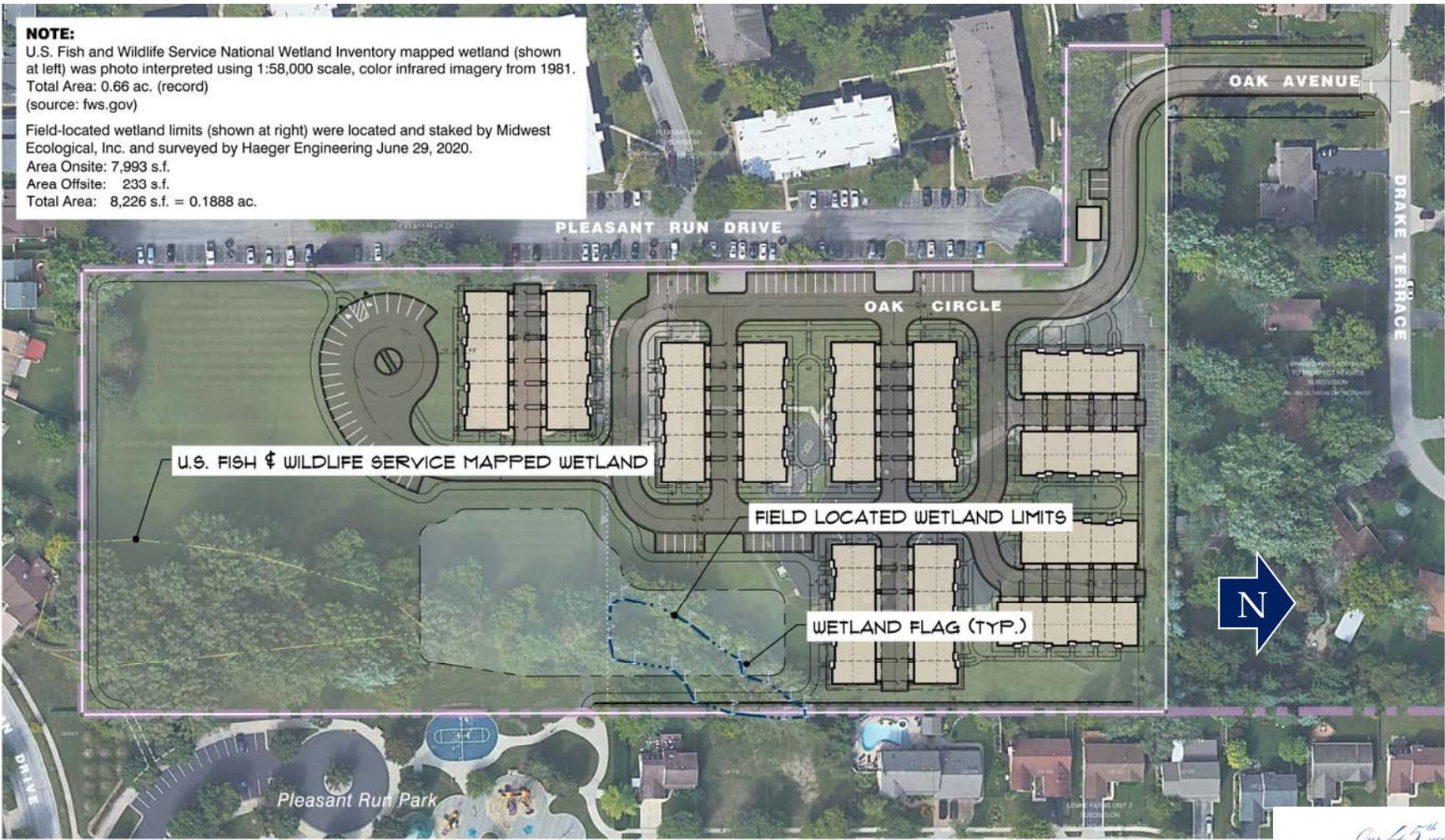
**EXISTING NWL = 643.43  
100-YR HWL = 651.71**

**ELEVATIONS OBTAINED FROM VILLAGE OF WHEELING  
STORMWATER MASTER PLAN 2015 PREPARED BY CHRISTOPHER  
B. BURKE ENGINEERING LTD. (ELEVATIONS TO BE VERIFIED)**

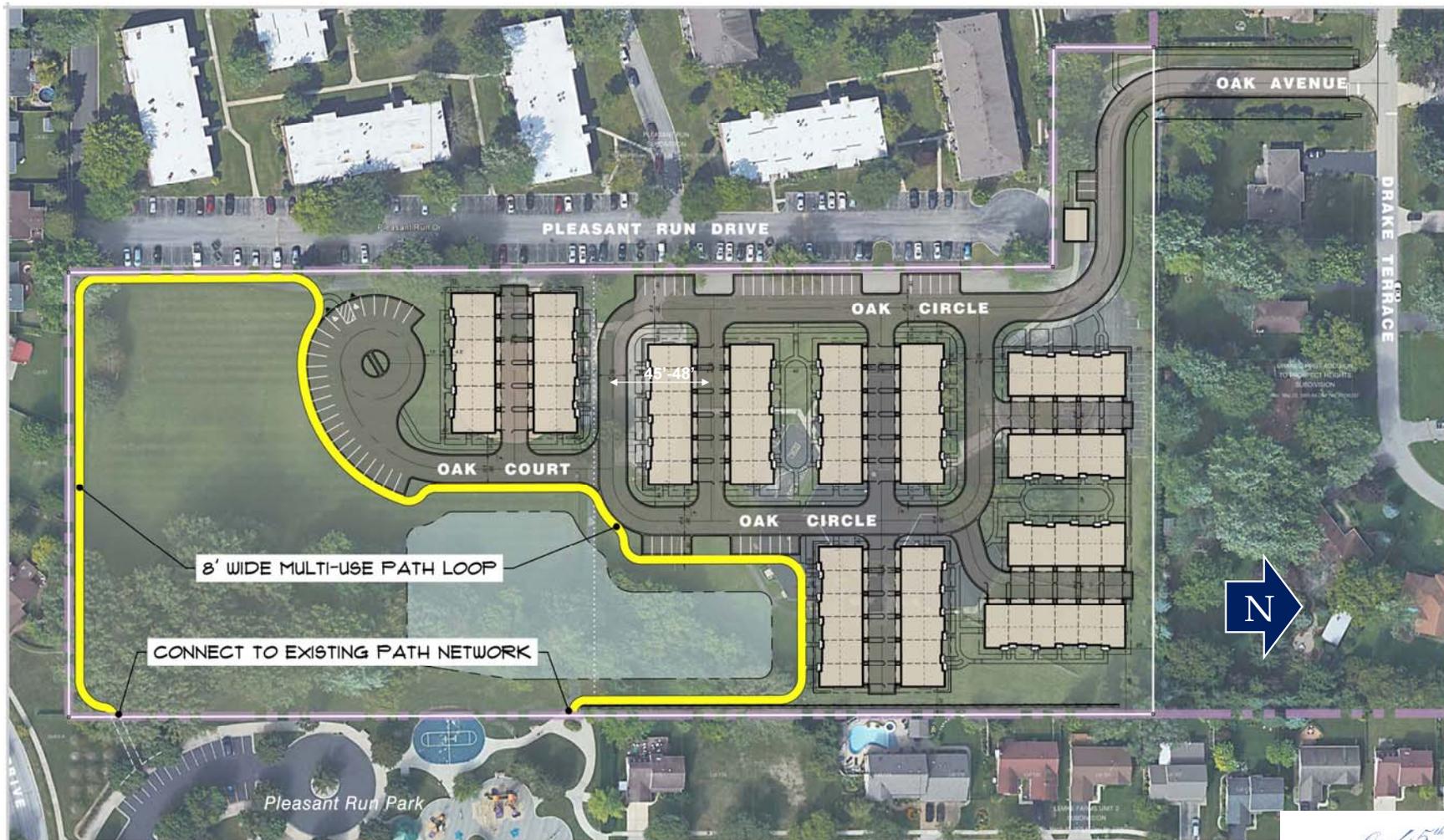


Pond /  
Tailwater  
Elevation  
Exhibit

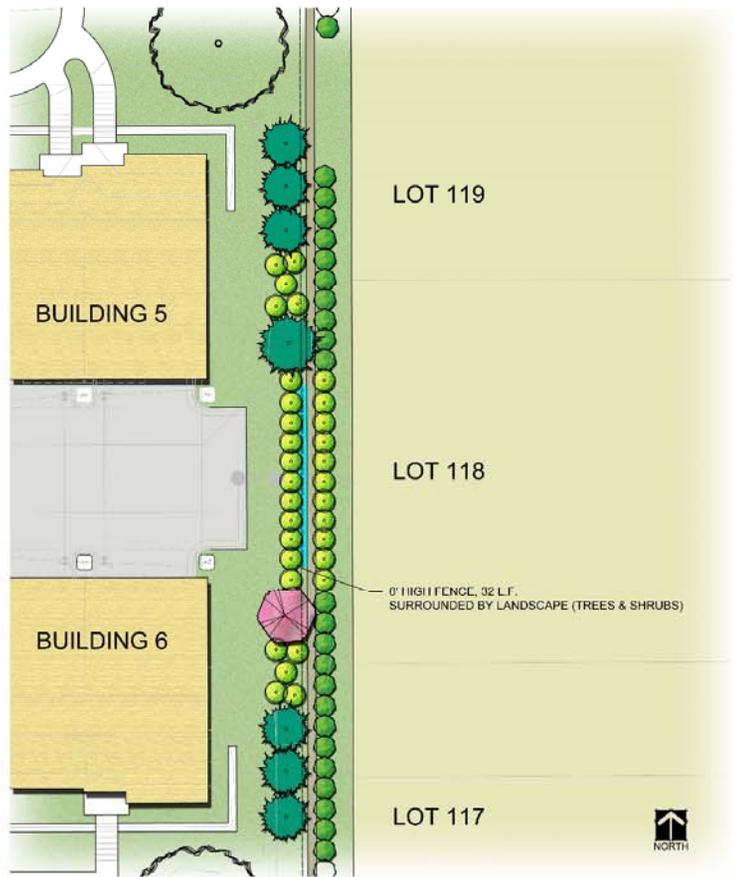




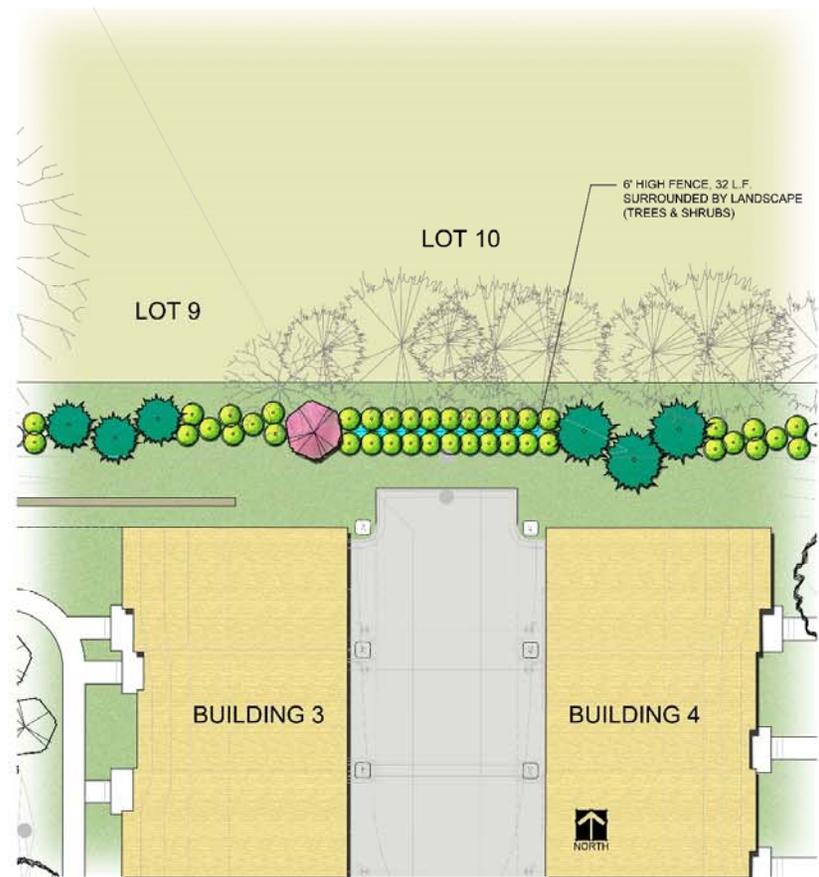
Wetland Comparison Exhibit



Proposed Looped Multi-Use Path Exhibit



*East Border*



*North Border*

# Proposed Motor Court Screening Exhibit

Open Space Summary Table			
	Open Space Area (Ac.)	Total Area (Ac.)	% Open Space
Reserve at Muir Park	2.081	5.227	39.8%
Muir Park	4.162	4.496	92.6%
<b>Total</b>	<b>6.243</b>	<b>9.722</b>	<b>64.2%</b>

Per 5-6-3(F)(1), 'Open Space' is defined as:  
Any lot area not covered by buildings, streets, or parking areas.



