

Project No. 18-219  
 Date: 5-28-2020  
 Engineer: T.A.S.  
 Project Manager: T.A.S.  
 Scale: 1" = 40'  
 Sheet: 1/2

**DRAKE TERRACE**

**OAK AVENUE**

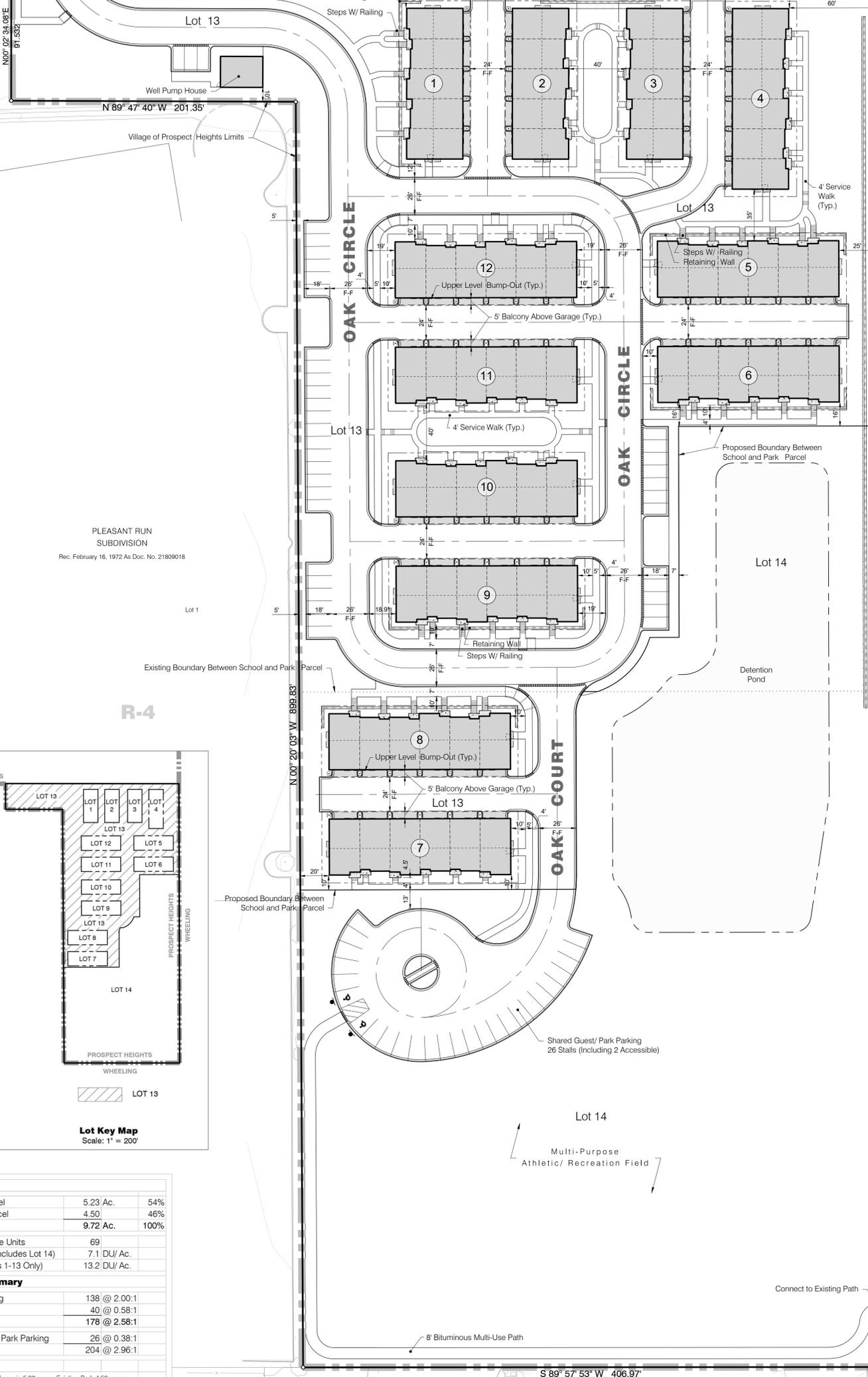
DRAKE'S FIRST ADDITION  
 TO PROSPECT HEIGHTS  
 SUBDIVISION  
 Rec. May 23, 1955 As Doc. No. 16245157

