

Item #1:
Report Of The PCZBA - December 1, 2015



**MEETING AGENDA OF THE
PLAN COMMISSION & ZONING BOARD OF APPEALS
REGULAR MEETING**

Tuesday, December 1, 2015 at 7:00 P.M.

Village Hall, 3110 OLD MCHENRY ROAD LONG GROVE, ILLINOIS

1. **Call to Order**
2. **Visitor Business**
3. **New Business – PUBLIC HEARING;** Consideration of a request for variation of the side yard setback requirement for property located at 7019 Meadow Lane and zoned under the R-2 zoning district classification from the required 40 feet down to 20 feet to allow for an addition to an existing single family residence and submitted by Mr. Henrik Enqvist, General Contractor on behalf of Mr. Brian Boehm property owner.
4. **PUBLIC HEARING;** Consideration of a request for a text amendment to Title 5 (Zoning Regulations) of the Village Code for the Village of Long Grove, regarding Permitted and Special Uses, to allow video gaming within the Village of Long Grove.
5. **Old Business - PUBLIC HEARING (Continued):** Consideration of an update and proposed amendments to the Village of Long Grove Comprehensive Plan submitted by the Village of Long Grove
6. **Approval of Minutes; October 6, 2015**
7. **Other Business;**
8. **Adjournment:**

Next Regular Meeting – January 5, 2016

**Village Board Representative; 12.8.15; Commissioner
Peltin**

The Village of Long Grove is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to phone David Lothspeich, Long Grove Village Manager at 847-634-9440 or TDD 847-634-9650 promptly to allow the Village of Long Grove to make reasonable accommodations for those persons.

**MEETING
PROCEDURES**

Plan Commission meeting follow the procedures outlined below. In the spirit of fairness to all parties, any of these procedures may be modified for a particular item at the discretion of the Chair.

1. Introduction of item by the Chair.
2. Village Staff's summary of Petition.
3. Presentation by the Petitioner.
4. Public Testimony and Comment.
5. Cross-Examination.
6. Response by the Petitioner.
7. Questions by the Commission.
8. Commission Discussion and Deliberation.
9. Commission Action.



MEMORANDUM

TO: Village President and Village Board
FROM: James M. Hogue, Village Planner
DATE: December 2, 2015
RE: Board & Commissions Report for 12/8/15

This memo is intended to update the Village Board as to the status of projects and activities of the Long Grove Plan Commission & Zoning Board of Appeals (PCZBA), Conservancy & Scenic Corridor Committee (CSCC) and the Architectural Commission (AC).

PCZBA; - 12.1.15 Meeting (2 Actions Item)

- 1. PUBLIC HEARING;** Consideration of a request for variation of the side yard setback requirement for property located at 7019 Meadow Lane and zoned under the R-2 zoning district classification from the required 40 feet down to 20 feet to allow for an addition to an existing single family residence and submitted by Mr. Henrik Enqvist, General Contractor on behalf of Mr. Brian Boehm property owner.

Chairman Pro-Tem Rubin opened the public hearing and swore in those to give testimony.

Mr. Henrik Enqvist provided testimony on behalf of the petitioner indicating the property was developed in the county and annexed into the village. The property was platted in the 1960's and the structure was built in the mid' 1960'. The property was annexed into the village in 1986.

As requested the petitioner is seeking a variation of the side yard setback (east side only) requirement by twenty (20) feet to twenty feet for an addition to an existing residential structure. The addition would be to allow the property owner to care for his mother who is not longer able to live independently.

The property owner, Mr. Brian Boehm, confirmed the testimony as presented by Mr. Enqvist.

Planner Hogue reviewed his report to the PCZBA and noted the variation may be considered as authorized variations under the Long Grove Village Code (5-11-15) (E) (1) (a). The proposed use of the property, as well as the zoning, remains residential. This is consistent with properties within the vicinity of the subject property as well as the Village Master Plan.

The property is presently non-conforming with regard to lot size, the front yard setback on the north side of the property side yard setback on the east property line. The property was platted at approximately 1.93 gross acres of land in the 1960's and has remained in the same configuration since that time. The residential structure on the property appears to be its' original configuration based upon a review of aerial photography.

The property in question contains substantial wetlands. Placement of the addition as proposed is contiguous to the existing principal structure thereby keeping the encroachment compact and outside of the wetlands (although within the wetland buffer). This serves to minimize the impact on the “environmentally sensitive” features of the property

He further noted placement of the addition at another location attached to the principal structure would also involve a variation and likely encroach into the wetlands on the property. The placement of the addition as proposed is logical and the least intrusive alternative on the property in his opinion.

Upon discussion the PCZBA had no problems with the request as proposed noting the age, non-conforming nature and wetlands as justification for the variation. A motion was made and seconded to recommend approval of a variation reducing the side yard set-back (east side) requirement from 40 feet to 20 feet for the property located at 7019 Meadow Lane. On a voice vote; all aye.

- 2. PUBLIC HEARING;** Consideration of a request for a text amendment to Title 5 (Zoning Regulations) of the Village Code for the Village of Long Grove, regarding Permitted and Special Uses, to allow video gaming within the Village of Long Grove.

Chairman Pro-Tem Rubin opened the public hearing and swore in those to give testimony.

Planner Hogue briefly reviewed his report to the PCZBA noting staff has not received any complaints, nor violations, regarding gaming within the village during the 19 month temporary\trial period. Staff is also unaware of any related calls made to the Lake County Sheriff regarding gaming in the village.

The businesses that currently have video gaming have enjoyed increased revenues during this temporary\trial use period. This fact should be taken into account in evaluating this proposal as well.

He also noted the citizen survey in which 67% of those that responded were not in favor of gaming within the community.

Ultimately, as previously noted by staff, the determination as to whether or not to allow such uses in the community should be made by the residents of the community. Such uses do have a certain stigma associated with them and those residing in the community should determine if allowing such a use favorably reflect the values and character of the community in which they choose to live.

Approximately 20 to 30 residents and merchants of the downtown were present speaking both for and against the proposal.

Those in favor of the proposal noted there had been no problems gaming during the trial period and that gaming offer a reason for individual to visit the downtown and provided much needed revenue to businesses which were struggling.

Those against the proposal noted that while sympathetic to the merchants needs, such a use did not fit with the character\brand of the community, had been denied by other “upscale” communities, and provided very little revenue to the village.

Upon closing the public hearing a motion was made Commission Cohn, seconded by Commissioner Dvorak to recommend denial of video gaming as a permitted or special use within the B-1 Historic District. On a voice vote 3 ayes, 2 nays; **the motion to recommend denial of the request was approved.**

Those voting nay indicated this type of use was not consistent with the image and character of the Village, was not supported by the community based on the citizen survey, had done little to revitalize the downtown and did not generate substantial revenue to the Village. Those in favor of the request noted there had been no issues with gaming during the trial period; gaming had a positive impact for some downtown merchants and provided much needed support to the downtown in general.

AC; Next Regular Meeting 12.21.15

CSCC; - Next Regular Meeting; 1.6.16

Item #1A:
Report Of The PCZBA - December 1, 2015
20' Sideyard Setback Variation - 7019 Meadow Lane



STAFF REPORT

TO: LONG GROVE PCZBA
FROM: JAMES M. HOGUE, VILLAGE PLANNER
DATE: 11.10.15
RE: PCZBA REQUEST 15-09- Request for Variation; Submitted by Mr. Henrik Enqvist, General Contractor on behalf of Mr. Brian Boehm Property Owner.

Item: PCZBA PETITION 15-09

Status: Petition submitted 11/2/15. Referral by Village Board not required. Publication in newspaper completed 11.14.15 and is therefore timely.

History: Property is located within the Towner's Subdivision which was platted in County in the 1950's and annexed into the Village. The property is zoned under the R-2 District Classification and consists of 1.93 acres (83,984 sq. ft.). The property was platted as Lot 69 of the Towners' Subdivision at approximately 1.93 acres of land area. The property has remained in the current configuration since platted.

The property contains a single family dwelling (built 1966), outbuildings and a large pond (.55 acres +/-).

