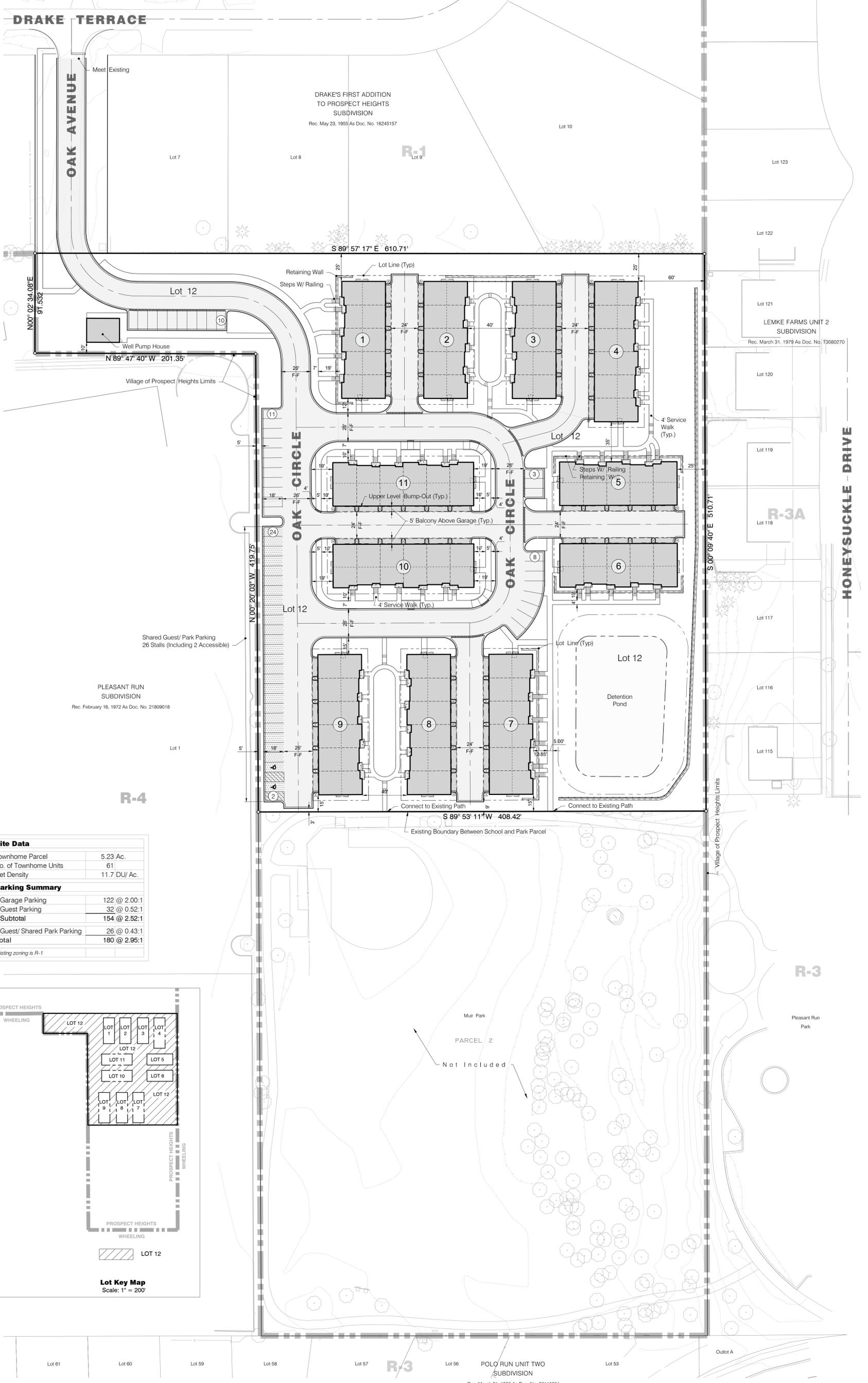
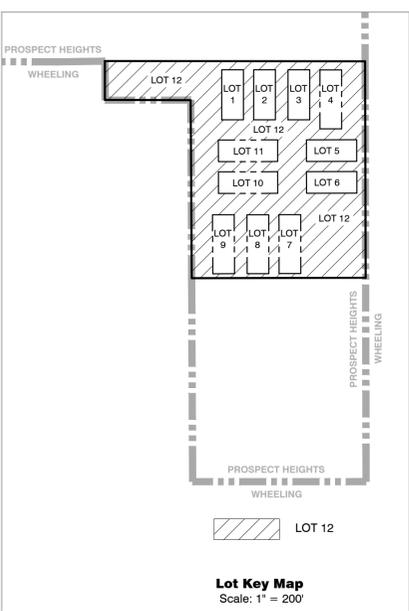


Plan Date: Jul 23, 2020, 9:20am
 Project Name: Village of Prospect Heights
 File Name: C:\2020\Prospect Heights\Drawings\18-219_200_Plan_01_18-219_Plan_01_18-219_Plan_01_18-219.dwg



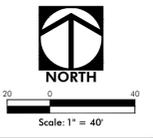
Site Data	
Townhome Parcel	5.23 Ac.
No. of Townhome Units	61
Net Density	11.7 DU/ Ac.
Parking Summary	
Garage Parking	122 @ 2.00:1
Guest Parking	32 @ 0.52:1
Subtotal	154 @ 2.52:1
Guest/ Shared Park Parking	26 @ 0.43:1
Total	180 @ 2.95:1
Existing zoning is R-1	



