

RESERVE AT MUIR PARK TENTATIVE PLAT OF SUBDIVISION

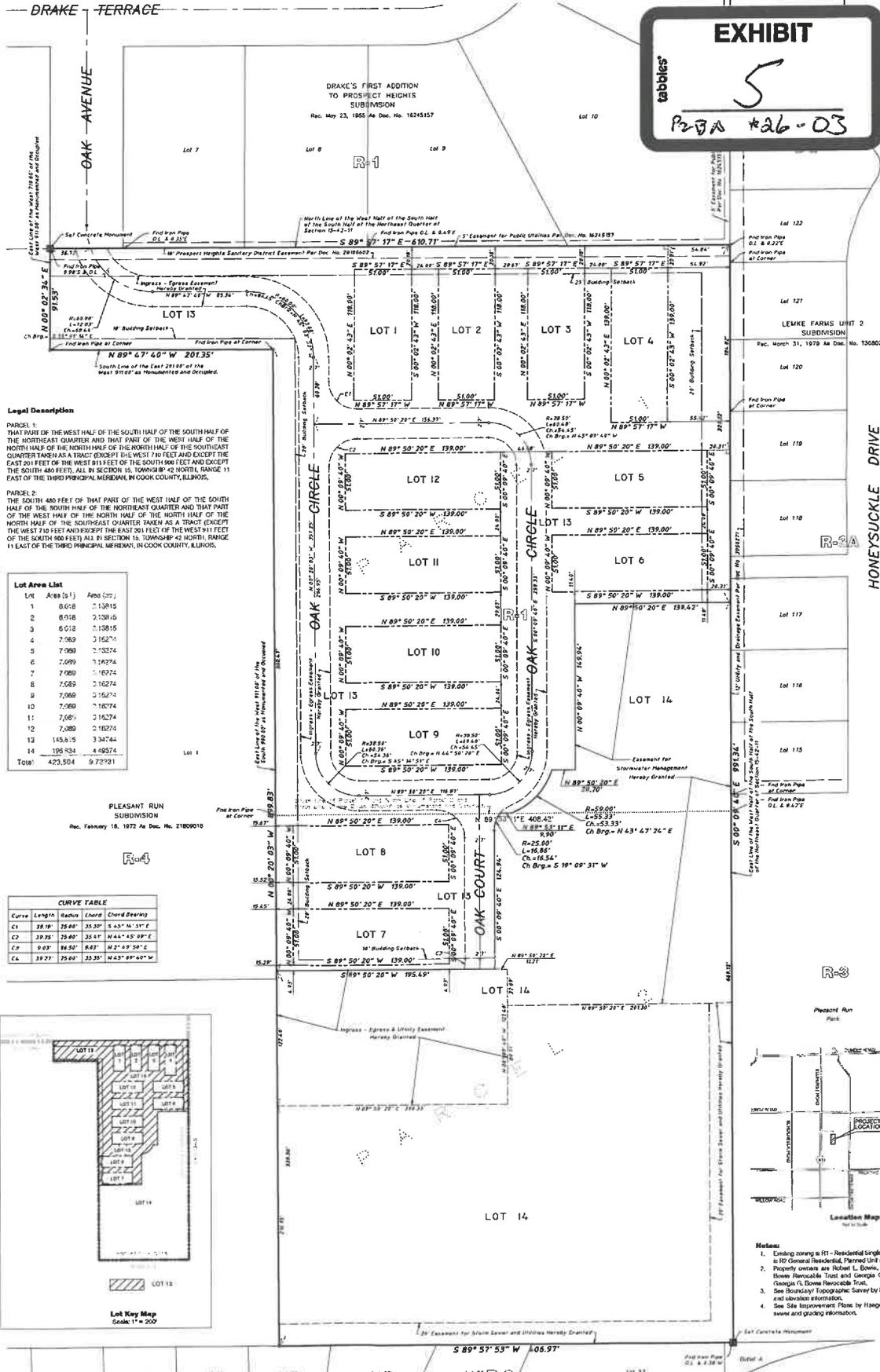


EXHIBIT
5
P27A #26-03

Legal Description

PARCEL 1:
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 NORTHEAST QUARTER TAKEN AS A TRACT EXCEPT THE WEST 70 FEET AND EXCEPT THE EAST 200 FEET OF THE WEST 911 FEET OF THE SOUTH 900 FEET AND EXCEPT THE SOUTH 400 FEET, ALL IN SECTION 15, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THE SOUTH 480 FEET OF THAT PART OF THE WEST 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 HALF OF THE NORTHEAST QUARTER TAKEN AS A TRACT EXCEPT THE WEST 710 FEET AND EXCEPT THE EAST 200 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.