Proposal: Consideration of a request for variation of the side yard set-back requirement from the required 40 feet down to 20 feet within the R-2 District to allow for the construction of an addition to an existing single family dwelling.

Land Use, Zoning and Locational Data:

1. Proposed Zoning: The subject property will retain the R-2 District classification.
2. Surrounding Land Uses and Zoning;

<i>Direction</i>	<i>Existing Use</i>	<i>Land Use Plan Designation/Zoning</i>
NORTH	Residential	Single Family Residential/"R-2".
SOUTH	Residential	Single Family Residential/"R-2".
EAST	Residential	Single Family Residential/"R-2".
WEST	Residential	Single Family Residential/"R-2".

3. Location; Lot 69 in Towners' Subdivision; common address of 7019 RFD.
4. Acreage; 1.93 Acres +/- (83,984 Sq. Ft.)

5. Based upon information available through Lake County GIS, the property contains wetlands and wetland buffer including the location of existing house and the area where the addition\ variation is proposed. (See Maps).
6. Topography; See topographic map from Lake County GIS.

Zoning Data

	Existing	Proposed	Zoning Code	PUD
Lot Area	83,984 sq. ft.	No Change	2 Acre Minimum (R-2 Standard)	N/A
Floor Area (Total Floor Area)	3,545 sq. ft.	5,718 sq. ft.	8,800 sq. ft. +.025 for each sq ft. over 43,560; sq. ft.*	N/A
Lot Coverage (In Square Feet)	7025 +/-' sq. ft. (8.3 %)	9198 sq. ft. (10.9%)	.40 (lot coverage) 33,593 sq. ft. max.	N/A
F.A.R.	3,545 sq. ft. (4.2%)	5,718 sq. ft. (6.8%)	No Standard Identified	N/A
Height	Unknown	No Change**	35 ft.	N/A

*** Maximum Floor area is 9,810 sq. ft. on this parcel**

**** Height of addition not to exceed height of existing structure.**

Yard Requirements (Set-Backs);

	Existing	Proposed	Zoning Ordinance	P.U.D.
Front Yard (North)	45.3' +/-	No Change	75'	N/A
Corner Side Yard (West)	147' +/- (Least dimension)	No Change	75'	N/A
Side Yard (East)	20.57' +/- (Least Dimension)	20 feet*	40'	N/A
Rear Yard (South)	220' +/-	169' +/-	40'	N/A

*** Variation requested for proposed addition.**

Conclusions:

As requested the petitioner is seeking a variation of the side yard setback (east side only) requirement by twenty (20) feet to twenty feet for an addition to an existing residential structure. Such variations may be considered as authorized variations under the Long Grove Village Code (5-11-15) (E) (1) (a). The proposed use of the property, as well as the zoning, remains residential. This is consistent with properties within the vicinity of the subject property as well as the Village Master Plan.

The property is presently non-conforming with regard to lot size, the front yard setback on the north side of the property side yard setback on the east property line.

The property was platted at approximately 1.93 gross acres of land in the 1960's and has remained in the same configuration since that time. The residential structure on the property appears to be its' original configuration based upon a review of aerial photography. The property was annexed into the village in 1986. Per the village code lot area is defined as follows;

LOT AREA: The area of horizontal plane bounded by the vertical planes through front, side, and rear lot lines, excluding, however, land areas subject to easements for public or private access or egress.

As such, the net lot area calculation of 83,984 sq. ft. is used in all bulk calculations.

The lot is non-conforming in relation to lot size (as well as setbacks). With regard to the use non-conforming lots (Title 5, Section 5-10-5) the Village Code states the following;

(B) Authority To Use: In any zoning district, a legal nonconforming lot of record may be used for any use permitted in the district in which it is located if, but only if:

1. Such lot has a total lot area of at least seventy five percent (75%) of the minimum lot area required in the district in which said lot is located; and

2. The development of such lot meets all other requirements of this title, including the floor area ratio and yard requirements of the district in which said lot is located. (Ord. 2007-O-04, 4-24-2007)

As noted above the lot contains 83,984 sq. ft. of land area which is 96% of the minimum lot area required in the R-2 zoning district. The petitioner is seeking variation on the side yard setback for the proposed addition. Floor area is not an issue with this proposal. In short, the non-conforming lot size is not an issue with this request.

The property in question contains substantial wetlands. Placement of the addition as proposed is contiguous to the existing principal structure thereby keeping the encroachment compact and outside of the wetlands (although within the wetland buffer). This serves to minimize the impact on the "environmentally sensitive" features of the property. Placement of the addition at another location attached to the principal structure would also involve a variation and likely encroach into the wetlands on the property. The placement of the addition as proposed is logical and the least intrusive alternative on the property.

The proposal has been reviewed by the Village engineer. He notes "construction of the addition does not appear to encroach into the wetland, so a permit from the US Army Corps of Engineers (USACE) may not be necessary. As a fully certified community, however, we are responsible to uphold the wetland buffer restrictions. A full wetland study (Delineation, Jurisdictional Determination and Boundary Verification) will be required for the planned addition". Compliance with the Lake County Stormwater Management Ordinance (as implied above) will be required. A variation of the wetland buffer requirement may also be required. This is a separate issue from the setback variation as requested by the petitioner.

The relief requested by the petitioner appears to be the minimum amount of relief required to accommodate the proposed addition.

The variation procedure is intended to provide a narrowly circumscribed means by which relief may be granted from unforeseen particular applications of this code that create practical difficulties or particular hardships on a

particular property owner. Often these relate to the unique surroundings, configuration, or topography of a piece of property and are distinguished from a mere “inconvenience” should the regulations strictly implemented.

5-11-15 VARIATIONS

(A) **Authority.** The board of trustees shall have the authority, by Ordinance duly adopted, to grant variations from the provisions of this code, but only in compliance with the procedures set forth in subsection (D) of this section and in those specific instances enumerated in subsection (E) of this section and then only in accordance with each of the standards enumerated in subsection (F) of this section.

(E) **Authorized Variations.**

1. **Permitted Variations.** The board of trustees may vary the provisions of this code only as provided in this paragraph (E) 1. The authority of the board of trustees to vary the provisions of this code is subject to the prohibitions set forth in paragraph (E) 2 of this section and proof by the owner of each of the standards set forth in subsection F of this section.

Under no circumstances shall the list of permitted variations in this paragraph (E) 1 be construed as an entitlement, right, or claim for any owner.

The board of trustees may vary the provisions of this code in the following cases and in no others:

- (a) **To permit a yard less than the yard required by the applicable regulations.**
- (b) To permit the use of a lot for a use otherwise prohibited solely because of the insufficient area of the lot, but in no event shall the area of the lot be less than ninety percent (90%) of the required lot area.
- (c) To permit variations from the sign regulations contained in section 5-9-5 of this code for businesses in the B1 and B2 districts.

2. **Prohibited Variations.** Notwithstanding any other provision of this section, no variation shall be granted that:

- (a) Is intended as a temporary measure only; or
- (b) **Is greater than the minimum variation necessary to relieve the particular hardship or practical difficulty demonstrated by the owner.**

(F) **Standards for Variations.**

1. **General Standards.** No variation shall be recommended or granted pursuant to this section unless the owner shall establish that carrying out the strict letter of the provisions of this code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this subsection (F):

- (a) That the lot in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located;
- (b) That the plight of the owner is due to unique circumstances; or
- (c) That the variation, if granted, will not alter the essential character of the locality.