**R-1**

N00° 02' 34.08" E 97.532'

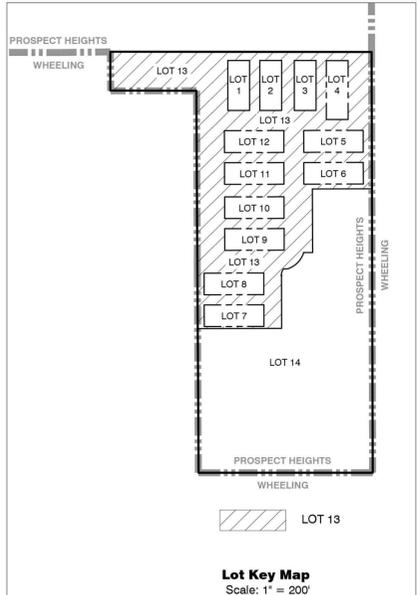
N 89° 47' 40" W 201.35'

S 89° 57' 17" E 610.71'



PLEASANT RUN  
 SUBDIVISION  
 Rec. February 16, 1972 As Doc. No. 21809018

**R-4**



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		
Gross Density (Includes Lot 14)	7.1 DU/ Ac.	
Net Density (Lots 1-13 Only)	13.2 DU/ Ac.	
Parking Summary		
Garage Parking	138 @ 2.00:1	
Guest Parking	40 @ 0.58:1	
<b>Subtotal</b>	<b>178 @ 2.58:1</b>	
Guest/ Shared Park 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.

**HONEYSUCKLE DRIVE**

LEMKE FARMS UNIT 2  
 SUBDIVISION  
 Rec. March 31, 1979 As Doc. No. T3080270

**R-3A**

**R-3**

Pleasant Run Park

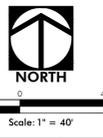
S 89° 57' 53" W 406.97'

POLO RUN UNIT TWO  
 SUBDIVISION  
 Rec. March 21, 1986 As Doc. No. 86110531

**PRELIMINARY PUD SITE PLAN**  
**RESERVE AT MUIR PARK**

**HAEGER ENGINEERING**  
 consulting engineers • land surveyors  
 100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608  
 Illinois Professional Design Firm License No. 184-003152  
 www.haegerengineering.com