Open Space Exhibit - 69 units



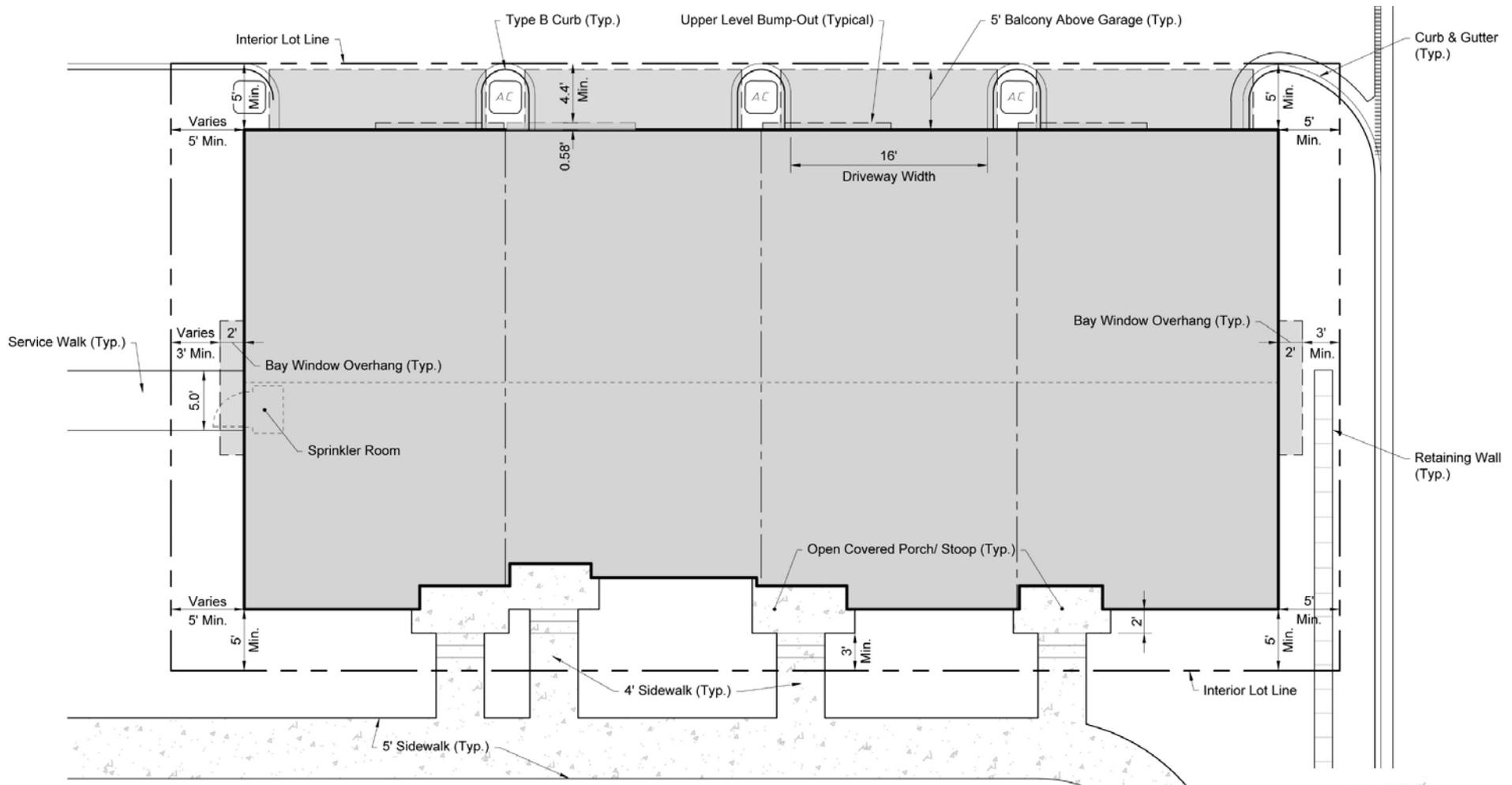
Open Space Summary Table			
	Open Space Area (Ac.)	Total Area (Ac.)	% Open Space
Reserve at Muir Park	2.473	5.227	47.3%
Muir Park	4.496	4.496	100.0%
<b>Total</b>	<b>6.969</b>	<b>9.722</b>	<b>71.7%</b>

Per 5-6-3(F)(1), 'Open Space' is defined as:  
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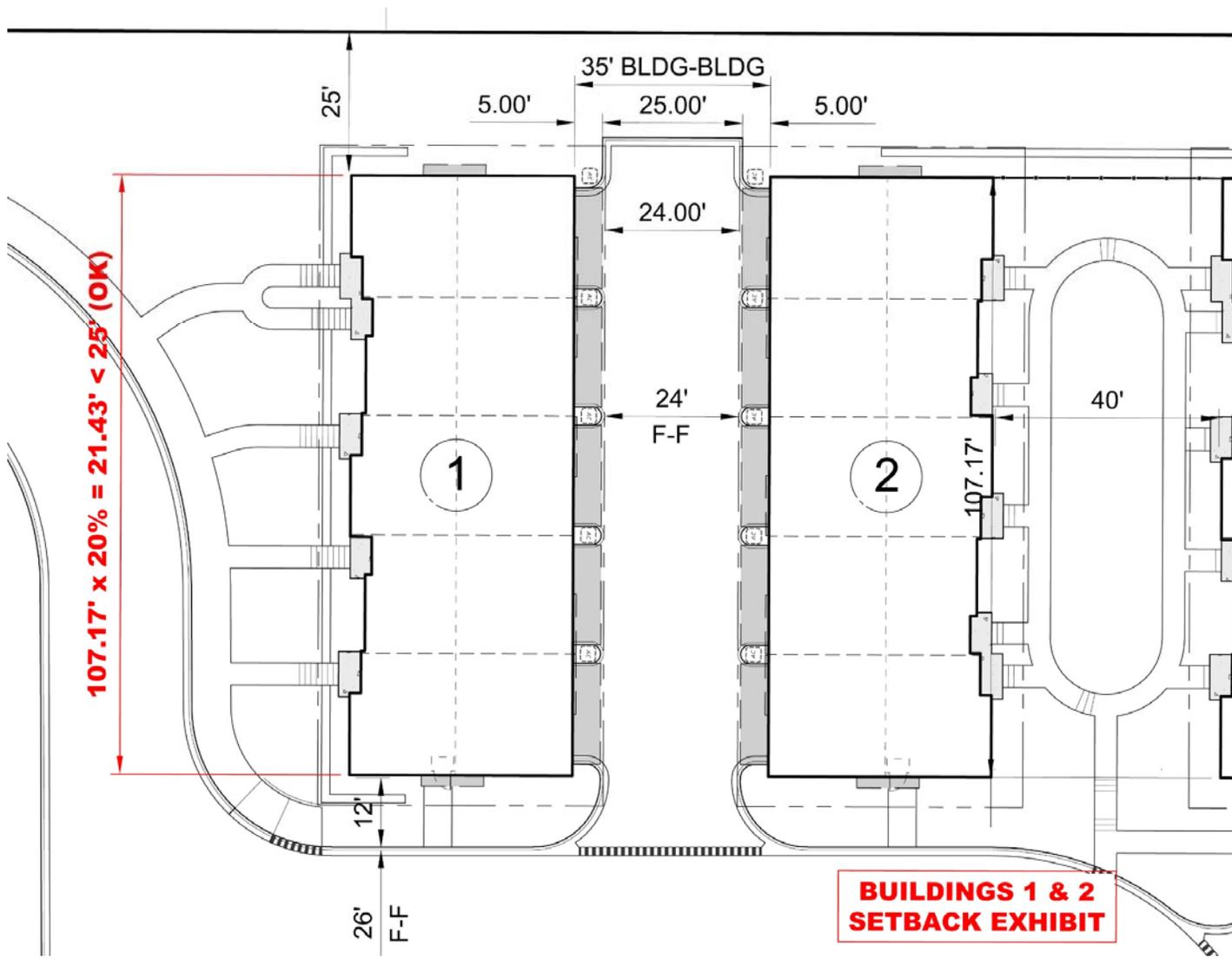