2. **Supplemental Standards.** For the purpose of supplementing the above standards, the Board of appeals shall also, in making this determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the owner have been established by the evidence:

- (a) That the particular physical surroundings, shape or topographical conditions of the specific lot involved would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out;
 - (b) That the conditions upon which the petition for variation is based would not be applicable generally to other lots within the same zoning classification;
 - (c) That the purpose of the variation is not based exclusively upon a desire to make more money out of the lot;
 - (d) That the alleged difficulty or hardship has not been created by any person presently having an interest in the lot;
 - (e) That the granting of the variation will not be detrimental to the public welfare or injurious to other lots or improvements in the neighborhood in which the lot is located; or
 - (f) That the proposed variation will not impair an adequate supply of light and air to adjacent lots or substantially increase the danger of fire or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.
3. **Specific Standards.** When the regulations authorizing a particular variation impose special standards to be met for such variation, a variation shall not be recommended or granted unless the owner shall establish compliance with such special standards.
- (G) **Variation Less Than Requested.** A variation less than or different from that requested may be granted when the record supports the owner's right to some relief but not to the relief requested.
 - (H) **Conditions on Variations.** The zoning board of appeals may recommend and the board of trustees may impose such specific conditions and limitations concerning use, construction, character, location, landscaping, screening, and other matters relating to the purposes and objectives of this code upon the premises benefited by a variation as may be necessary or appropriate to prevent or minimize adverse effects upon other lots and improvements in the vicinity of the subject lot or upon public facilities and services. Such conditions shall be expressly set forth in the Ordinance granting the variation. Violation of any such condition or limitation shall be a violation of this code and shall constitute grounds for revocation of the variation.
 - (I) **Effect of Grant of Variation.** The grant of a variation shall not authorize the establishment or extension of any use nor the development, construction, reconstruction, alteration, or moving of any building or structure, but shall merely authorize the preparation, filing, and processing of applications for any permits and approval that may be required by the codes and ordinances of the village including, but not limited to, a certificate of zoning compliance, a building permit, a certificate of occupancy, and subdivision approval.
 - (J) **Limitations on Variations.** Subject to an extension of time granted by the building superintendent pursuant to section 5-11-1 of this code, no variation from the provisions of this code shall be valid for a period longer than one year unless a building permit is issued and construction is actually begun within that period and is thereafter diligently pursued to completion or unless a certificate of occupancy is issued and a use is commenced within that period.

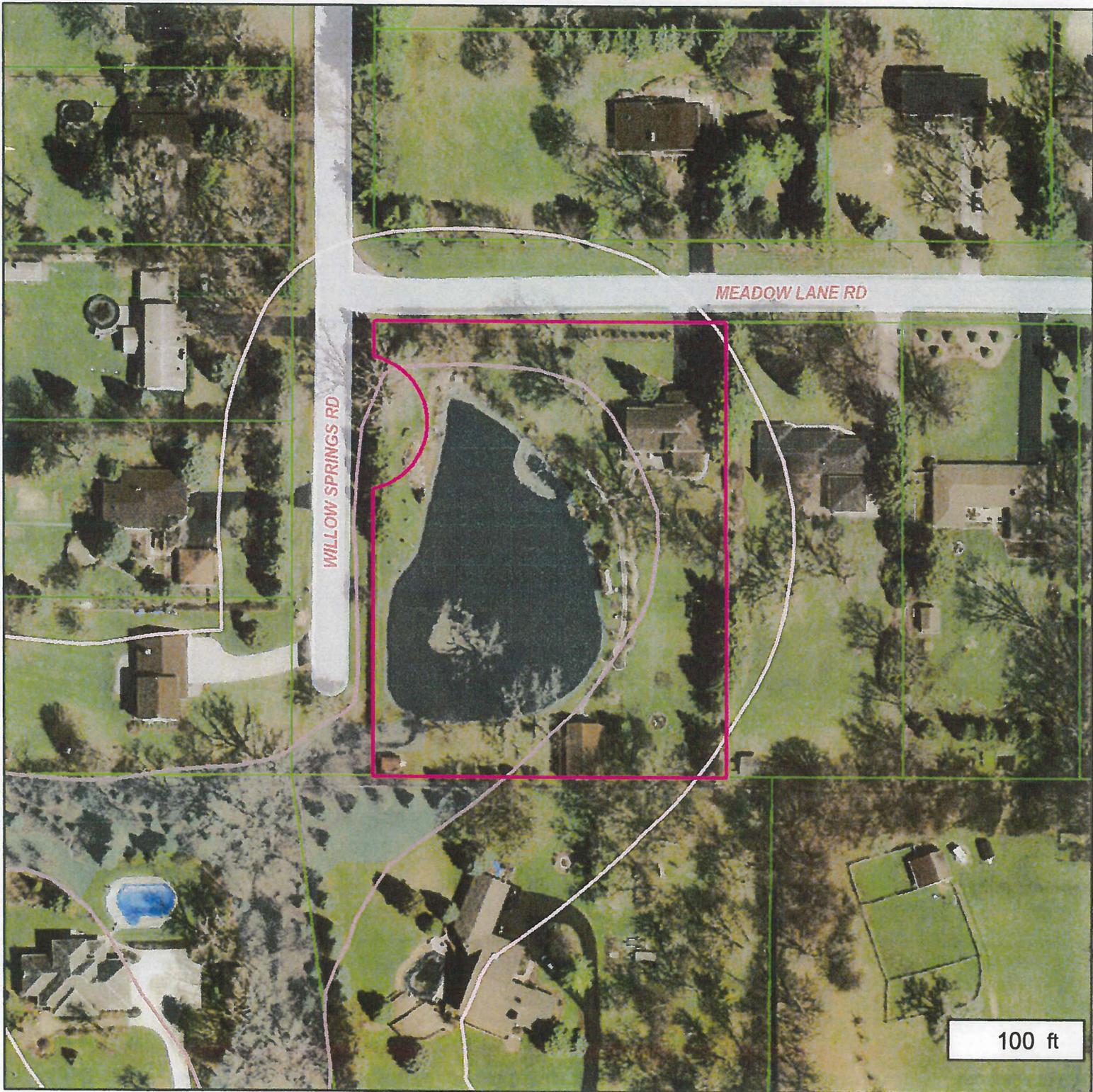
A variation shall be deemed to authorize only the particular construction or development for which it was issued and shall automatically expire and cease to be of any force or effect if such construction or development shall be removed and not replaced within six months following such removal.

The ZBA should review this petition in accordance with the criteria identified above, and in particular the "Standards for Variation", and make their findings of fact accordingly.

Respectfully Submitted,

James M. Hogue
Village Planner

Lake County, Illinois



 **LakeCounty**
Geographic Information System

Lake County
Department of Information Technology
18 N County St
Waukegan IL 60085
(847) 377-2373

Map Printed on 11/3/2015
Parcel 1506106001 is outlined.



-  Tax Parcels
-  ADID
-  ADID 100 Boundary
-  Special Flood Hazard Areas
-  Wetlands

Disclaimer:

The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.

Lake County, Illinois

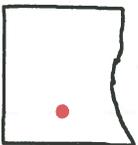


Lake County
Department of Information Technology
18 N County St
Waukegan IL 60085
(847) 377-2373

