

Plan Date: July 23, 2020, 4:21 pm
 Project: Reserve at Muir Park
 File Name: C:\2020\Projects\Reserve at Muir Park\18-219_Prelim_PUD_Site_Plan.dwg

DRAKE TERRACE

OAK AVENUE

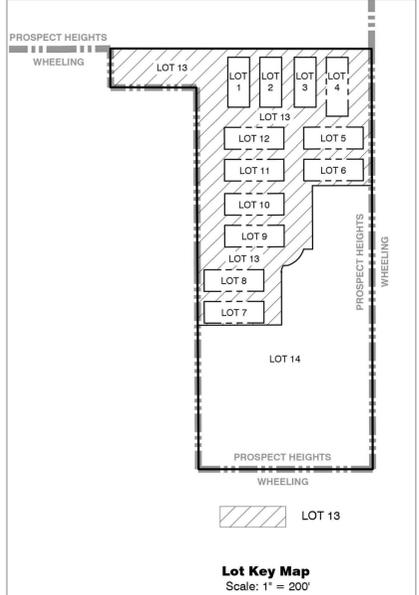
DRAKE'S FIRST ADDITION
 TO PROSPECT HEIGHTS
 SUBDIVISION
 Rec. May 23, 1955 As Doc. No. 16245157

R-1

HONEYSUCKLE DRIVE

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

R-4



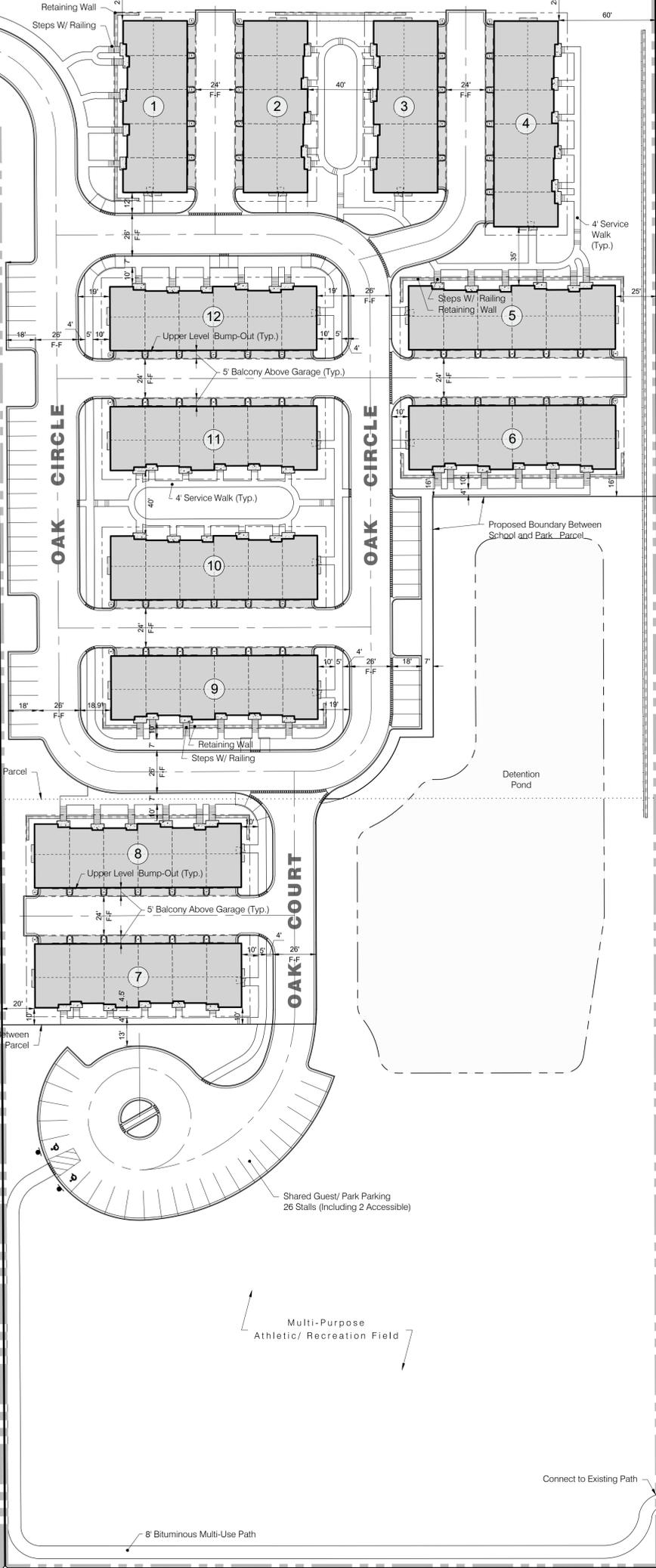
Site Data

Townhome Parcel	5.23 Ac.	54%
Park District Parcel	4.50	46%
Gross Site Area	9.72 Ac.	100%
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
Total	204 @ 2.96:1

Existing zoning is R-1
Existing school parcel area is 5.23 acres. Existing Park 4.50 acres.