ALTERNATIVE DEVELOPMENT PLAN
EXHIBIT D
RESERVE AT MUIR PARK
 VILLAGE OF PROSPECT HEIGHTS, COOK COUNTY, ILLINOIS

HAEGER ENGINEERING
 consulting engineers • land surveyors
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 Illinois Professional Design Firm License No. 184-003152
 www.haegerengineering.com

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



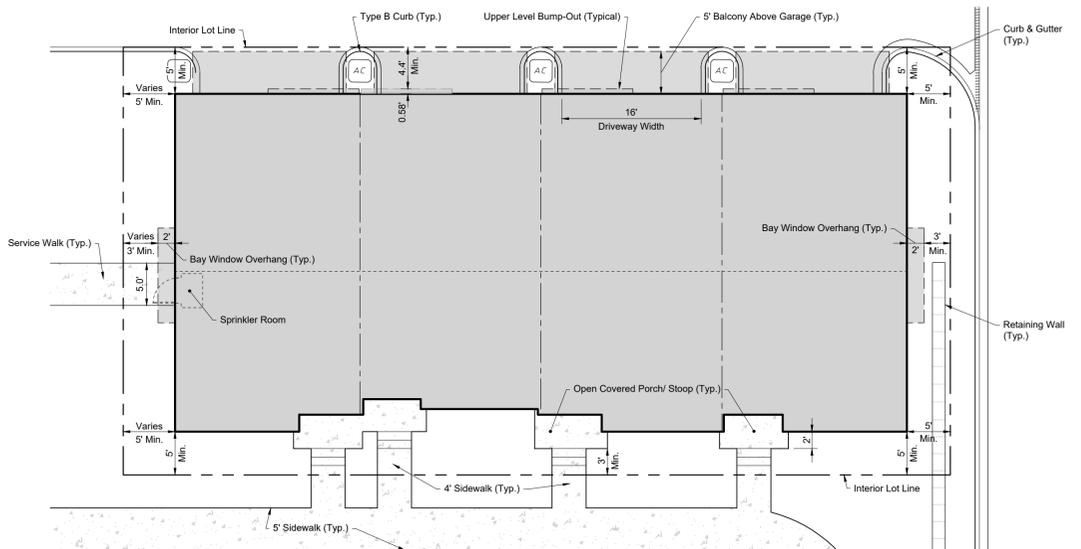
ZONING OVERVIEW - OVERALL SITE

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

	Overall (61 Units)
Density (Lot Area/ Unit)	
Proposed (Square feet)	3,732
Required/ Permitted (Square Feet)	3,000
Proposed for Zoning Approval	
Waiver/ Special Use/ PUD Approval	N/A-compliant
Lot Area	
Proposed (Square feet)	227,670
Required/ Permitted (Square feet)	10,000
Waiver/ Special Use/ PUD Approval	N/A-compliant
Lot Width	
Proposed	610.71'
Required/ Permitted	60'
Waiver/ Special Use/ PUD Approval	N/A-compliant
Yard Setbacks¹	
Front	
Proposed	25'
Required/ Permitted ²	20'
Proposed for Zoning Approval	
Waiver/ Special Use/ PUD Approval	N/A-compliant
Side	
Proposed	25'
Required/ Permitted ²	25.7'
Proposed for Zoning Approval	
Waiver/ Special Use/ PUD Approval	Waiver of 0.7'
Rear	
Proposed	15'
Required/ Permitted	30'
Proposed for Zoning Approval	
Waiver/ Special Use/ PUD Approval	Waiver of 15'
Open Space³	
Proposed (Square Feet, As Drawn) ⁵	45%
Required/ Permitted	40%
Proposed for Zoning Approval	
Waiver/ Special Use/ PUD Approval	N/A-compliant
Usable Open Space³	
Proposed (Square Feet, As Drawn) ⁵	45%
Required/ Permitted	20%
Proposed for Zoning Approval	
Waiver/ Special Use/ PUD Approval	N/A-compliant
Building Height	
Proposed Mean Building Height	29'-6"
Required/ Permitted Mean Bldg Height	45'
Proposed for Zoning Approval	
Waiver/ Special Use/ PUD Approval	N/A-compliant
Lot Coverage⁴	
Proposed	23.90%
Required/ Permitted	40%
Proposed for Zoning Approval	
Waiver/ Special Use/ PUD Approval	N/A-compliant
Floor Area Ratio (F.A.R.)	
Proposed	51.28%
Required/ Permitted	80%
Proposed for Zoning Approval ⁴	
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	61 Unit Plan		
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'



TYPICAL LOT DIMENSION DETAIL
 Scale: 1" = 10'

ALTERNATIVE DEVELOPMENT PLAN EXHIBIT D RESERVE AT MUIR PARK

VILLAGE OF PROSPECT HEIGHTS, COOK COUNTY, ILLINOIS

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No.	Date	Revision
1	7/23/2020	Miscellaneous Site Plan Revisions

Project Manager: T.A.S.
 Engineer: T.A.S.
 Date: 5-28-2020
 Project No: 18-219
 Sheet: 2/2