Map Printed on 11/17/2015



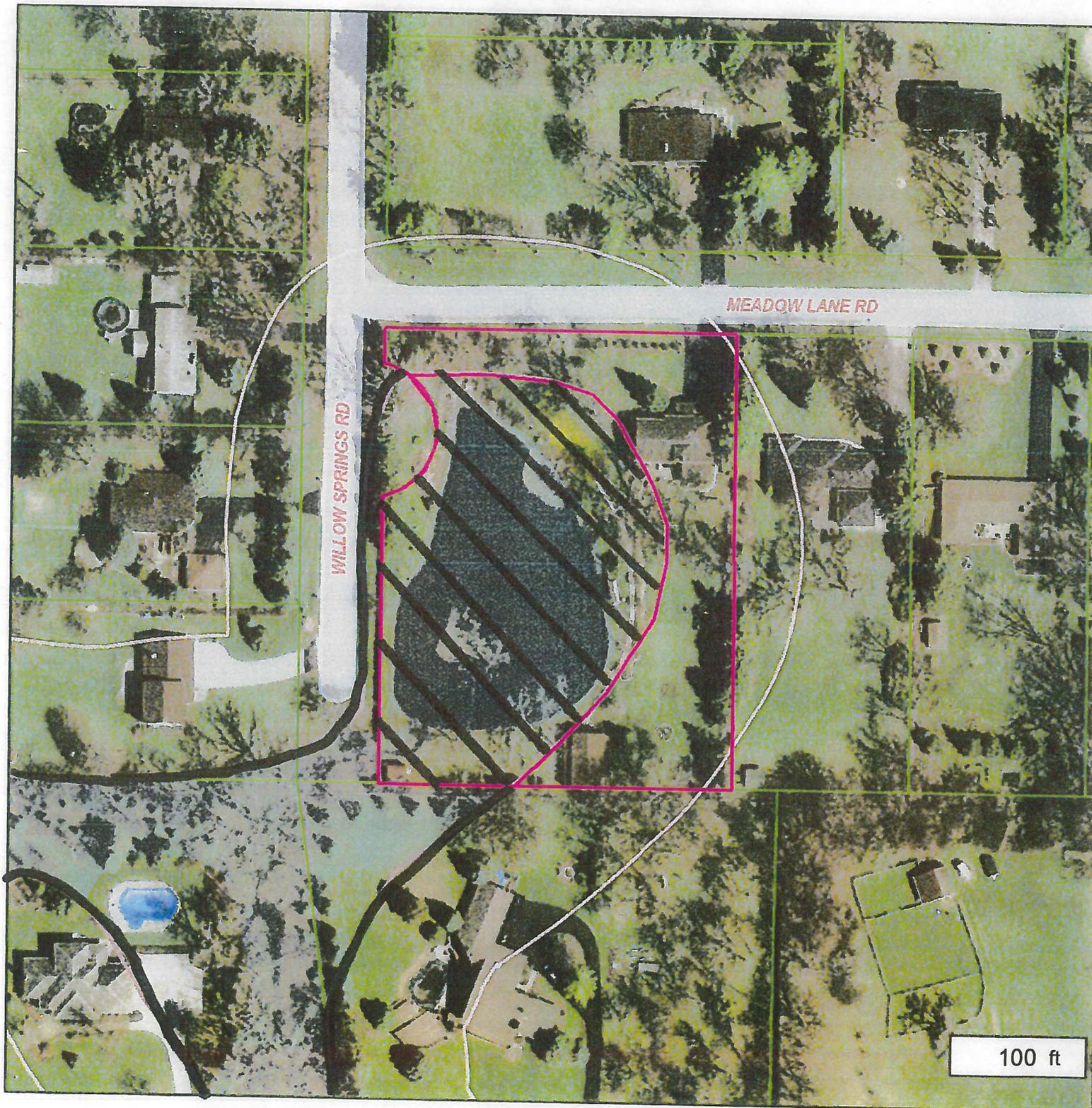
- Tax Parcels
- Minor Contour
- Major Contour



Disclaimer:

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Lake County, Illinois



 **LakeCounty**
Geographic Information System

Lake County
Department of Information Technology
18 N County St
Waukegan IL 60085
(847) 377-2373

Map Printed on 11/3/2015
Parcel 1506106001 is outlined.



-  Tax Parcels
-  ADID 100 Boundary
-  Special Flood Hazard Areas
-  Wetlands

 ADID = 1.158 ACRES

SITE TOTAL =
1.93 ACRES

Disclaimer:

The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.

33'.10' RECORD

LANE ROAD

589°58'31"E
260.10' RECORD
259.97' MEASURE

ASPHALT
PAVEMENT

FTW. U. WCP.

UGT. POLE

UGT. POLE

FOUND 3/4" STEEL PIPE

WROUGHT IRON FENCE

0.4'

130.18' ME
130.05' RI

30' BUILDING LINE

ASPHALT DRIVE

45.3'

45.3'

61.0'

20.81'

21.91'

CONC

29.61'

2 STORY BRICK &
FRAME RESIDENCE
WITH GARAGE ● 7019
MEADOW LANE ROAD

CONCRETE

27.03'

32.47'

ASPHALT
2' OVERHANG

55.71'

WOOD FENCE

WOOD
BRIDGE

CONCRETE PATH

1.43'

1.51'

12.15'

17.55'

20.57'

BRICK
GRILL

CONCRETE

BRICK WALK

FENCE 0.2' WEST

WOOD
DECK

LOT 69

500°02'00"
334.95' RECORD
334.42' MEASURE

LOT

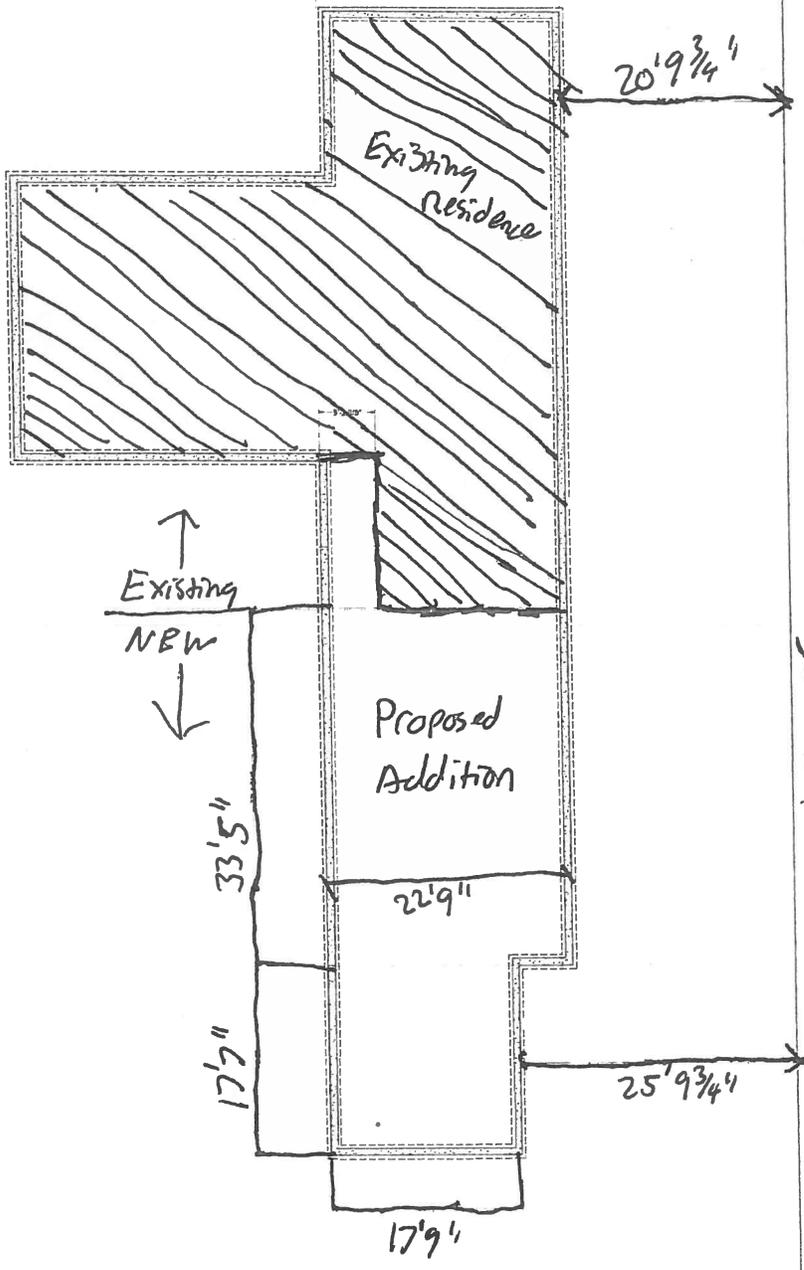
EXISTING CONDITIONS

BRICK WALK

FENCE



Driveway



PROPOSED
ADDITION

ROAD

ASPHALT PAVEMENT

589°58'31"E
260.10' RECORD
159.97' MEASURE

FW - 6
NOX

LIGHT POLE

LIGHT POLE

FOUND 3/4" STEEL PIPE

WROUGHT IRON FENCE

130.18' MEASURE
130.05' RECORD

BUILDING LINE

ASPHALT DRIVE

61.0'

45.3'

45.3'

20.81'

21.91'

29.61'

CONC

2 STORY BRICK &
FRAME RESIDENCE
WITH GARAGE

MEADOW LANE ROAD

32.47'

CONCRETE PATIO

1.43'

1.51'

17.55'

CONCRETE

2' OVERHANG

ASPHALT

WOOD FENCE

75'