Open Space Exhibit - 61 units





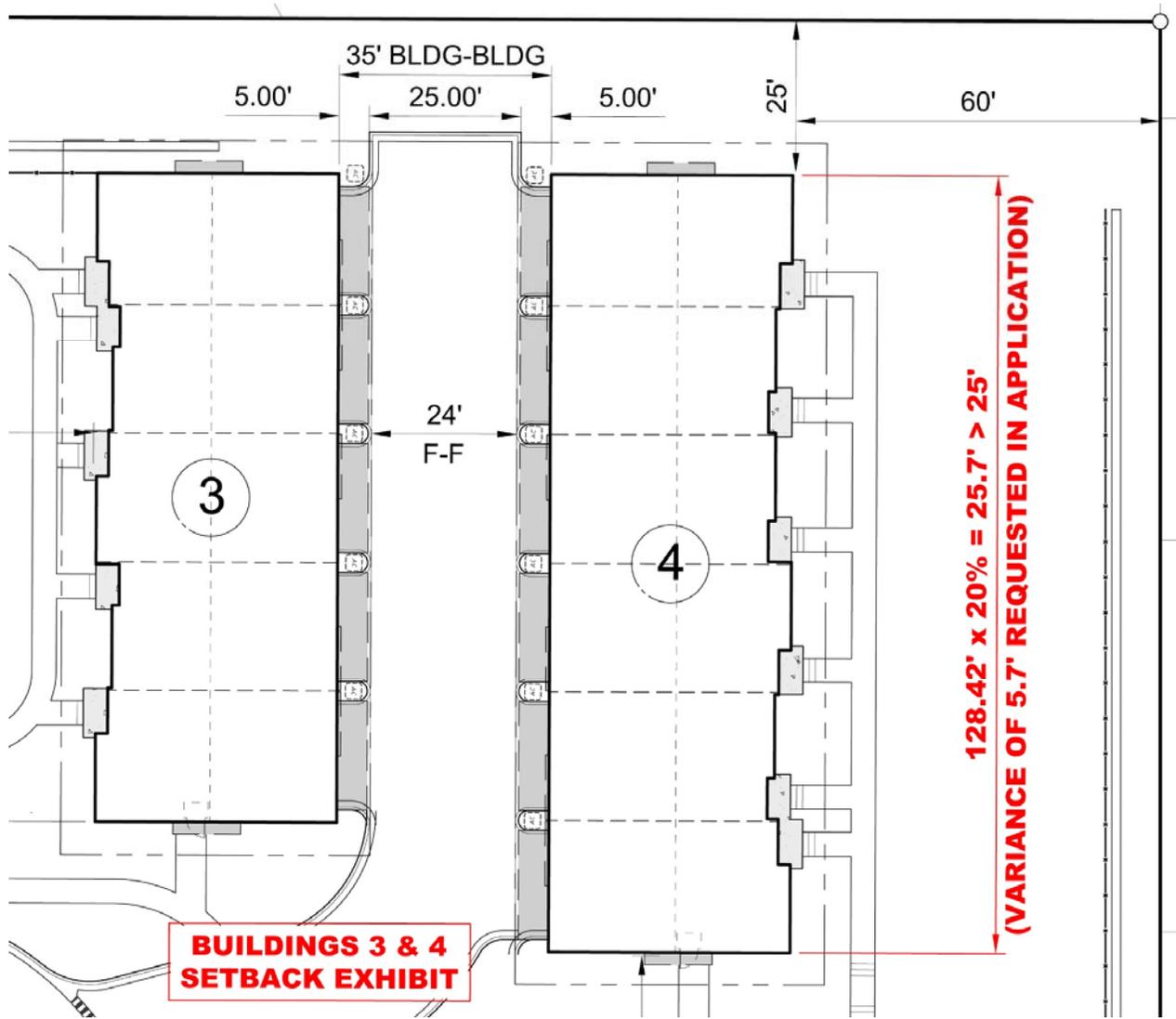
Typical Lot Dimension Detail



Setback  
Exhibit  
*Bldgs. 1 & 2*

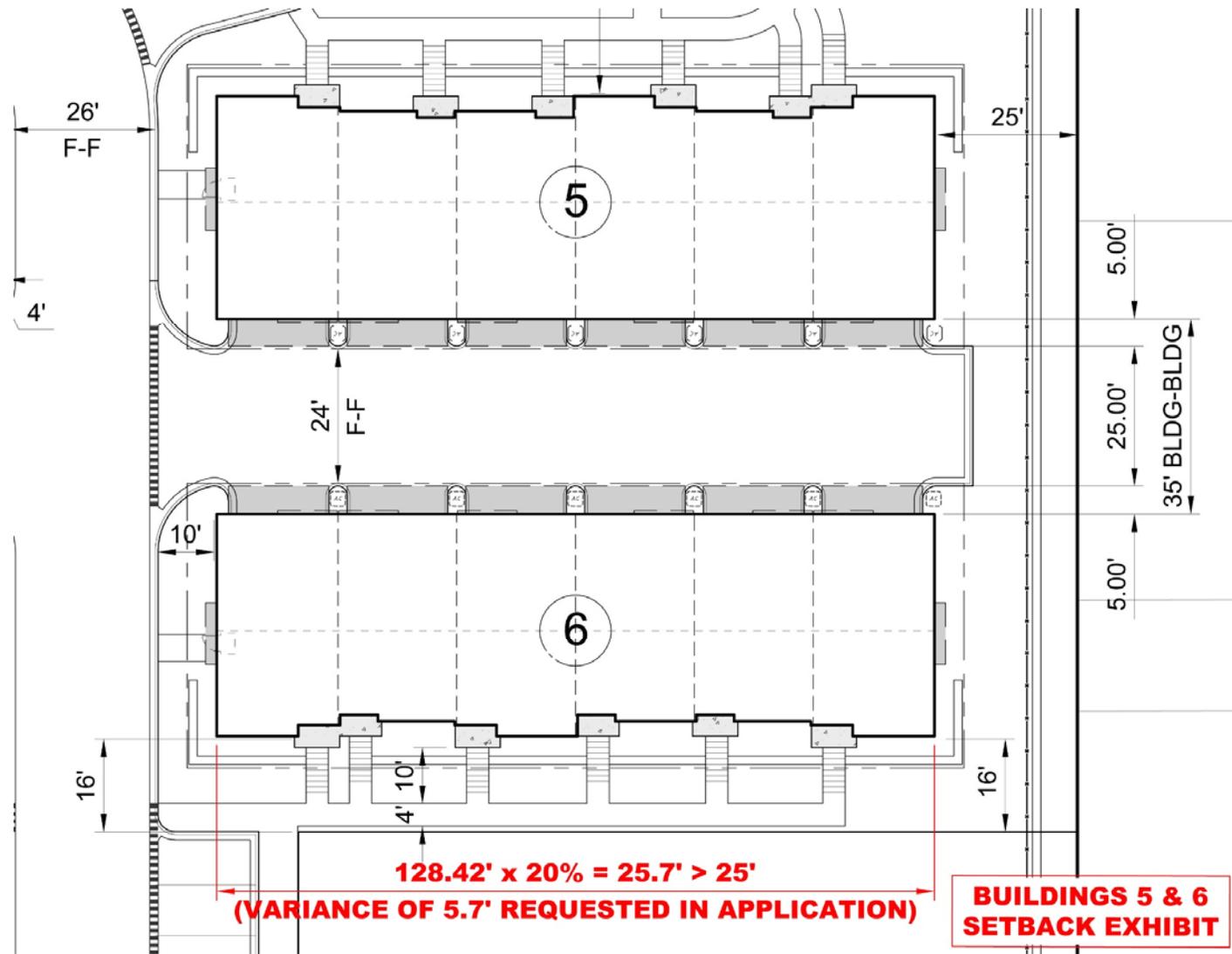


**BUILDINGS 1 & 2  
SETBACK EXHIBIT**



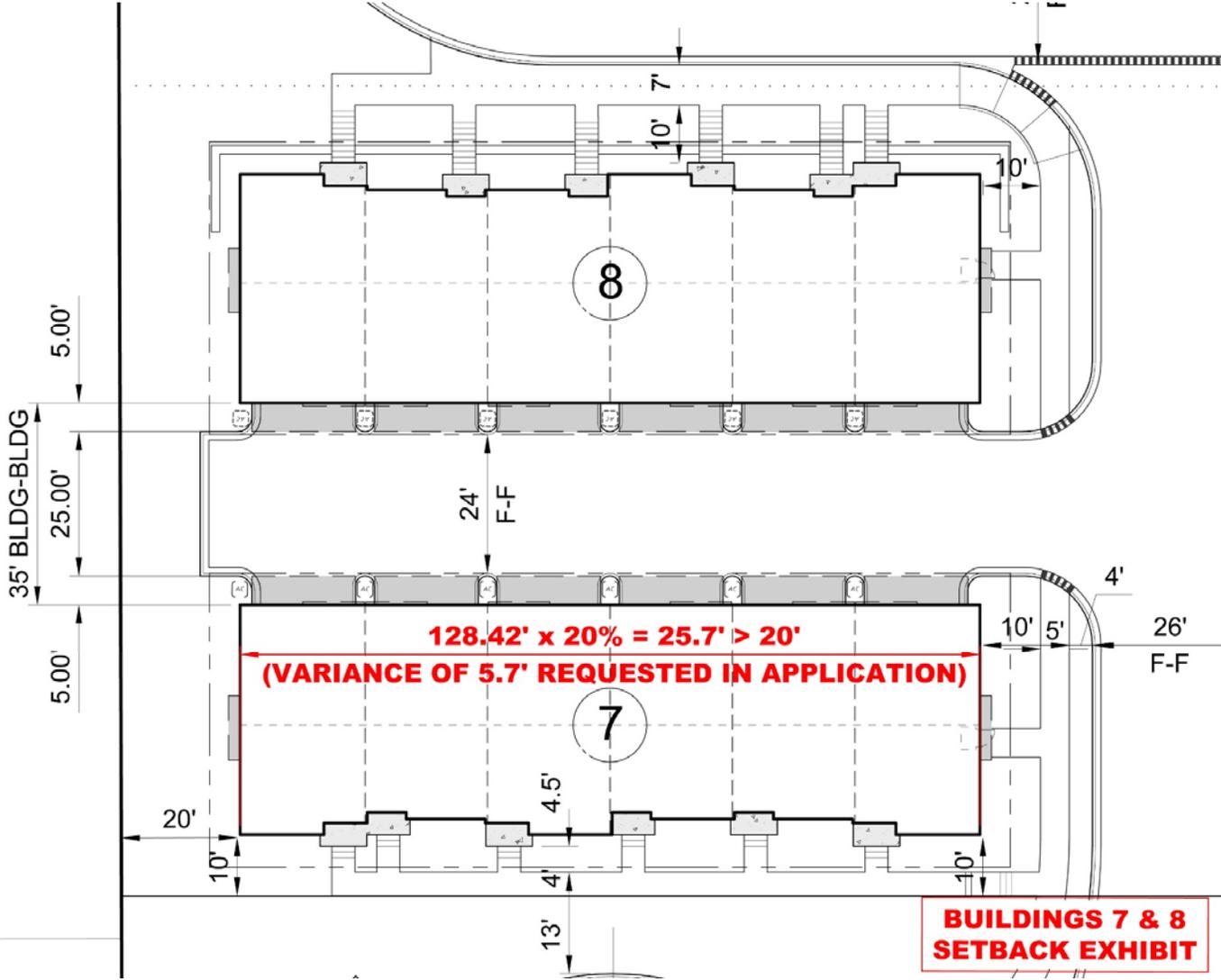
Setback  
Exhibit  
*Bldgs. 3 & 4*





Setback  
Exhibit  
*Bldgs. 5 & 6*





Setback  
 Exhibit  
*Bldgs. 7 & 8*



# Single Ingress & Egress - Example A



Single Ingress & Egress - Example B



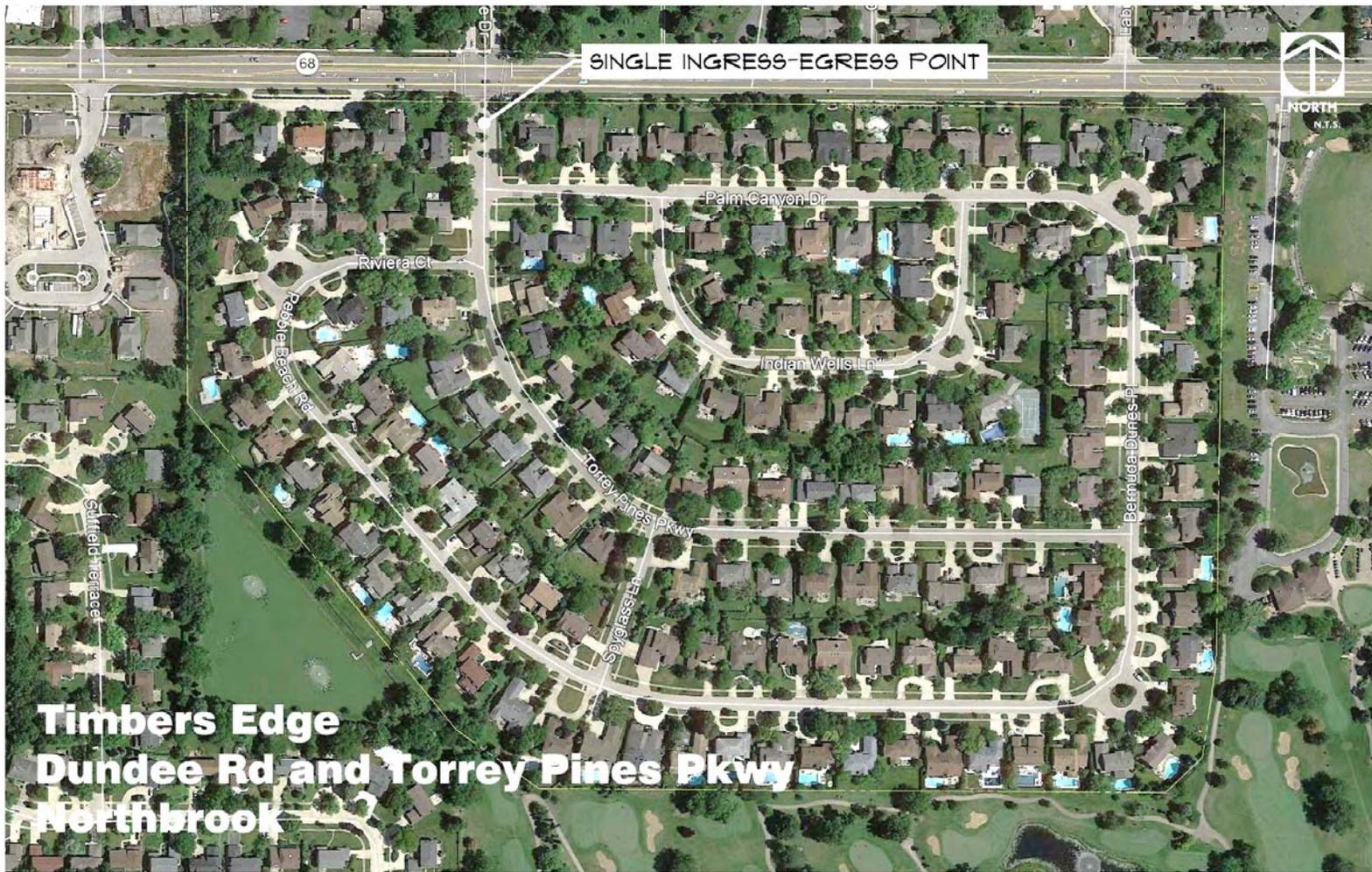
Single Ingress & Egress - *Example C*



Single Ingress & Egress - Example D



## Single Ingress & Egress - *Example E*



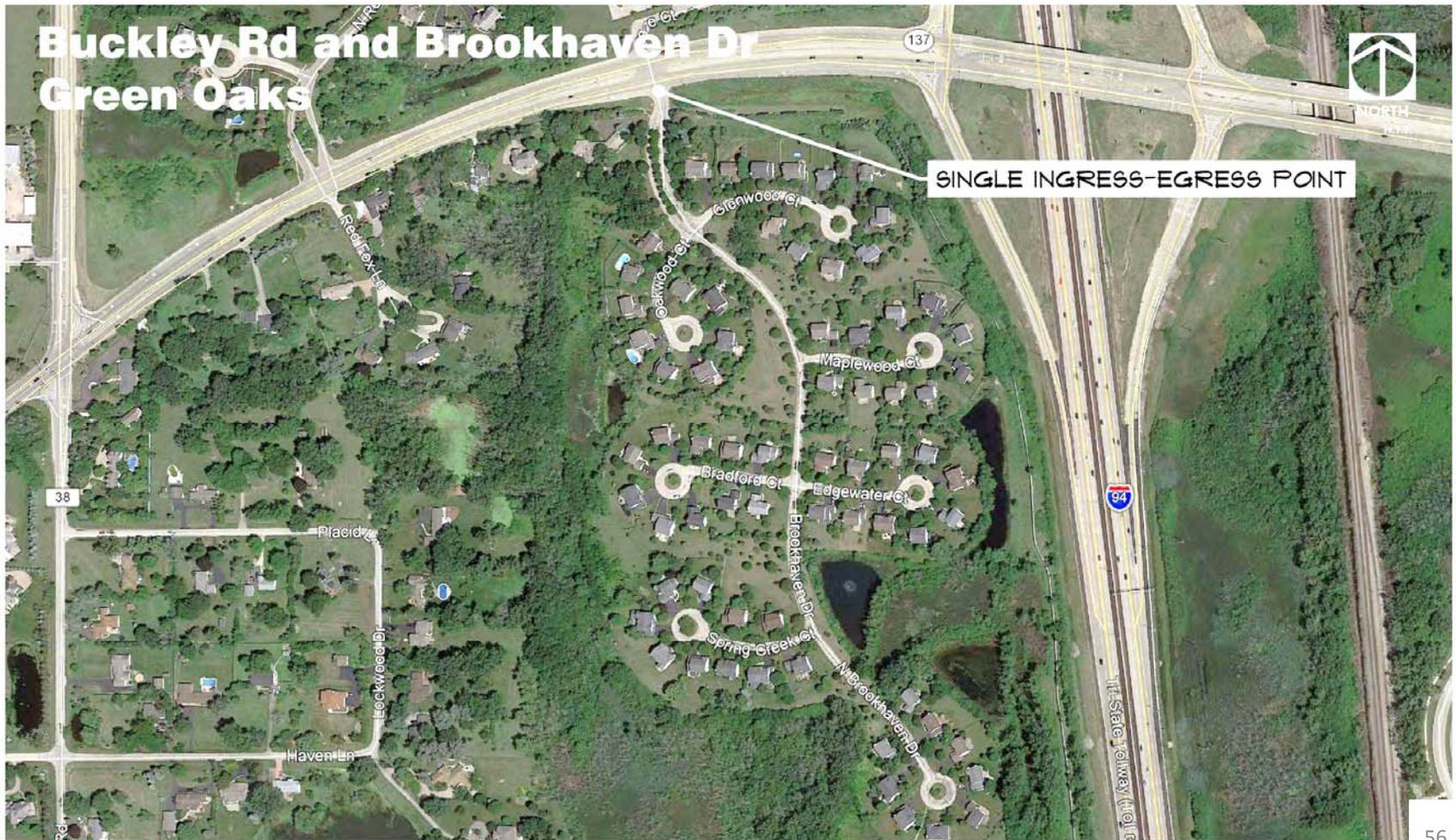
## Single Ingress & Egress - Example F



# Single Ingress & Egress - Example G (slide revised 7/30/20)



## Single Ingress & Egress - *Example H*





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Continued to July 30, 2020*

1001 Oak Avenue - Prospect Heights, IL



*Over 45<sup>th</sup> year*  
**LexingtonHomes**

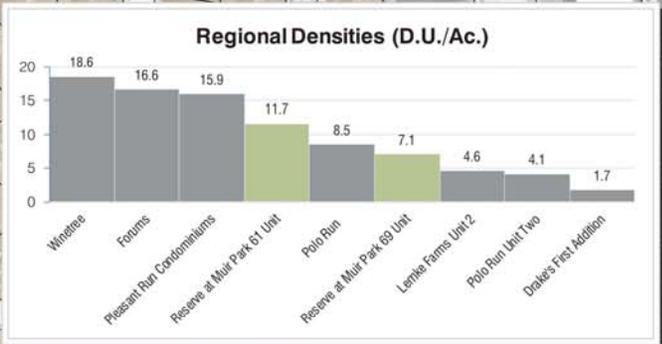
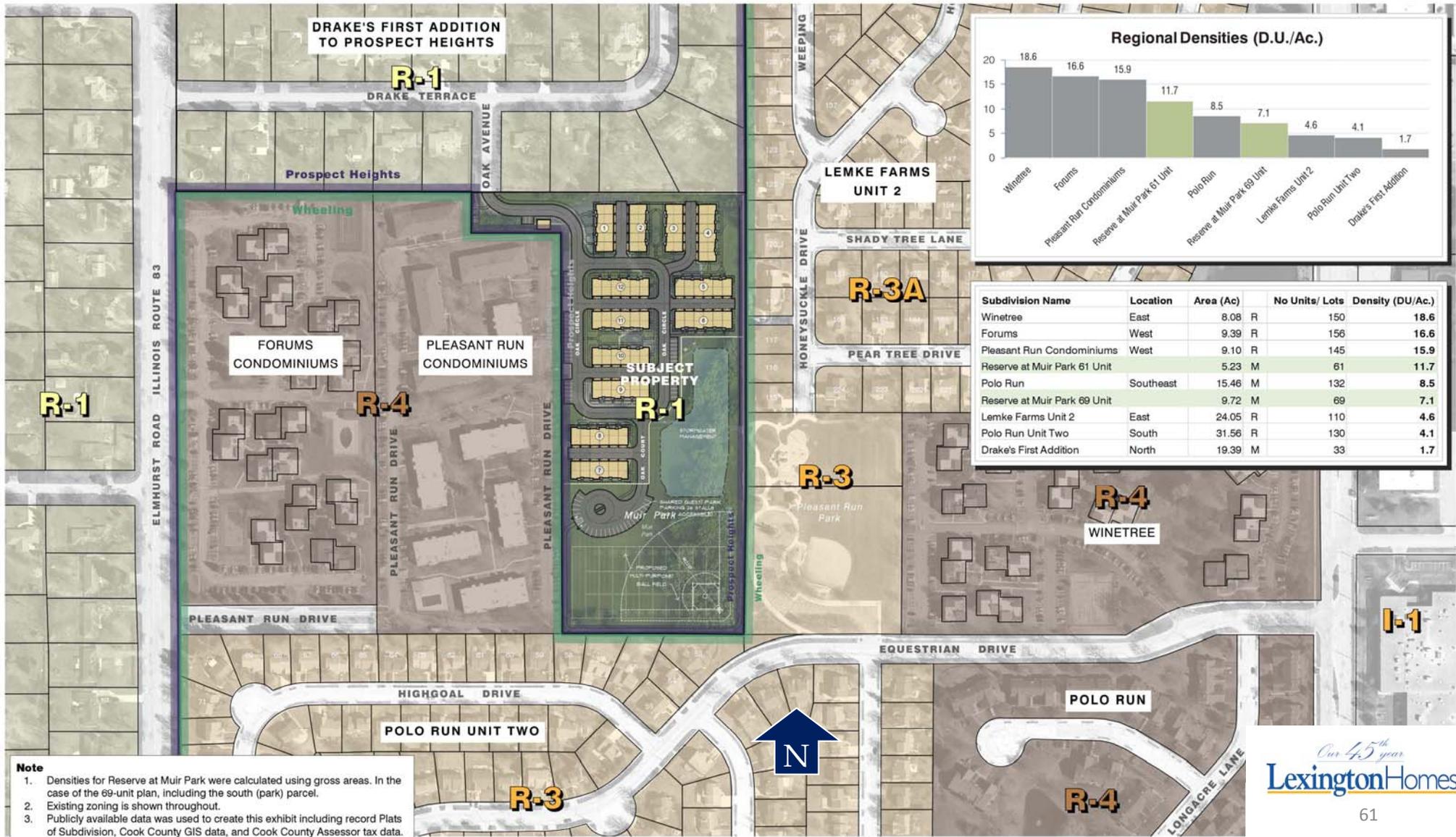
# Reserve at Muir Park

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Tom Burney

*Law Office of Thomas Burney*

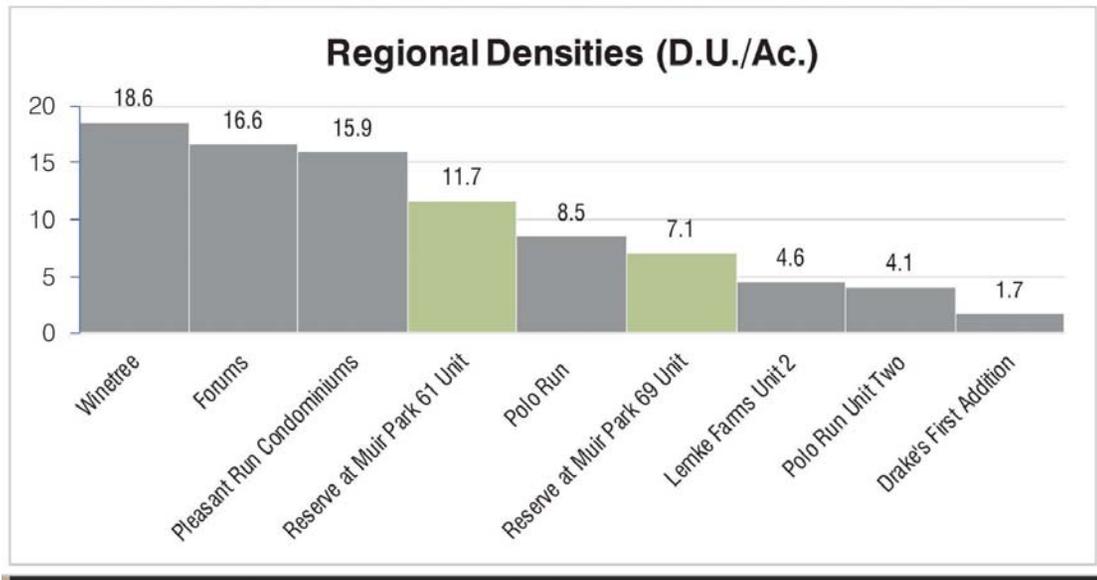
# Regional Zoning / Densities Exhibits



Subdivision Name	Location	Area (Ac)	No Units/ Lots	Density (DU/Ac.)
Winetree	East	8.08 R	150	18.6
Forums	West	9.39 R	156	16.6
Pleasant Run Condominiums	West	9.10 R	145	15.9
Reserve at Muir Park 61 Unit		5.23 M	61	11.7
Polo Run	Southeast	15.46 M	132	8.5
Reserve at Muir Park 69 Unit		9.72 M	69	7.1
Lemke Farms Unit 2	East	24.05 R	110	4.6
Polo Run Unit Two	South	31.56 R	130	4.1
Drake's First Addition	North	19.39 M	33	1.7

**Note**

1. Densities for Reserve at Muir Park were calculated using gross areas. In the case of the 69-unit plan, including the south (park) parcel.
2. Existing zoning is shown throughout.
3. Publicly available data was used to create this exhibit including record Plats of Subdivision, Cook County GIS data, and Cook County Assessor tax data.



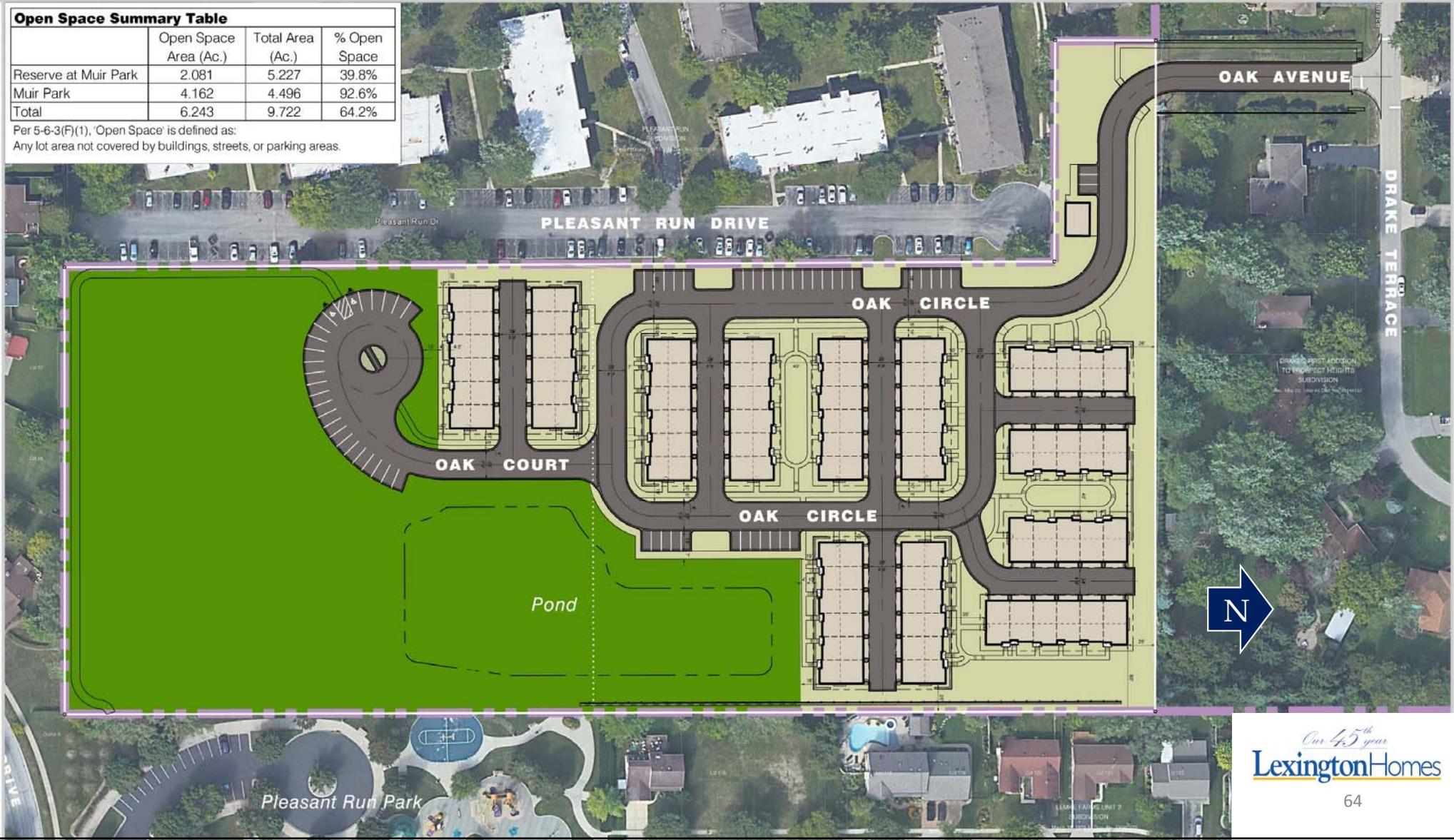
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Reserve at Muir Park 69 Unit		9.72	M	69	7.1
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Polo Run Unit Two	South	31.56	R	130	4.1
Drake's First Addition	North	19.39	M	33	1.7

# Open Space Exhibits

**Open Space Summary Table**

	Open Space Area (Ac.)	Total Area (Ac.)	% Open Space
Reserve at Muir Park	2.081	5.227	39.8%
Muir Park	4.162	4.496	92.6%
<b>Total</b>	<b>6.243</b>	<b>9.722</b>	<b>64.2%</b>