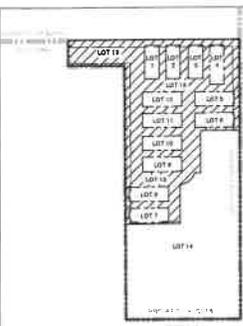
Lot Area List

Lot	Area (sq ft)	Area (sq ft)
1	8,678	1,138.15
2	8,678	1,138.15
3	8,678	1,138.15
4	7,969	1,027.5
5	7,969	1,027.5
6	7,969	1,027.5
7	7,969	1,027.5
8	7,969	1,027.5
9	7,969	1,027.5
10	7,969	1,027.5
11	7,969	1,027.5
12	7,969	1,027.5
13	145,675	3,847.64
14	136,524	4,927.4
Total	423,504	9,727.91

PLEASANT RUN SUBDIVISION
Rec. February 16, 1972 As Dec. No. 21800018

CURVE TABLE

Curve	Length	Radius	Chord	Chord Bearing
C1	39.29	29.80	33.30	N 45° 14' 31" E
C2	39.29	29.80	33.41	N 44° 45' 59" E
C3	9.03	26.50	8.87	N 2° 45' 59" E
C4	39.27	29.80	33.35	N 45° 09' 42" W



Lot Key Map
Scale: 1" = 200'



Notes

- Existing zoning is R1 - Residential Single Family. Proposed zoning is R3 General Residential Planned Unit Development.
- Property owners are Robert L. Dowse, as Trustee of the Robert L. Dowse Revocable Trust and George G. Dowse, as Trustee of the George G. Dowse Revocable Trust.
- See Boundary Topographic Survey by Haeger Engineering for utility and elevation information.
- See Site Improvement Plans by Haeger Engineering for proposed sewer and grading information.

ZONING OVERVIEW - OVERALL SITE

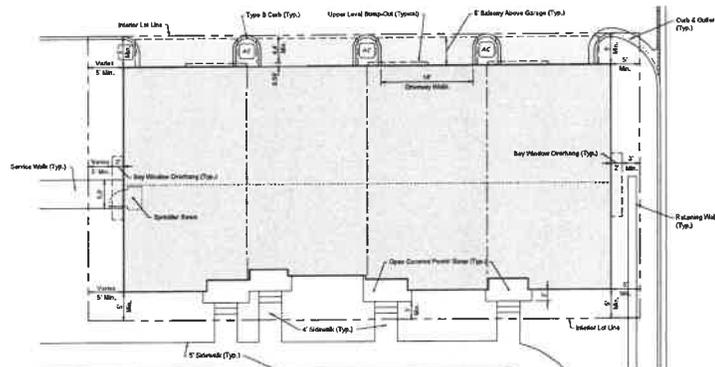
69 Total Units

Proposed Geometry Compared to
Prospect Heights PUD (General Residential District)

	Overall (69 Units)
Density (Lot Area/ Unit)	
Proposed (Square feet)	6,130
Required/ Permitted (Square feet)	3,000
Proposed for Zoning Approval	
Waiver/ Special Use/ PUD Approval	NA-compliant
Lot Area	
Proposed (Square feet)	420,504
Required/ Permitted (Square feet)	10,000
Waiver/ Special Use/ PUD Approval	NA-compliant
Lot Width	
Proposed	610.71'
Required/ Permitted	60'
Waiver/ Special Use/ PUD Approval	NA-compliant
Yard Setbacks	
Front	
Proposed as Drawn	25'
Required/ Permitted ¹	20'
Proposed for Zoning Approval	
Waiver/ Special Use/ PUD Approval	NA-compliant
Side	
Proposed as Drawn	30'
Required/ Permitted ¹	25.7'
Proposed for Zoning Approval	30'
Waiver/ Special Use/ PUD Approval	Waiver of 5.7'
Rear	
Proposed as Drawn	>100'
Required/ Permitted	30'
Proposed for Zoning Approval	
Waiver/ Special Use/ PUD Approval	NA-compliant
Open Space	
Proposed as Drawn	64.2%
Required/ Permitted	40%
Proposed for Zoning Approval	
Waiver/ Special Use/ PUD Approval	NA-compliant
Usable Open Space²	
Proposed as Drawn	39.8%
Required/ Permitted	20%
Proposed for Zoning Approval	
Waiver/ Special Use/ PUD Approval	NA-compliant
Building Height	
Proposed Mean Building Height	29.5'
Required/ Permitted Mean Story Height	45'
Waiver/ Special Use/ PUD Approval	NA-compliant
Lot Coverage³	
Proposed	14.50%
Required/ Permitted	40%
Proposed for Zoning Approval	
Waiver/ Special Use/ PUD Approval	NA-compliant
Floor Area Ratio (F.A.R.)	
Proposed	31.16%
Required/ Permitted	80%
Proposed for Zoning Approval	
Waiver/ Special Use/ PUD Approval	NA-compliant

Note: A waiver of 5.7' is being requested for the required side yard.

- For the purposes of this table, the mean property line is proposed at 12' is assumed to be the true property line, and the north property line is assumed to be the true property line.
- Frontage is calculated as 20% of the proposed lot width. (20' x 100' lot width is calculated as 20% of the proposed lot width.) Provisions for corner lots are to be determined by the applicant for each lot.
- Open space is calculated as open space calculated for the area that is 50% or greater of the total lot area.
- Open space includes any existing or proposed open space.



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

100 East Third Parkway, Schaumburg, IL 60173 • Tel: 630/374-6000 Fax: 630/374-6008
Beverly Professional Design Firm, License No. 154-000132
www.haegerengineering.com

No.	Date	Revisions

Project Manager: T.A.S. 1/15
 Engineer: T.A.S. 1/15
 Date: 2/26/2010
 Sheet No: 1/15
 Scale: 1/15