WOOD RIDGE

WOOD DECK

BRICK WALK

BRICK GRILL

FENCE 0.2' WEST

LOT 69

LOT 70

500'02'00"™
334.95' RECORD
334.42' MEASURE

LINK WIRE FENCE

BRICK WALK



3110 Old McHenry Road 60047-9635
Phone: 847-634-9440 Fax: 847-634-9408
www.longgrove.net

RECEIVED
NOV 02 2015
VILLAGE OF LONG GROVE

PLAN COMMISSION ZONING BOARD OF APPEALS GENERAL ZONING APPLICATION

1.0 General Information (See Subsection 5-11-8(E) of the Long Grove Zoning Code).

1.1 Applicant Name: Brian Boehm

Address: 7019 Meadow Lane Road

Telephone Number: (847) 945-3224 E-mail: briantboehm@gmail.com

Fax number: _____

Applicant's Interest in Property: Owner

1.2 Owner (if different from Applicant).

Name: _____

Address: _____

Telephone Number: _____ E-mail Address: _____

Fax number: _____

1.3 Property.

Address of Property: 7019 Meadow Lane Road

Legal Description: See Exhibit "A", attached Parcel Index Number(s): 15-06-106-001

Present Zoning Classification R2 Size of Property (in acres) 1.93

Has any zoning reclassification, variation, or special use permit/PUD been granted for the Property?
NO

If yes, please identify the ordinance or other document granting such zoning relief: _____

Describe the nature of the zoning relief granted: Owner would like to build an addition on the rear of the home, which is located at 7019 Meadow Lane Road. It was built in the 1960's, prior to being incorporated into Long Grove, and doesn't comply with Ordinance 5-3-12 as it is situated approximately 20 feet from the East lot line. Since the home falls within the 40ft. setback, a variance is being requested to build an addition, which would also be located in the setback.

Present use of Property:

Residential Commercial _____ Office _____ Open Space _____ Vacant _____

Other (explain) _____

Present zoning and land use of surrounding properties within 250' of Property:

	Zoning Classification	Land Use
North:	<u> R2 </u>	<u> Residential </u>
South:	<u> R2 </u>	<u> Residential </u>
East:	<u> R2 </u>	<u> Residential </u>
West:	<u> R2 </u>	<u> Residential </u>

1.4 Trustees Disclosure.

Is title to the Property in a land trust? **NO**

If yes, full disclosure of all trustees, beneficiaries and their legal and equitable interests is required. Attach a copy of all documents showing ownership of the Property and the Applicant's and/ or Owner's control of or interest in the Property.

1.5 Requested Action (Check as many as are applicable).

- | | |
|--|---|
| <input type="checkbox"/> Appeal | <input type="checkbox"/> Code Interpretation |
| <input checked="" type="checkbox"/> Variation | <input type="checkbox"/> Special Use Permit (non-PUD) |
| <input type="checkbox"/> Zoning Map Amendment (rezoning) | <input type="checkbox"/> Zoning Code Text Amendment |
| <input type="checkbox"/> Preliminary PUD Plat | <input type="checkbox"/> Final PUD Plat |

1.6 Supplemental Information (General):**

Every Application filed shall, in addition to the data and information required above, provide the following general information when applicable to the use or development for which approval is being sought:

- (a) A description or graphic representation of any development or construction that will occur or any use that will be established or maintained if the requested relief is granted.

See Exhibit "B", attached.

- (b) A table showing the following, as applicable:

- the total lot area of the lot, in acres and in square feet; and
- the total existing and proposed lot area, expressed in acres, in square feet and as a percent of the total development area, devoted to: residential uses, business uses; office uses; college uses; institutional uses; open space; rights-of-way; streets; and off-street parking and loading areas; and
- the existing and proposed number of dwelling units; and gross and net floor area devoted to residential uses, business uses, office uses, college uses, and institutional uses.

See Exhibit "C", attached.

- (c) A table listing all bulk, space, and yard requirements; all parking requirements; and all loading requirements applicable to any proposed development or construction and showing the compliance of such proposed development or construction with each such requirement. When any lack of compliance is shown, the reason therefore shall be stated and an explanation of the village's authority, if any, to approve the Application despite such lack of compliance shall be set forth.

N/A

- (d) The certificate of a registered architect or civil engineer licensed by the State of Illinois, or of an owner-designer, that any proposed use, construction, or development complies with all provisions of this code and other village ordinances or complies with such provisions except in the manner and to the extent specifically set forth in said certificate.

See Certificate from Owner/Designer, marked as Exhibit "D", attached.

- (e) A landscape development plan, including the location, size and species of plant materials.

N/A

1.7 Supplemental Information (per specific request):

 X Appeals, Code Interpretations, and Variations: See 5-11-8(E)3, 4, & 5 of the Zoning Code and Form "A"

 Special Use Permit (non-PUD): See 5-11-8(E)7 of the Zoning Code and Form "B"

 Zoning Map Amendment (rezoning): See 5-11-8(E) 8 of the Zoning Code and Form "C"

 Zoning Code Text Amendment: See Form "D"

_____ Preliminary PUD Plat: See 5-11-18(D)(2) of the Zoning Code and Form "E"

_____ Final PUD Plat: See 5-11-18(D)(3) of the Zoning Code and Form "F"

** The scope and detail of information shall be appropriate to the subject matter of the Application, with special emphasis on those matters likely to be affected or impacted by the approval being sought in the Application. Information required in the application shall be considered the minimum information required for filing an application. Additional information including but not limited to graphic depictions, environmental impacts, plans for sewer and water service and storm water management, photometric plans, traffic studies and effects on property values, among others, should also be considered and may be helpful in detailing the Application.

Special Data Requests. In addition to the data and information required pursuant to this Application, every Applicant/Owner shall submit such other additional data, information, or documentation as the building superintendent or any board or commission before which the Application is pending may deem necessary or appropriate to a full and proper consideration and disposition of the particular Application.

1.8 Consultants.

Please provide the name, address, and telephone number of each professional or consultant advising Applicant with respect to this Application, including architects, contractors, engineers or attorneys:

Name: **Henrik Enqvist**
Professional: **General Contractor**
Address: **13705 W. Irma Lee Court, Suite 170**
Lake Forest, IL 60045
Telephone: **(847) 816-2635 (office)/ (847) 417-2668 (cell)**
E-mail: henrik@enqvisthomes.com

1.9 Village Officials or Employees.

Does any official or employee of the Village have an interest, either directly or indirectly, in the Property? **NO**

If yes, please identify the name of such official or employee and the nature and extent of that interest. (Use a separate sheet of paper if necessary.)

1.10 Successive Applications (5-11-9).

Second Applications Without New Grounds Barred. Whenever any Application filed pursuant to this code has been finally denied on its merits, a second Application seeking essentially the same relief, whether or not in the same form or on the same theory, shall not be brought unless in the opinion of the officer, board, or commission before which it is brought there is substantial new evidence available or a mistake of law or fact significantly affected the prior denial.

New Grounds to Be Stated. Any such second Application shall include a detailed statement of the grounds justifying consideration of such Application.

Summary Denial With or Without Hearing. Any such second Application may be denied by the building superintendent summarily, and without hearing, on a finding that no grounds appear that warrant a new hearing. In any case where such Application is set for hearing, the owner shall be required to establish grounds warranting reconsideration of the merits of its Application prior to being allowed to offer any evidence on the merits. Unless such grounds are established, the Application may be summarily dismissed for such failure.

Exception. Whether or not new grounds are stated, any such second Application filed more than two years after the final denial of a prior Application shall be heard on the merits as though no prior Application had been filed. The Applicant or Owner shall, however, be required to place in the record all evidence available concerning changes of conditions or new facts that have developed since the denial of the first Application. In the absence of such evidence, it shall be presumed that no new facts exist to support the new petition that did not exist at the time of the denial of the first Application.

2.0 Required Submittals (See Specific Supplemental Information Form for filing Fees).

- Fully completed Application with applicable supplementary information
- Non-refundable Filing Fee. Amount: \$200.00
- Planning Filing Fees. Amount: \$150.00
- Minimum Professional Fee/deposit Escrow. Amount \$500.00

3.0 Certifications. The Applicant and Owner certify that this Application is filed with the permission and consent of the Owner of the Property and that the person signing this Application is fully authorized to do so.