Per 5-6-3(F)(1), 'Open Space' is defined as:  
Any lot area not covered by buildings, streets, or parking areas.



**Open Space Summary Table**

	Open Space Area (Ac.)	Total Area (Ac.)	% Open Space
Reserve at Muir Park	2.352	5.227	45.0%
Muir Park	4.496	4.496	100.0%
<b>Total</b>	<b>6.848</b>	<b>9.722</b>	<b>70.4%</b>

Per 5-6-3(F)(1), 'Open Space' is defined as:  
Any lot area not covered by buildings, streets, or parking areas.



*69 Unit Plan*

<b>Open Space Summary Table</b>			
	Open Space Area (Ac.)	Total Area (Ac.)	% Open Space
Reserve at Muir Park	2.081	5.227	39.8%
Muir Park	4.162	4.496	92.6%
Total	6.243	9.722	64.2%

*61 Unit Plan*

<b>Open Space Summary Table</b>			
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Reserve at Muir Park	2.352	5.227	45.0%
Muir Park	4.496	4.496	100.0%
Total	6.848	9.722	70.4%

Per 5-6-3(F)(1), 'Open Space' is defined as:  
Any lot area not covered by buildings, streets, or parking areas.

# Building Heights Exhibits

*Front  
Elevation*



33'-3" FINISH GRADE TO RIDGE

29'-5" FINISH GRADE TO AVERAGE ROOF MEAN

26'-4" FINISH GRADE TO T/EAVE (RAISED PLATE)

25'-7" FINISH GRADE TO T/EAVE

*Quick Reference:*

*33'-3" finish grade to ridge*

*29'-5" finish grade to average roof mean*

*26'-4" finish grade to t/eave (raised plate)*

*25'-7" finish grade to t/eave*

*Rear  
Elevation*



*Quick Reference:*

*36'-7" finish grade to ridge*

*32'-9" finish grade to average roof mean*

*28'-11" finish grade to t/eave*

# Variance Request Exhibits

# Variance Exhibit A

## PUD Quantitative Summary

5-11-2 C3 PUD Quantitative Summary - 69 Units - Lots 1-14					
North and South Parcels Considered as One Site					
		Proposed		Required (R-2)	
3a.	Subject Parcel Area	423,504 s.f.	9.72231 ac.		
b.	Density (69 D.U.)	6,138 s.f./ unit		3,000 s.f./ unit	
		7.10 DU/ Ac.			
c.	Total Area of Principal Buildings <sup>1</sup>	132,066 s.f.			
d.	Total Area of Accessory Buildings	660 s.f.			
e.	Area of Roads	80,591 s.f.			
f.	Area of Exterior Parking Facilities	11,647 s.f.			
g.	Number of Parking Spaces	204		138 @ 2:1	
h.	Percentage of Ground Cover				
i.	Principal Bldgs	13.9%			
ii.	Accessory Buildings	0.2%			
iii.	Parking Areas	2.8%			
iv.	Roads	19.0%			
v.	Combined	35.8%			
i.	Proposed FAR	31.18%		80%	
j.	Area of Uncovered Ground (Open Space) <sup>2</sup>	271,924 s.f.			
		64.2%		40%	
k.	Area of Commonly Owned Open Space <sup>3</sup>	255,154 s.f.			
		60.2%		20% (PUD)	
l.	Maximum Density Allowable per R-2	141 Units @3,000 sf/ unit			
		14.5 DU/ Ac.			