No.	Date	Revision
1	7-23-2020	Miscellaneous Revisions



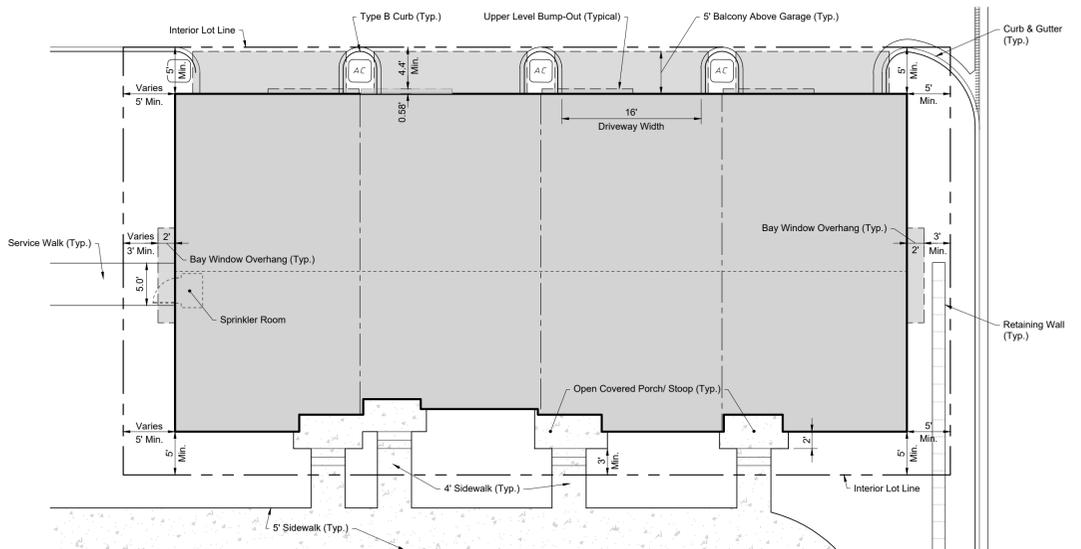
### ZONING OVERVIEW - OVERALL SITE

**69 Total Units**  
 Proposed Geometry Compared to  
 Prospect Heights R-2 (General Residential District)

	Overall (69 Units)
<b>Density (Lot Area/ Unit)</b>	
Proposed (Square feet)	6,138
Required/ Permitted (Square Feet)	3,000
Proposed for Zoning Approval	
Waiver/ Special Use/ PUD Approval	N/A-compliant
<b>Lot Area</b>	
Proposed (Square feet)	423,504
Required/ Permitted (Square feet)	10,000
Waiver/ Special Use/ PUD Approval	N/A-compliant
<b>Lot Width</b>	
Proposed	610.71'
Required/ Permitted	60'
Waiver/ Special Use/ PUD Approval	N/A-compliant
<b>Yard Setbacks<sup>1</sup></b>	
<b>Front</b>	
Proposed as Drawn	25'
Required/ Permitted <sup>2</sup>	20'
Proposed for Zoning Approval	
Waiver/ Special Use/ PUD Approval	N/A-compliant
<b>Side</b>	
Proposed as Drawn	20'
Required/ Permitted <sup>2</sup>	25.7'
Proposed for Zoning Approval	20'
Waiver/ Special Use/ PUD Approval	Waiver of 5.7'
<b>Rear</b>	
Proposed as Drawn	>100'
Required/ Permitted	30'
Proposed for Zoning Approval	
Waiver/ Special Use/ PUD Approval	N/A-compliant
<b>Open Space<sup>3</sup></b>	
Proposed as Drawn	64.2%
Required/ Permitted	40%
Proposed for Zoning Approval	
Waiver/ Special Use/ PUD Approval	N/A-compliant
<b>Usable Open Space<sup>3</sup></b>	
Proposed as Drawn	64.2%
Required/ Permitted	20%
Proposed for Zoning Approval	
Waiver/ Special Use/ PUD Approval	N/A-compliant
<b>Building Height</b>	
Proposed Mean Building Height	29'-6"
Required/ Permitted Mean Bldg Height	45'
Waiver/ Special Use/ PUD Approval	N/A-compliant
<b>Lot Coverage<sup>4</sup></b>	
Proposed	14.50%
Required/ Permitted	40%
Proposed for Zoning Approval	
Waiver/ Special Use/ PUD Approval	N/A-compliant
<b>Floor Area Ratio (F.A.R.)</b>	
Proposed	31.18%
Required/ Permitted	80%
Proposed for Zoning Approval	
Waiver/ Special Use/ PUD Approval	N/A-compliant

1. For the purposes of this table, the north property line of proposed Lot 13 is assumed to be the front property line, and the south property line is assumed to be the rear property line.  
 2. Front yard is calculated as 20% of the proposed lot depth (max. 20' req.) Side yard is calculated as 20% of the proposed building width. Restrictions for corner side yards are identical to restrictions for interior side yards.  
 3. Open space and usable open space calculation is the lot area less bldg envelopes and driveway/roadway/parking areas.  
 4. Only building footprint and building stoop areas are included in this calculation.

	Required		Proposed		Max. Variance
	PUD	R-2	69 Unit Plan		
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'



**TYPICAL LOT DIMENSION DETAIL**  
 Scale: 1" = 10'

## PRELIMINARY PUD SITE PLAN

### RESERVE AT MUIR PARK

VILLAGE OF PROSPECT HEIGHTS, COOK COUNTY, ILLINOIS

## HAEGER ENGINEERING

consulting engineers • land surveyors

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1 7-23-2020 Miscellaneous Revisions  
 No. Date Revision

Project Manager: T.A.S.  
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