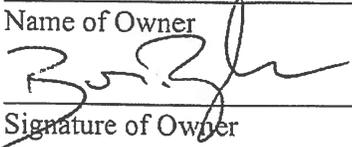
3.1 The Applicant certifies that all information contained in this Application is true and correct to the best of Applicant's knowledge.

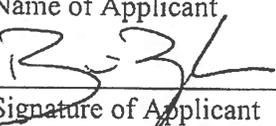
3.2 The Applicant acknowledges that the Village may seek additional information relating to this Application and agrees to provide the Village with such information in a timely manner. Failure to provide such information may be grounds for denying an Application.

3.3 The Applicant and Owner agree to reimburse the Village for any and all costs relating to the processing of this Application, including any consultants' fees. By signing this Application, Applicant and Owner agree to be jointly and severally liable for such costs, and Owner further agrees to the filing and foreclosure of a lien against the Property for all such costs plus all expenses relating to collection, if such costs are not paid within 30 days after mailing of a demand for payment.

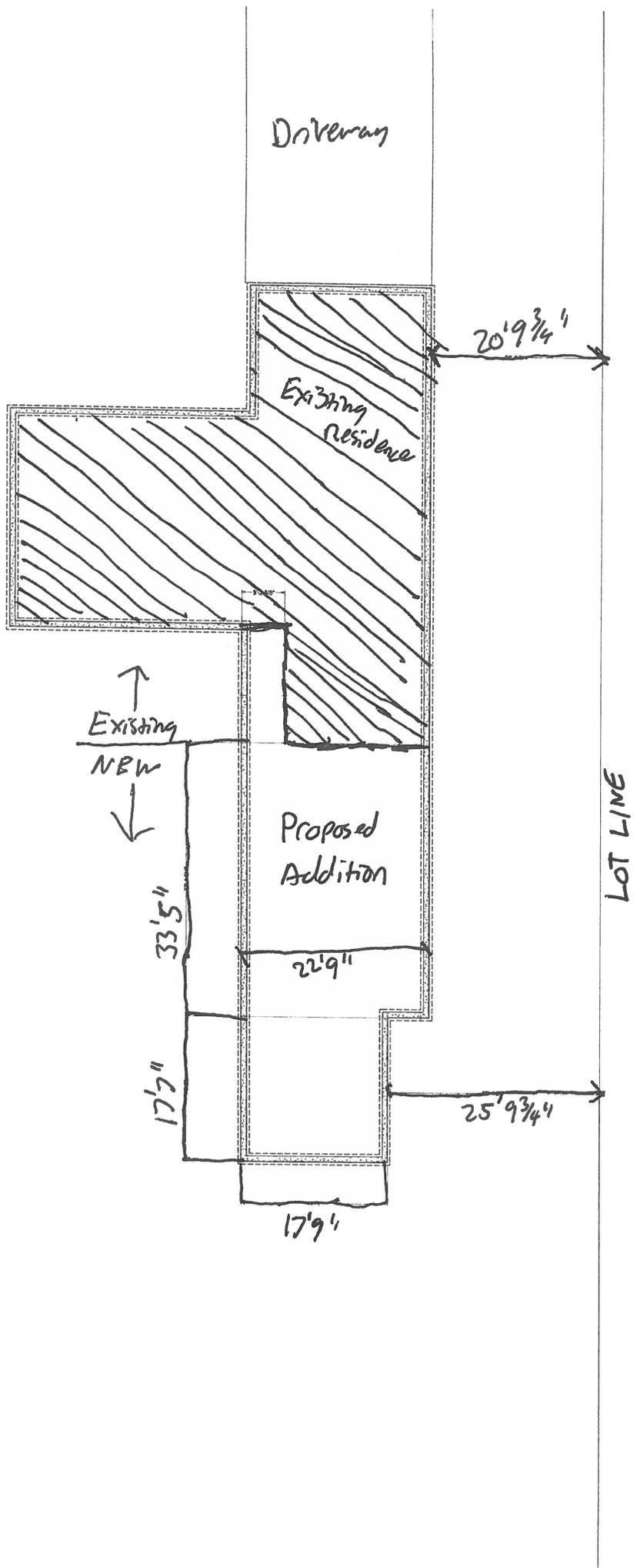
3.4 The Applicant agrees that the Village and its representatives have the right, and are hereby granted permission and a license, to enter upon the Property, and into any structures located there on, for purposes of conducting any inspections that may be necessary in connection with this Application.

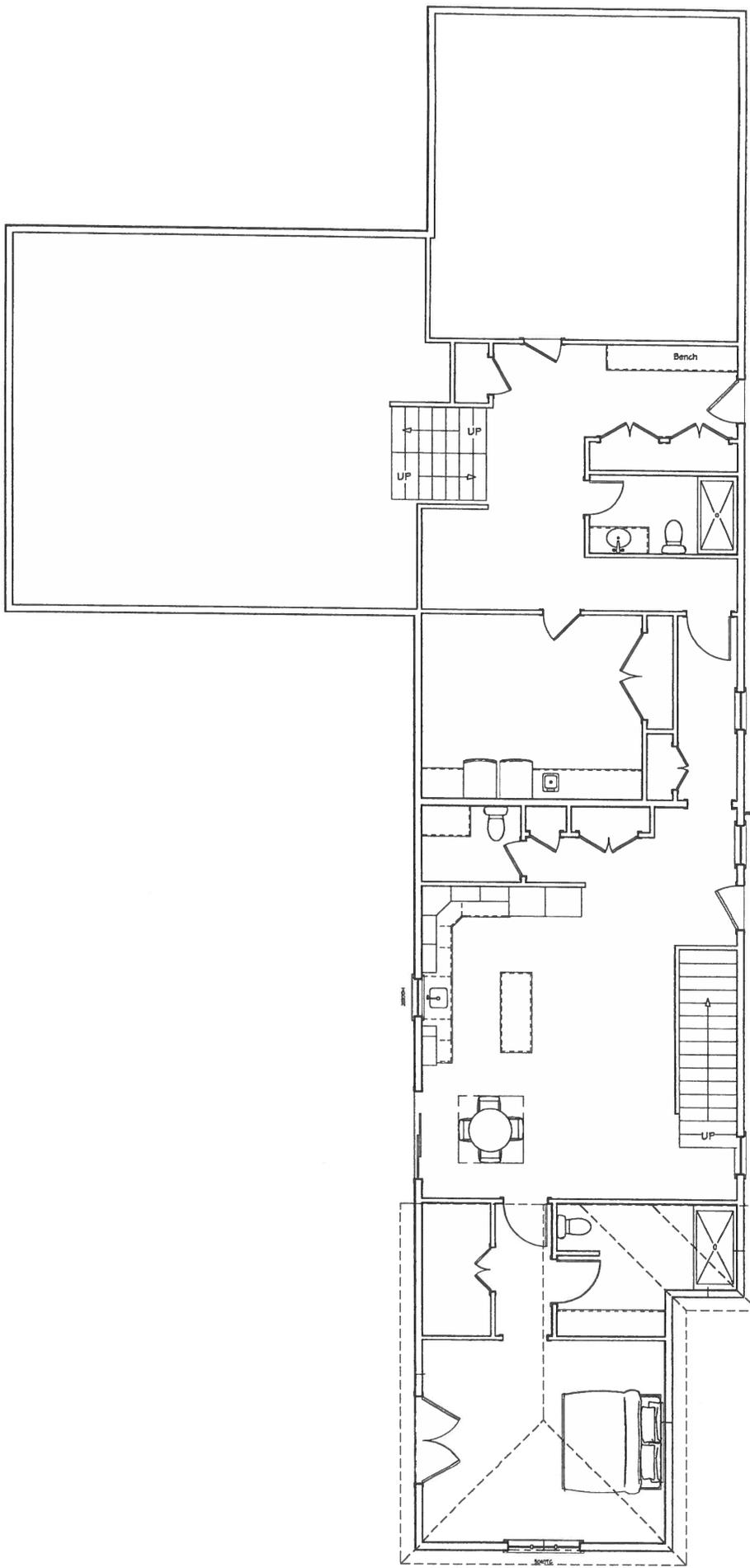
3.5 The Owner, Applicant, and/or designated representative is required to be present during the meeting.