<sup>1</sup> Total area shown includes all floors; excludes garage areas; and assumes largest (BSB #530) footprint for all units.

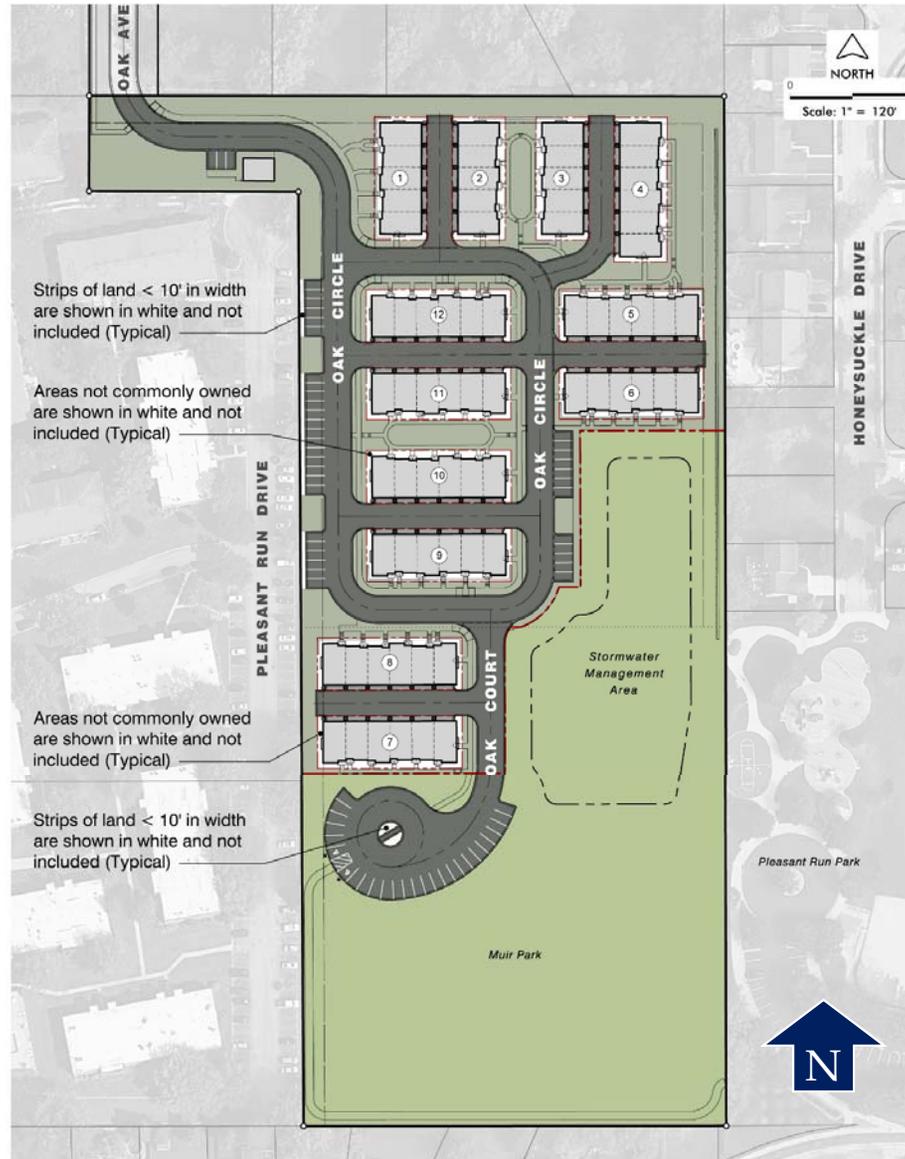
<sup>2</sup> Per 5-6-3(F)(1), "Open Space" is defined as: Any lot area not covered by buildings, streets, or parking areas.

<sup>3</sup> Per 5-11-3(N), "Common Open Space" excludes: a. Areas reserved for the exclusive use or benefit of an individual occupant; b. Dedicated streets and other public rights of way; c. Vehicular drives, private streets, and parking, loading and storage areas; nor d. Strips of land less than ten feet (10') wide. Minimum 20% usable common open space is required.