S 00° 09' 40" E 991.34'
 Village of Prospect Heights Limits

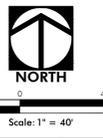
R-3

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

Project Manager: T.A.S.
 Engineer: T.A.S.
 Date: 5-28-2020
 Project No.: 18-219
 Sheet: 1/2

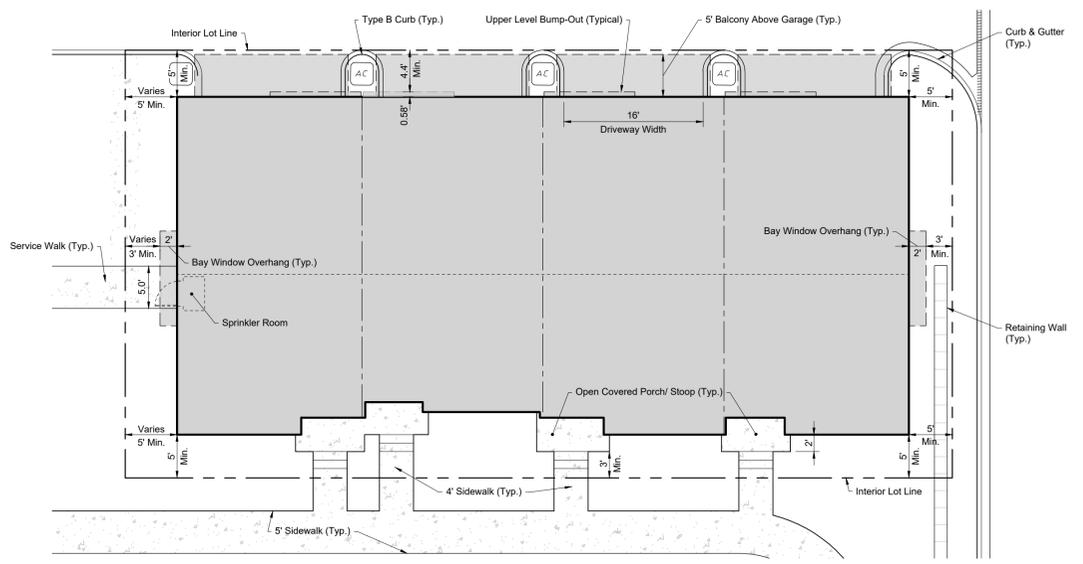
ZONING OVERVIEW - OVERALL SITE
69 Total Units

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

	Overall (69 Units)
Density (Lot Area/ Unit)	
Proposed (Square feet)	6,138
Required/ Permitted (Square Feet)	3,000
Proposed for Zoning Approval	
Waiver/ Special Use/ PUD Approval	N/A-compliant
Lot Area	
Proposed (Square feet)	423,504
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 as Drawn	25'
Required/ Permitted ²	20'
Proposed for Zoning Approval	
Waiver/ Special Use/ PUD Approval	N/A-compliant
Side	
Proposed as Drawn	20'
Required/ Permitted ²	25.7'
Proposed for Zoning Approval	20'
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	N/A-compliant
Open Space³	
Proposed as Drawn	64.2%
Required/ Permitted	40%
Proposed for Zoning Approval	
Waiver/ Special Use/ PUD Approval	N/A-compliant
Usable Open Space³	
Proposed as Drawn	39.8%
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'
Waiver/ Special Use/ PUD Approval	N/A-compliant
Lot Coverage⁴	
Proposed	14.50%
Required/ Permitted	40%
Proposed for Zoning Approval	
Waiver/ Special Use/ PUD Approval	N/A-compliant
Floor Area Ratio (F.A.R.)	
Proposed	31.18%
Required/ Permitted	80%
Proposed for Zoning Approval	
Waiver/ Special Use/ PUD Approval	N/A-compliant

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

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.



TYPICAL LOT DIMENSION DETAIL
 Scale: 1" = 10'

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RESERVE AT MUIR PARK

VILLAGE OF PROSPECT HEIGHTS, COOK COUNTY, ILLINOIS

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