Brian Boehm
Name of Owner

Signature of Owner
11/2/15
Date

Brian Boehm
Name of Applicant

Signature of Applicant
11/2/15
Date

LOT 69 IN FRED AND RUSSELL TOWNER'S SUBDIVISION, UNIT NO. 3, BEING A SUBDIVISION IN PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 23, 1954 AS DOCUMENT NUMBER 831284, IN LAKE COUNTY, ILLINOIS.





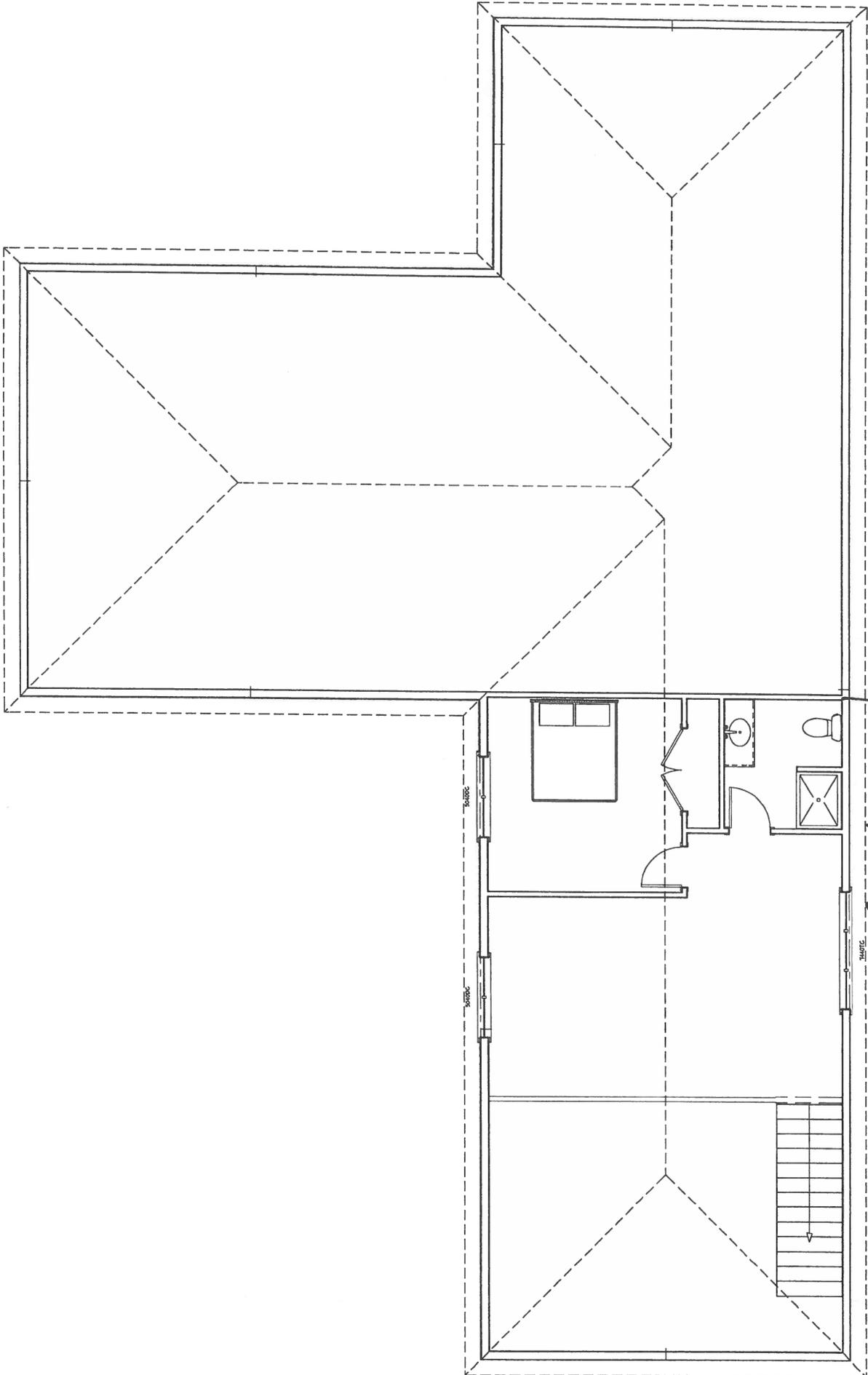
Existing

Proposed

Two Story

FIRST FLOOR

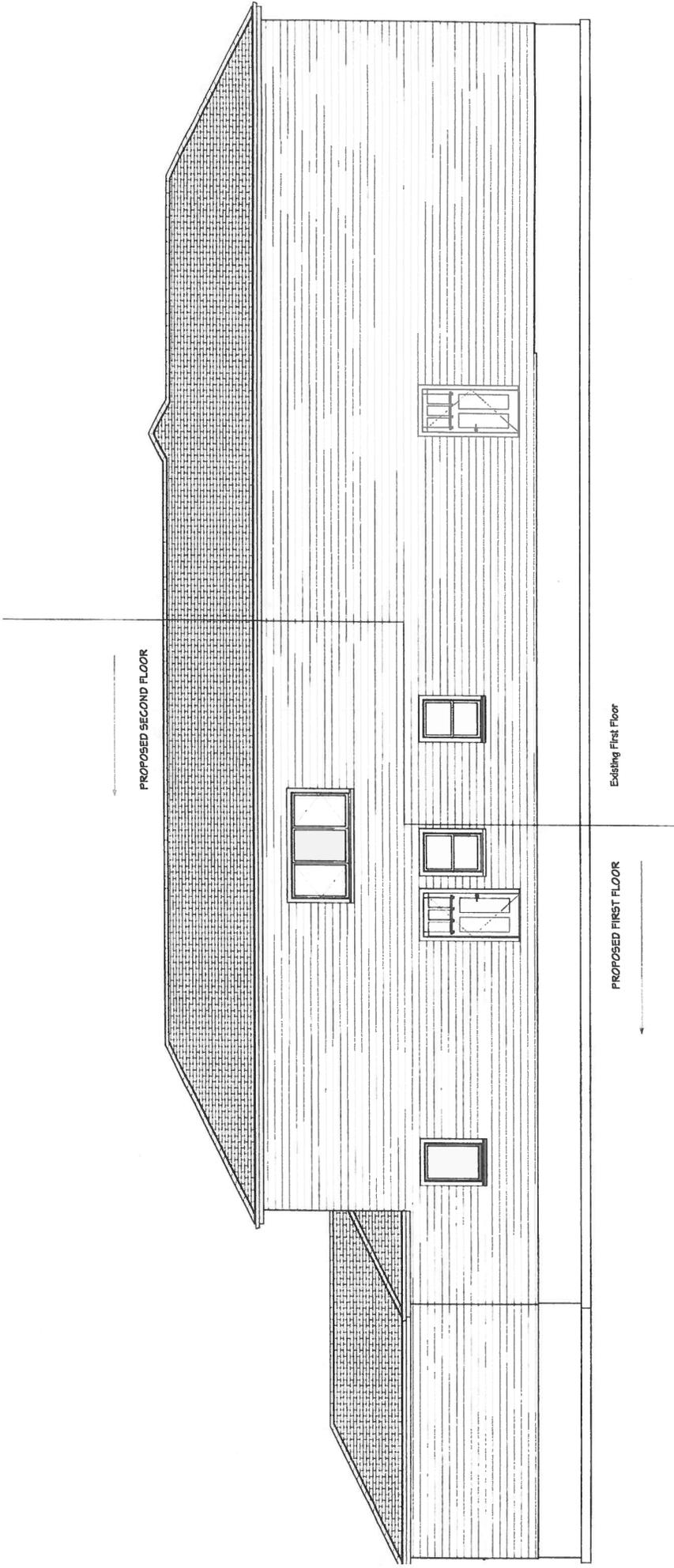
One Story Proposed



Existing Second Floor

Proposed
SECOND FLOOR





PROPOSED SECOND FLOOR

Existing First Floor

PROPOSED FIRST FLOOR

EAST ELEVATION

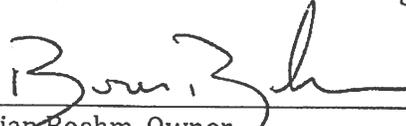


Existing Lot Area:*	Existing Residential Area:	Proposed Residential Area Percentage:	Total Residential Area After Construction:
84,138 sf. / 1.93 Acres	4,138 sf. (4.9%)	2,173 sf. (2.6%)	6,311 sf. (7.5%)

Note: Figures contained in this chart include square footages of all buildings on property.