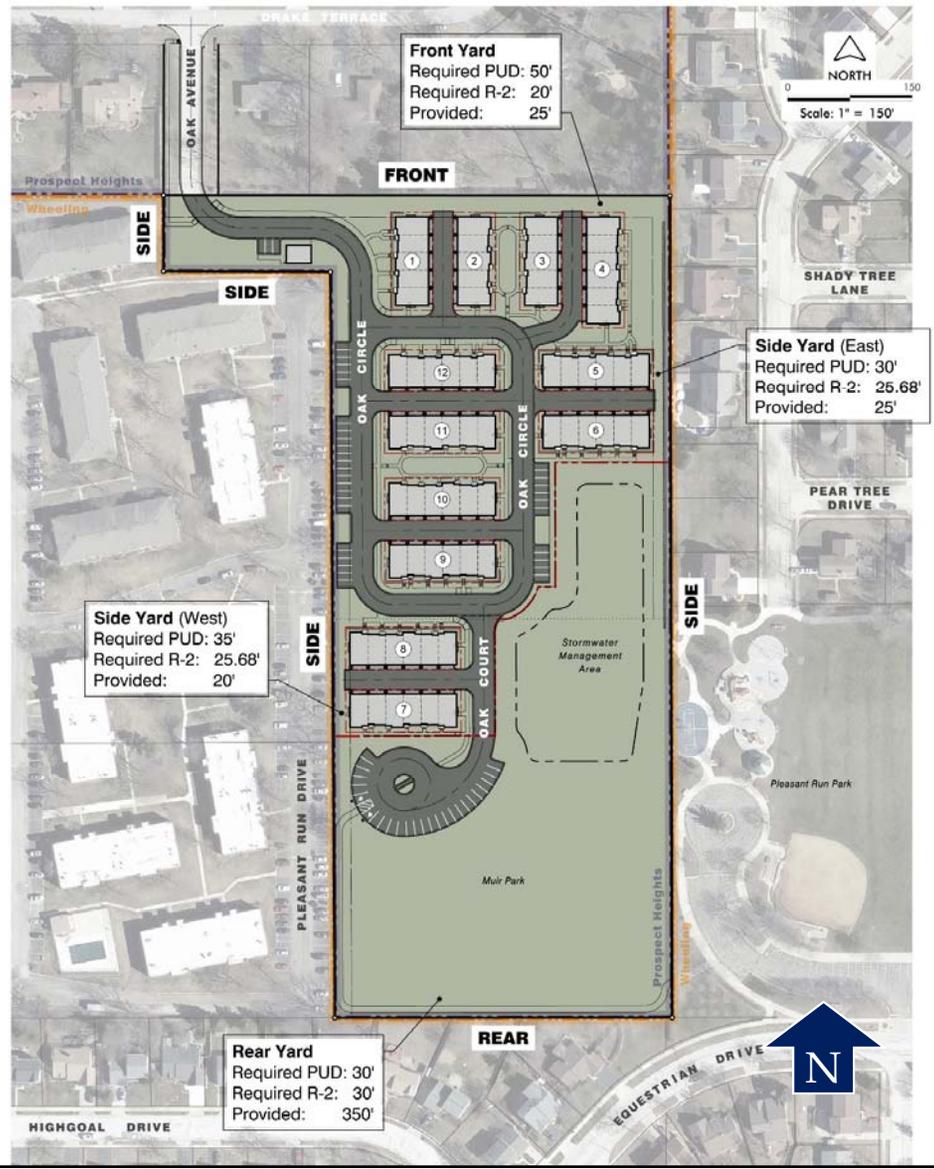
# Variance Exhibit B



# Variance Exhibit C



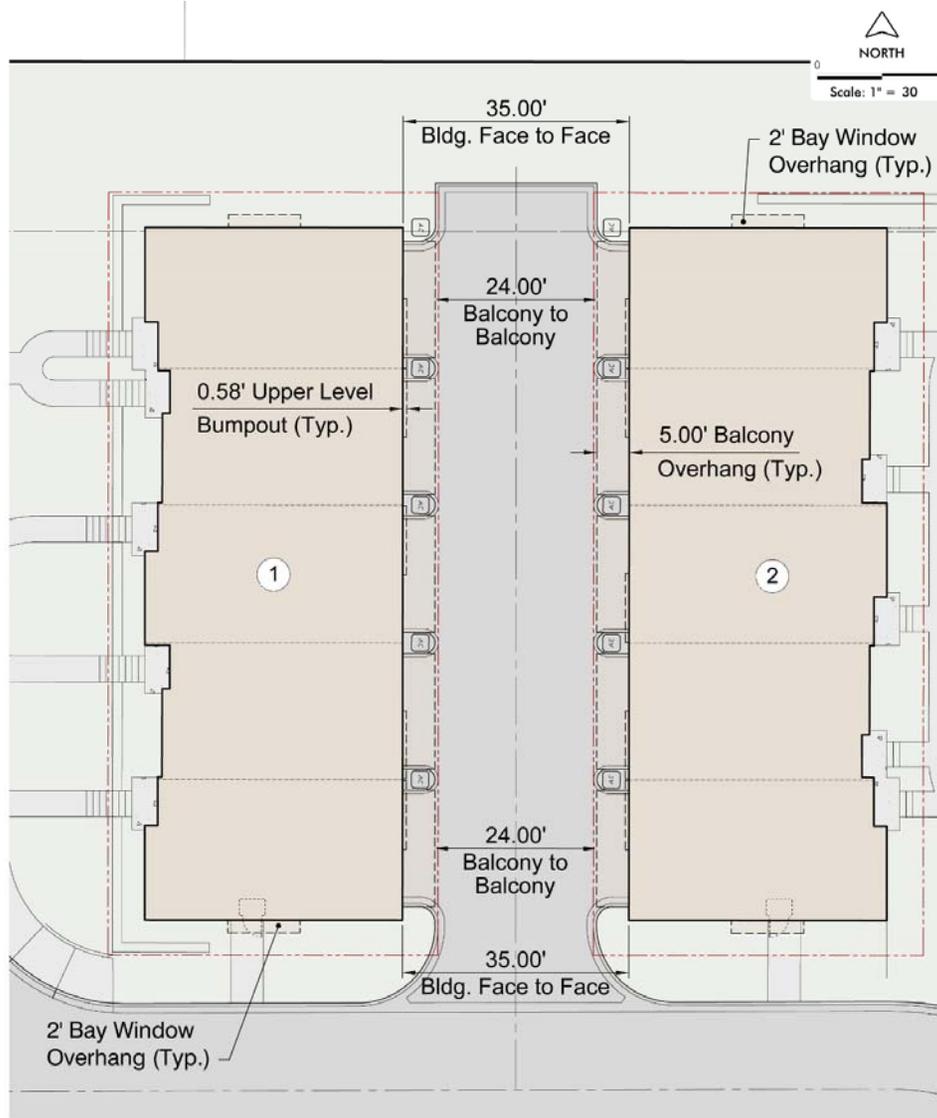
# Variance Exhibit D1



*Variance  
Exhibit D2*

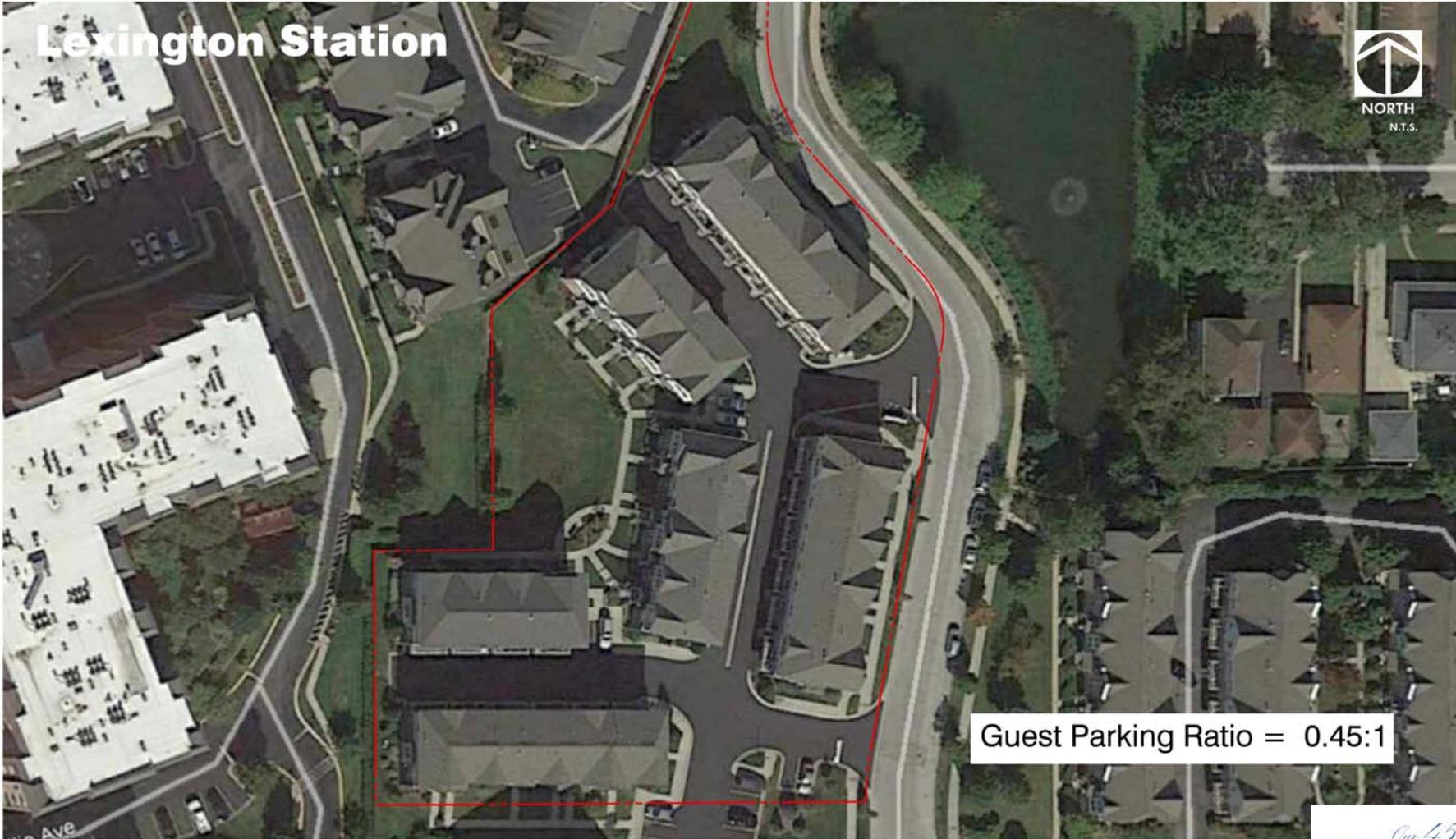
<b>The Reserve at Muir Park - 69 Unit Plan Zoning Variance Request Summary</b>				
	<b>Required</b>		<b>Proposed</b>	
	PUD	R-2	69 Unit Plan	Max. Variance
Yards				
Front (North)	50'	20'	25'	25'
Side (East))	30'	25.68'	25'	5'
Side (West)	35'	25.68'	20'	15'
Rear (South)	30'	30'	350'	-
Building Separation		30'	24'	6'
<b>The Reserve at Muir Park - 61 Unit Plan Zoning Variance Request Summary</b>				
	<b>Required</b>		<b>Proposed</b>	
	PUD	R-2	61 Unit Plan	Max. Variance
Yards				
Front (North)	50'	20'	25'	25'
Side (East))	30'	25.68'	25'	5'
Side (West)	35'	25.68'	54'	-
Rear (South)	30'	30'	15'	15'
Building Separation		30'	24'	6'

Variance  
Exhibit E



# Guest Parking

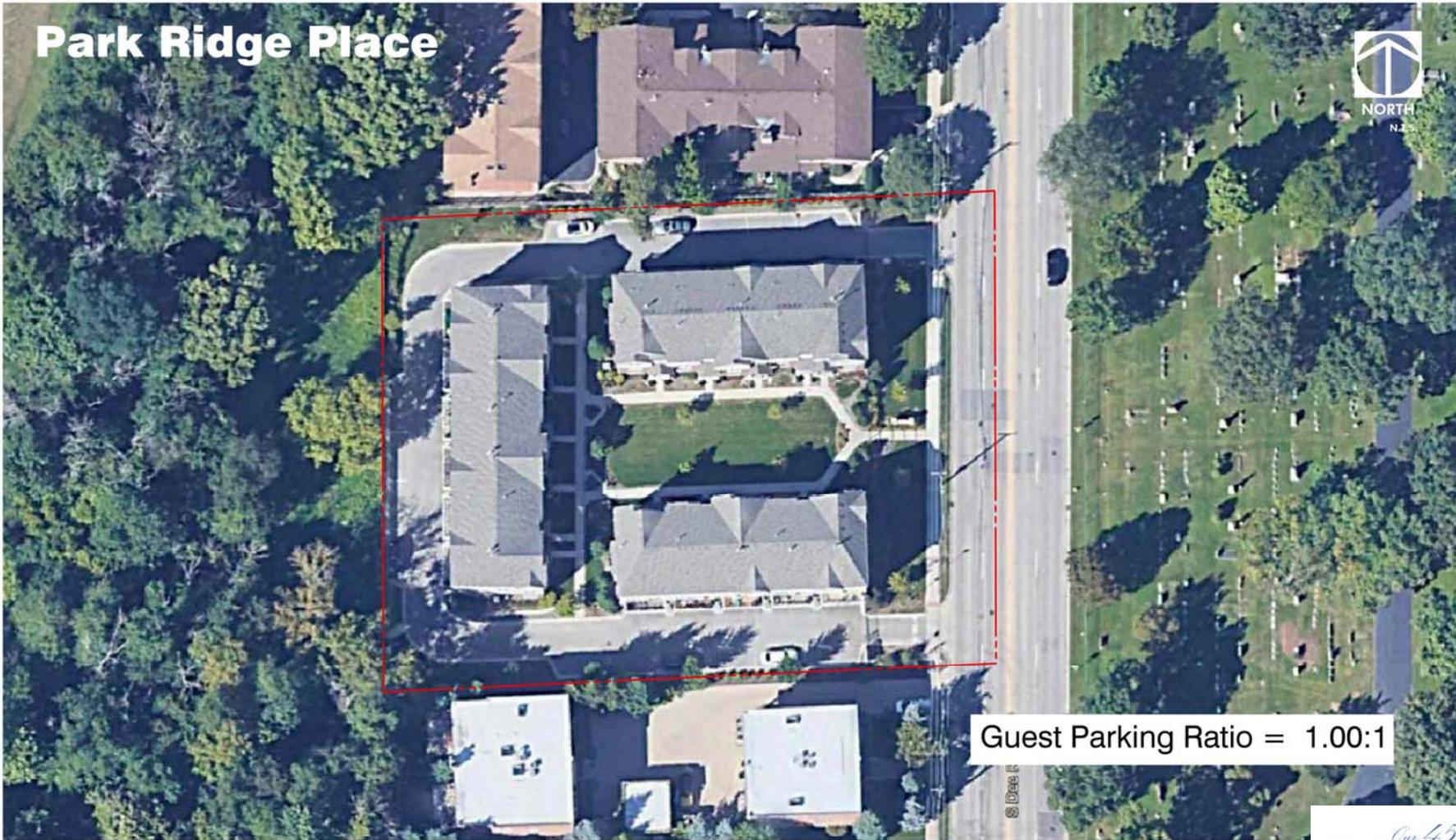
# Lexington Station



Guest Parking Ratio = 0.45:1

Project Name	Village	Unit Count	Guest Parking	Guest Parking Ratio	Notes
1 Lexington Station	Morton Grove	31	14	0.45	

# Park Ridge Place



Guest Parking Ratio = 1.00:1

Project Name	Village	Unit Count	Guest Parking	Guest Parking Ratio	Notes
2 Park Ridge Place	Park Ridge	16	16	1.00	

# Lexington Crossing



Guest Parking Ratio = 0.74:1

Project Name	Village	Unit Count	Guest Parking	Guest Parking Ratio	Notes
3 Lexington Crossing	Rolling Meadows	54	40	0.74	(Includes 12 Bldg 8 driveway spaces. 0.52 excluding )

# Lexington Pointe



Guest Parking Ratio = 0.38:1

Project Name	Village	Unit Count	Guest Parking	Guest Parking Ratio	Notes
4 Lexington Pointe	Des Plaines	58	22	0.38	

# Park Ridge Reserve



Guest Parking Ratio = 0.28:1

Project Name	Village	Unit Count	Guest Parking	Guest Parking Ratio	Notes
5 Park Ridge Reserve	Park Ridge	25	7	0.28	

Our 45<sup>th</sup> year  
**LexingtonHomes**

# Lexington Walk

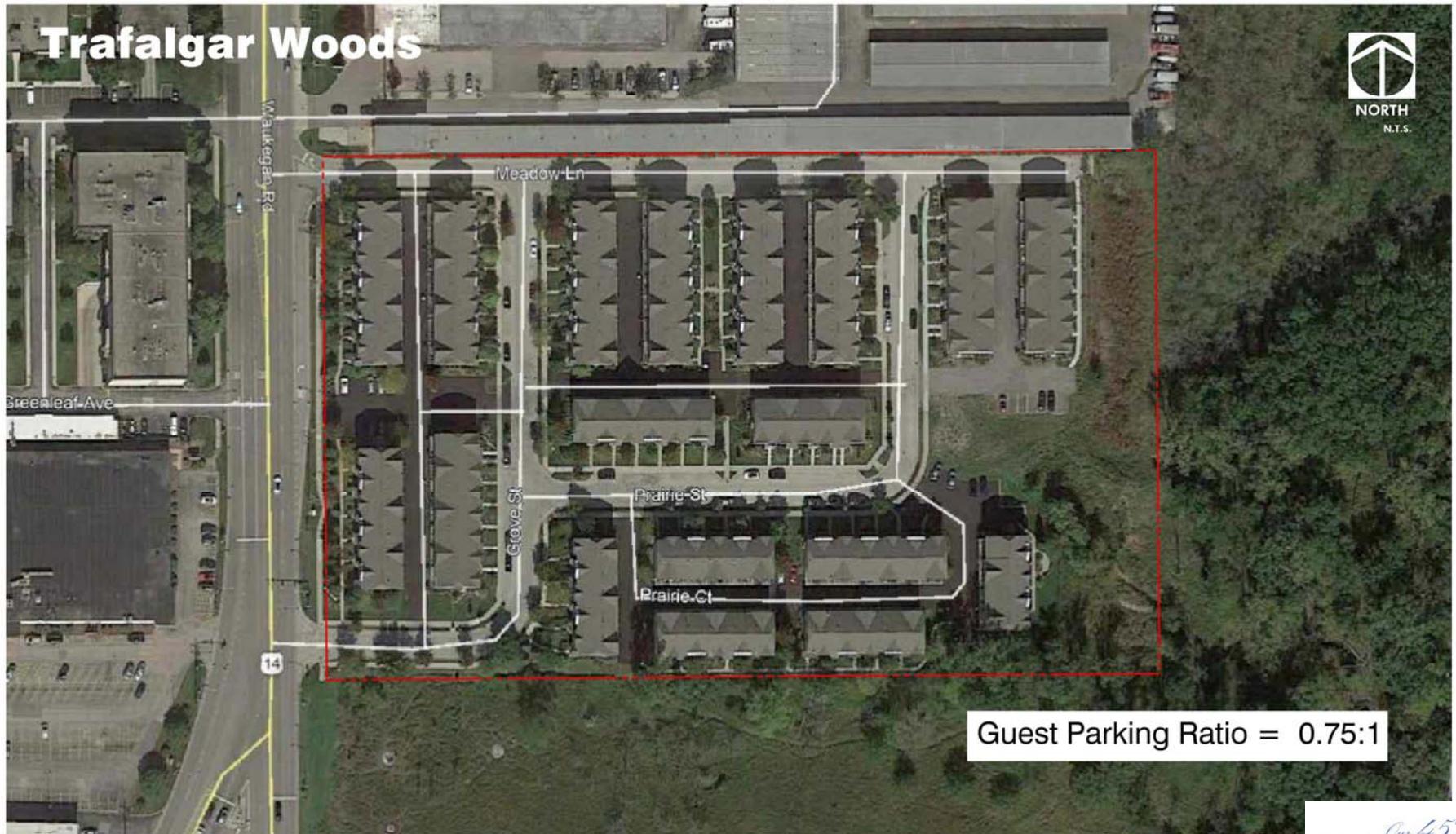


Guest Parking Ratio = 0.47:1

Project Name	Village	Unit Count	Guest Parking	Guest Parking Ratio	Notes
6 Lexington Walk	Morton Grove	36	17	0.47	(Excludes 7 street stalls)



# Trafalgar Woods



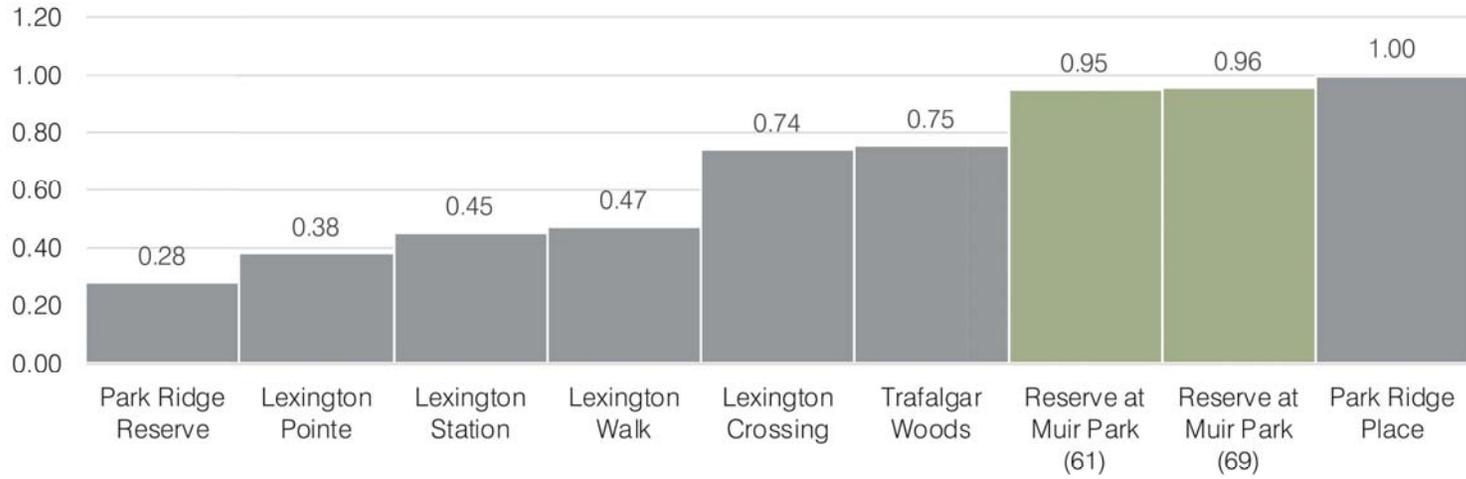
Guest Parking Ratio = 0.75:1

Project Name	Village	Unit Count	Guest Parking	Guest Parking Ratio	Notes
7 Trafalgar Woods	Morton Grove	110	83	0.75	(Includes 25 striped street stalls)



PC2018102119-Drawings/04/20/18/18119\_Parking Ratio Compz.dwg | 04/20/2018 | 12:23pm | hmc

### Comparable Guest Parking Ratios



Comparable Parking Ratios						
	Project Name	Village	Unit Count	Guest Parking	Guest Parking Ratio	Notes
1	Lexington Station	Morton Grove	31	14	0.45	
2	Park Ridge Place	Park Ridge	16	16	1.00	
3	Lexington Crossing	Rolling Meadows	54	40	0.74	(Includes 12 Bldg 8 driveway spaces. 0.52 excluding )
4	Lexington Pointe	Des Plaines	58	22	0.38	
5	Park Ridge Reserve	Park Ridge	25	7	0.28	
6	Lexington Walk	Morton Grove	36	17	0.47	(Excludes 7 street stalls)
7	Trafalgar Woods	Morton Grove	110	83	0.75	(Includes 25 striped street stalls)
8	Reserve at Muir Park (69)	Prospect Heights	69	66	0.96	(Includes 26 shared stalls. 0.58 excluding)
9	Reserve at Muir Park (61)	Prospect Heights	61	58	0.95	(Includes 26 shared stalls. 0.52 excluding)

Note: Resident parking is provided at 2:1 for the above listed communities.

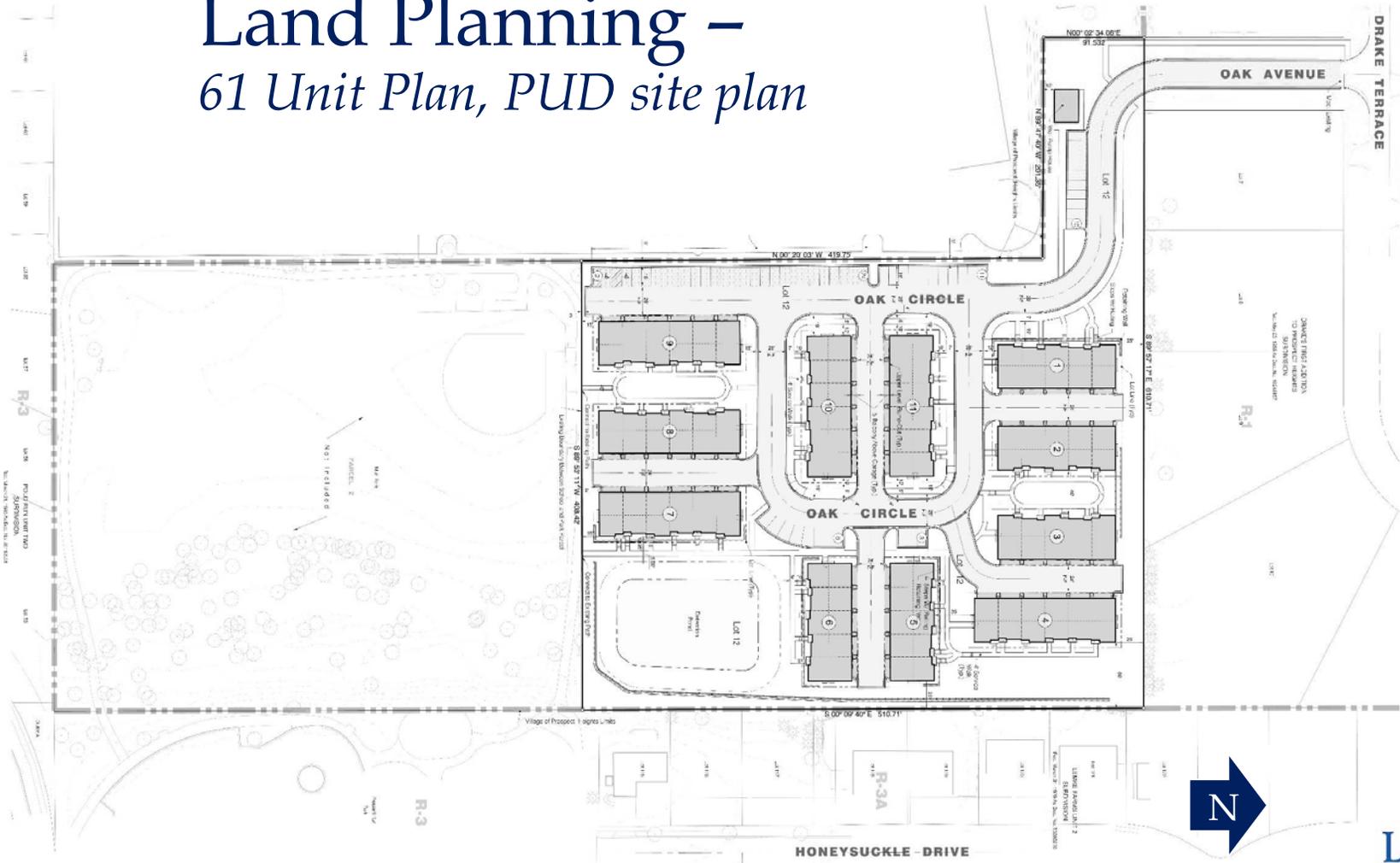
# 61 Unit Plan Exhibits

# Reserve at Muir Park – *Civil Engineering*

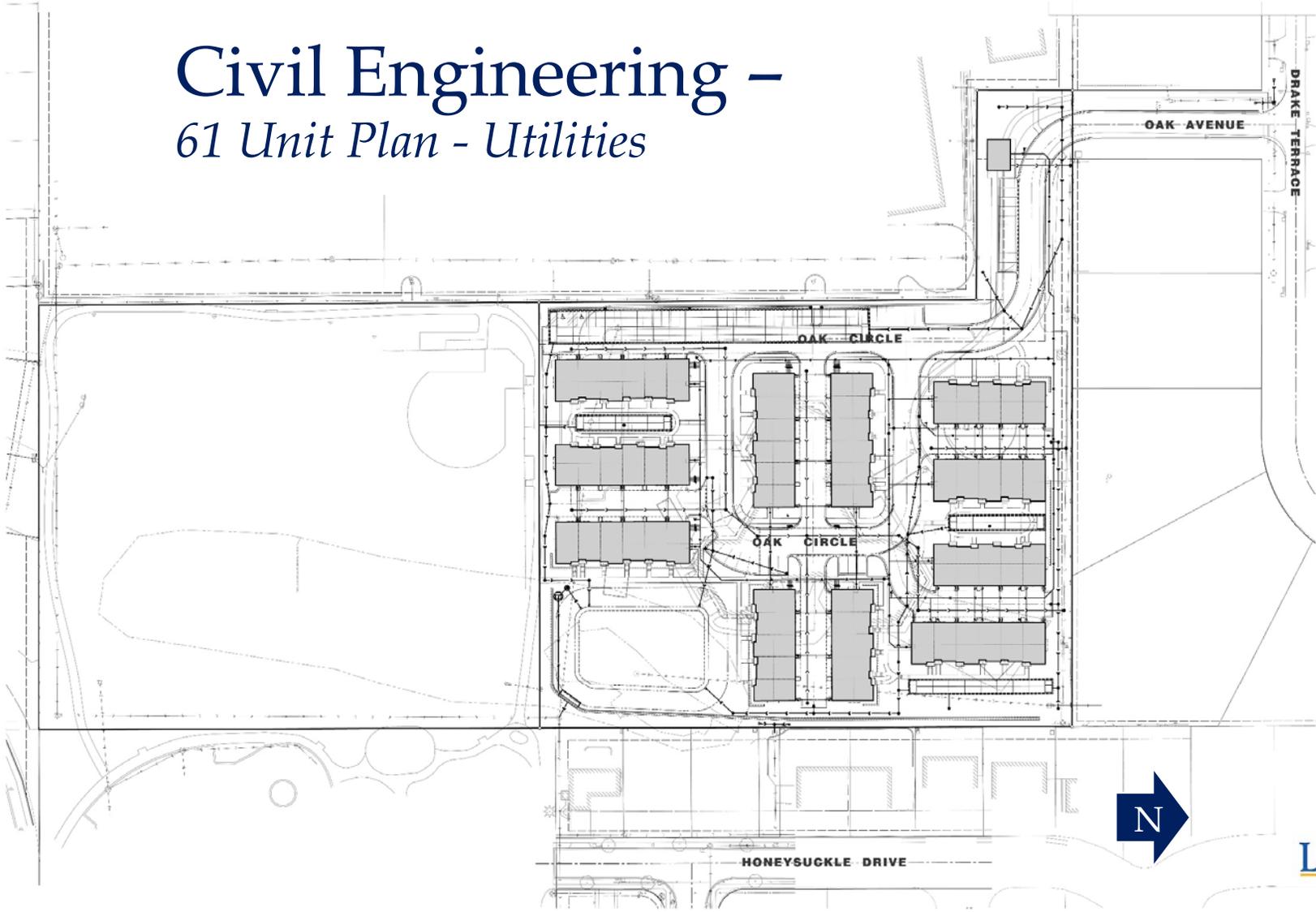
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Todd Shaffer  
*Haeger Engineering, LLC.*

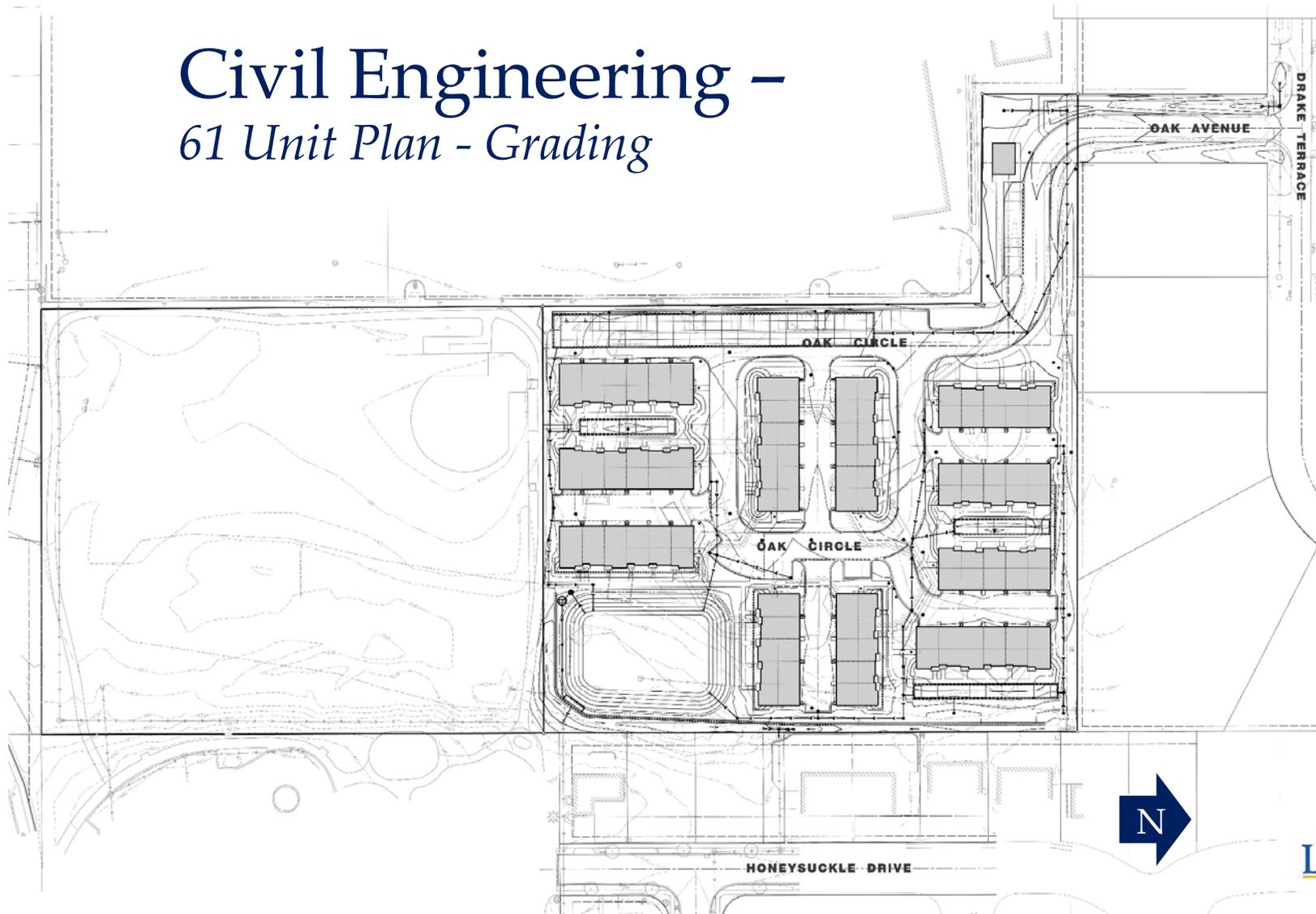
# Land Planning – 61 Unit Plan, PUD site plan



# Civil Engineering - *61 Unit Plan - Utilities*



# Civil Engineering – *61 Unit Plan - Grading*

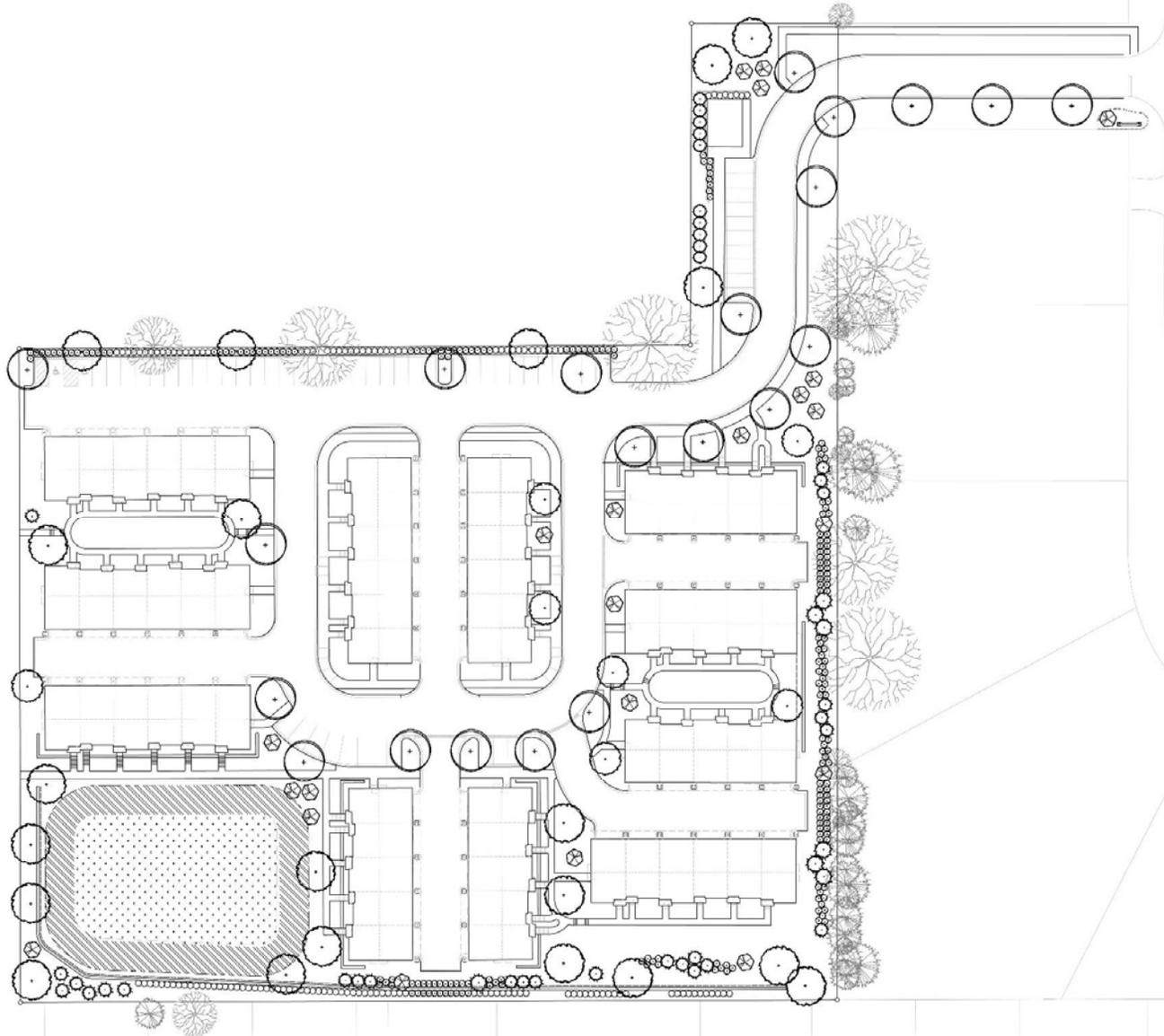


# Reserve at Muir Park –

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## *Landscape Architecture*

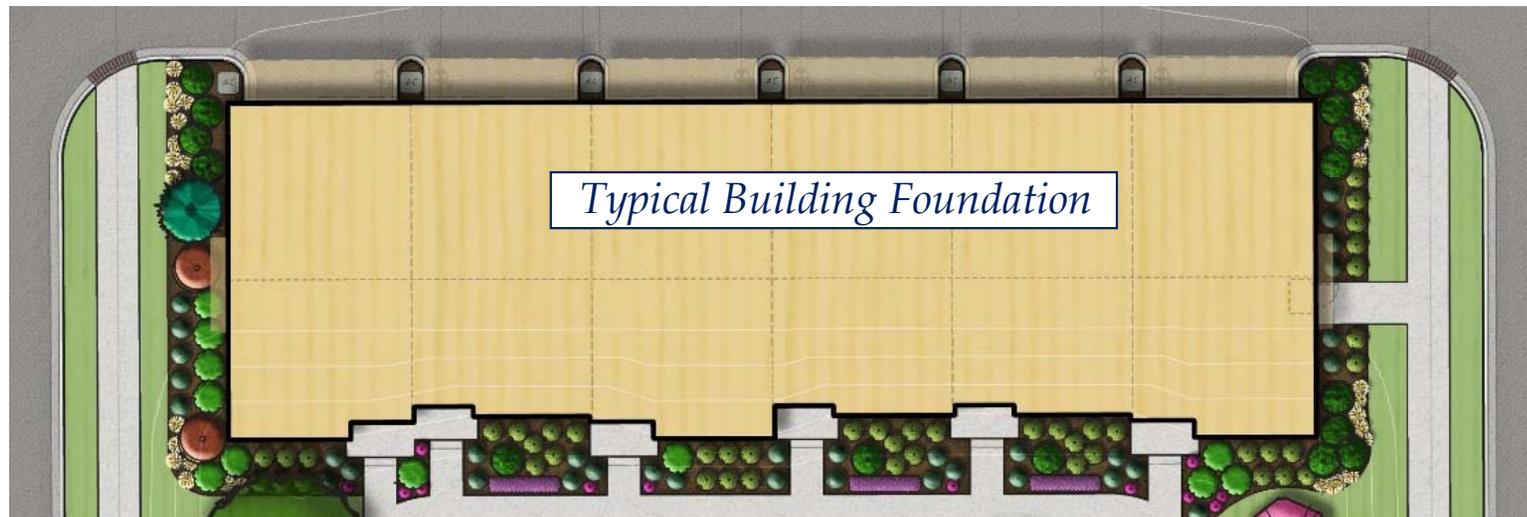
Sharon Dickson  
*Dickson Design Studio, Inc.*



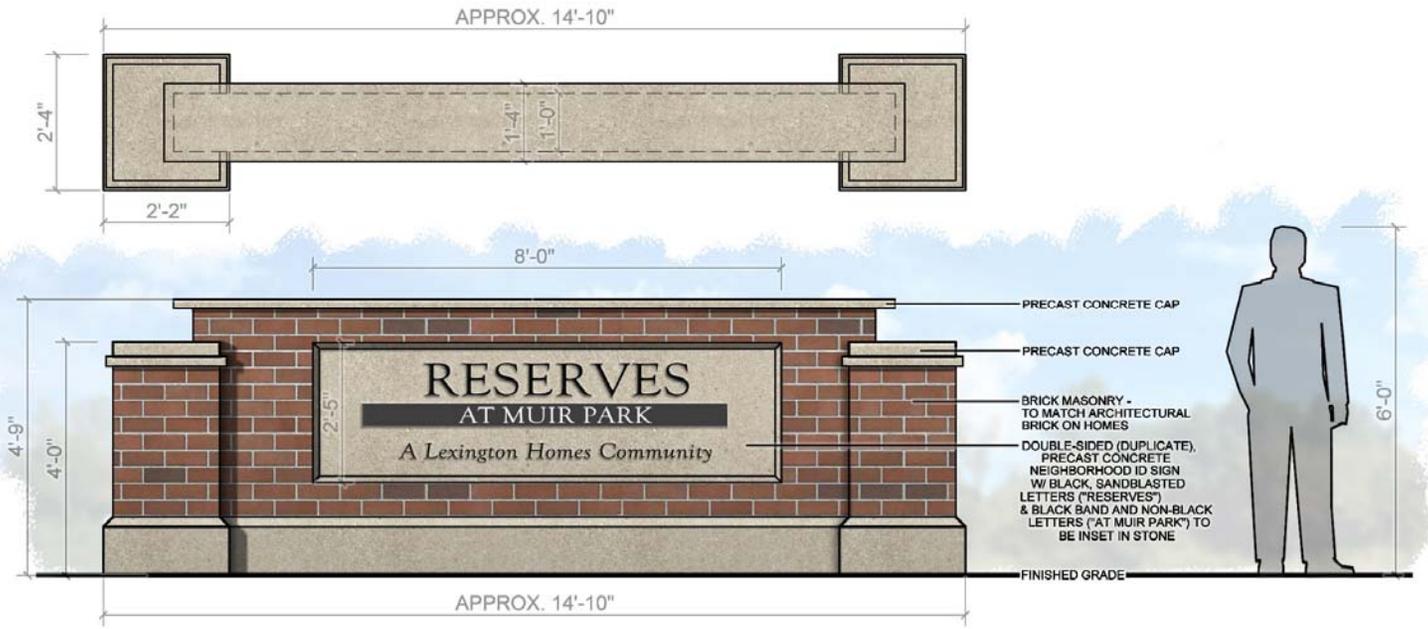
Landscape  
Architecture –  
*61 Unit Plan,  
Overall Plan*



# Landscape Architecture – *Foundation Landscape*



# Landscape Architecture – *Entrance Monument*



# Buildable Area Plan

**Legend**

-  Restricted Area
-  Buildable Area



INGRESS-EGRESS EASEMENT

PARKING LOT FOR THE BENEFIT OF MUIR PARK

APX. LIMITS OF UNSUITABLE SOIL

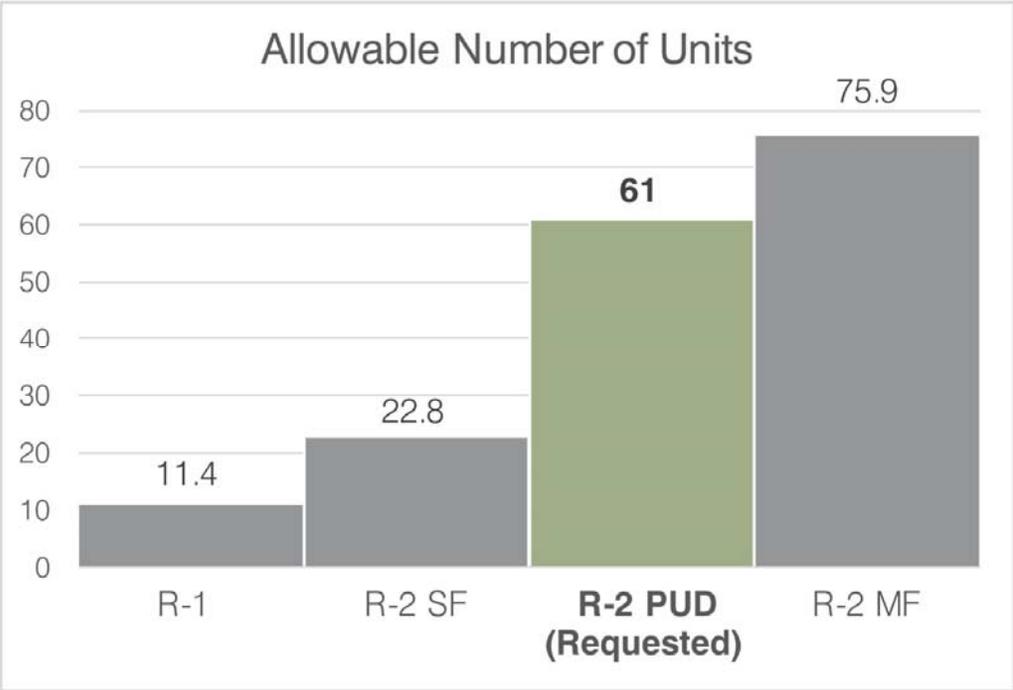
BUILDABLE AREA  
3.43 AC.  
149,454 S.F.

10' SANITARY SEWER EASEMENT

**R-1 Single Family Zoning**  
Minimum Lot Area = 20,000 s.f.  
Minimum Lot Width = 100'

Under R-1 the site's buildable area *mathematically* yields apx. 7.5 lots.





Maximum Allowable Units for North Parcel (Mathematically)				
North Area (Acres)	R-1	R-2 SF	R-2 MF (3 Bedroom)	R-2 PUD Requested
5.23	11.4	22.8	75.9	61
Controlling Metrics				
R-1: 20,000 s.f. lot minimum				
R-2, SF: 10,000 s.f. lot minimum				
R-2, MF: 3,000 s.f./Unit for 3BR units				

# Site Plans



**PROPOSED:**  
69 units



**OPTIONAL:**  
61 units

# Reserve at Muir Park

*a Lexington Homes Community*

*Supplemental Exhibits to the  
City of Prospect Heights  
Planning & Zoning Board of Appeals  
Continued to August 20, 2020*

1001 Oak Avenue - Prospect Heights, IL



*Our 45<sup>th</sup> year*  
**LexingtonHomes**



**Existing Park Area = 195,835 s.f.**  
= 4.50 ac.

**39 Parking Stalls Required**  
@1 Parking Stall per 5,000 s.f.

**PARK IS CURRENTLY  
SERVED BY 26 STALLS**

Muir Park



**Park Area Parking Requirements— Existing Condition**

**Proposed Gross  
Park Area = 195,835 s.f.  
= 4.50 ac.**

**39 Parking Stalls Required  
@1 Parking Stall per 5,000 s.f.**



**Park Area Parking Requirements—** *Proposed Condition, Gross Area*

**Proposed Net  
Park Area = 112,618 s.f.  
= 2.59 ac.**

**23 Parking Stalls Required  
@1 Parking Stall per 5,000 s.f.**

**PROPOSED PARKING  
24 STANDARD STALLS  
2 ACCESSIBLE STALLS  
26 TOTAL**

**EASEMENT FOR  
STORMWATER  
MANAGEMENT**

**Note:**  
Proposed Net Park Area excludes area of Stormwater  
Management Easement, and the area of proposed parking.



## Park Area Parking Requirements— *Proposed Condition, Net Area*

# Site Plans



**PROPOSED:**  
69 units



**OPTIONAL:**  
61 units