CERTIFICATION

I, Brian Boehm, hereby certify that the proposed addition to 7019 Meadow Lane Road, as fully described and set forth in the Plan Commission Zoning Board of Appeals General Zoning Application and all associated forms and attachments, complies with all applicable Codes and Ordinances, with the exception of Ordinance 5-3-12, of which a variance is being sought.



Brian Boehm, Owner

11/2/2015

Date



**Village of Long Grove - Plan Commission Zoning Board of Appeals
Supplemental Application Information for Variations, Appeals, or Code Interpretations**

FORM "A"

In addition to the information required by the General Zoning Application, the Applicant must provide specific supplemental information as required below for Applications for a Variation, Appeal, or Code Interpretation.

Applications for Variations. In addition to the information required in the General Zoning Application, every Application for a **Variation** shall provide the following supplemental information:

- (a) The specific feature or features of the proposed use, construction, or development that require a variation.

The home at 7019 Meadow Lane Road sits on 1.91 acres and is currently located 20ft. from the East lot line, which is within the 40ft. building setback sited in Ordinance 5-3-12. A variance is being sought so that an addition may be built to accommodate Brian Boehms's aging parents, Thomas and Michelle. Thomas travels extensively for work and Michelle, who has health issues, no longer wants to live for long periods of time alone. Granting of this variance would allow Thomas and Michelle to live with their son and be closer to their family. See photographs of property and proposed addition location, attached.

- (b) The specific provision of this code from which a variation is sought and the precise variation therefrom being sought.

See answer to (a) above.

- (c) A statement of the characteristics of the lot that prevent compliance with the provisions of this code.

The home is within the 40ft. setback, located approximately 20ft. from the East lot line. The most logical, aesthetic and cost effective option is to place the addition on the back of the home, along the East lot line, which is within the 40ft. setback.

- (d) A statement of the minimum variation of the provisions of this code that would be necessary to permit the proposed use, construction, or development.

Owner asks that a variance be granted allowing an addition to be built, which conforms to the existing home. The home and proposed addition is located approximately 20ft. from the east lot line.

- (e) A statement of how the variation sought satisfies the standards set forth in section 5-11-15 of this code.

Owner requests this variance due to the unique circumstances of the Boehm Family. Brian's mother, Michelle, has health issues and feels uncomfortable living alone as her husband travels extensively. An addition would allow both Brian's aging parents to be close to family and live in the home. If granted, the variation would not alter the essential character of the locality as the property is large and can easily accommodate an addition. The home was built in the 1960's and is located 20ft. from the lot line, which is within the 40ft. setback required today. To the best of Owner's information and belief, the proximity of this home to the lot line is unique, as this property was originally unincorporated when the home was built and any building regulations did not fall under Long Grove's ordinances at the time. Given the circumstances and the history of the home, Owner feels it would be unreasonable to carry out the strict letter of the regulation. The intent of the Owner is not based on a desire to make more money out of the lot and the granting of the variation will not be detrimental to the public welfare or injurious to other lots or improvements in the neighborhood. This variation will not impair an adequate supply of light or air to adjacent lots, increase the danger of fire or public safety or diminish or impair property values.

- (f) A survey, certified by a registered land surveyor, showing existing lot lines and dimensions, lot area, all easements, all public and private rights-of-way, and all streets across and adjacent to the lot.

See survey, attached.

- (g) A statement concerning the conformity or lack of conformity of the approval being requested to the official comprehensive plan and the official map of the village. When the approval being requested does not conform to the official comprehensive plan or the official map, reasons justifying the approval despite such lack of conformance.

The approval of this variance conforms to the Village of Long Grove's Official Comprehensive Plan and Official Map, to the best of Owner's knowledge and belief.

Applications for Appeals to Zoning Board of Appeals. In addition to the information required in the General Zoning Application, every Application for an **Appeal** shall provide the following supplemental information:

- (a) The specific order, decision, determination, or failure to act from which an appeal is sought.

- (b) The facts of the specific situation giving rise to the original order, decision, determination, or failure to act and to the appeal therefrom.
- (c) The precise relief sought.
- (d) A statement of the Applicant's position as to alleged errors in the order, decision, determination, or failure to act being appealed and as to why the relief sought is justified and proper.

Applications for Code Interpretations. In addition to the information required in the General Zoning Application, every Application for a **Code Interpretation** shall provide the following supplemental information:

- (a) The specific provision of this code for which an interpretation is sought.
- (b) The facts of the specific situation giving rise to the request for an interpretation.
- (c) The precise interpretation claimed by the Application to be correct.
- (d) When a use interpretation is sought, the use permitted pursuant to the present zoning classification of the lot that is claimed by the Applicant to include, or to be most similar to, the proposed use.
- (e) When a use interpretation is sought, documents, statements, and other evidence demonstrating that the proposed use will comply with all use limitations established for the district in which it is proposed to be located.

Fee Schedule for Appeals, Code Interpretations & Variations (Per 12-12-2 Village Code).

Variations:

- 1. Filing fee \$ 200.00
- 2. Planning fee \$ 150.00
- 3. Professional fee escrow minimum deposit, which may be greater as determined by the village manager commensurate with scope of variation \$ 500.00**

**** PROFESSIONAL ESCROW MUST BE MAINTAINED A \$500.00; THERE ARE NO FILING FEES FOR APPEALS AND INTERPRETATIONS**



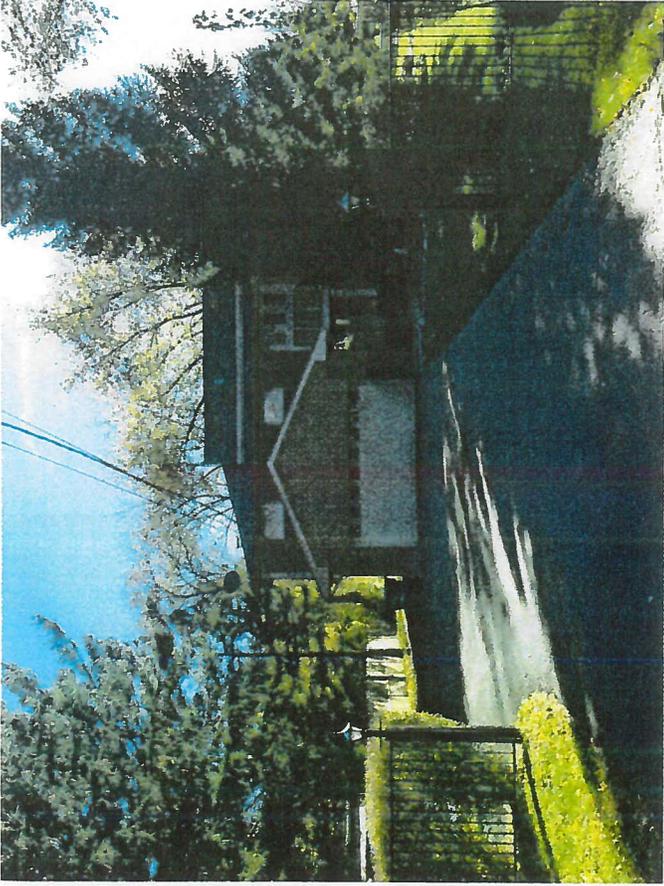
Meadow Lane Rd

Meadow Lane Rd

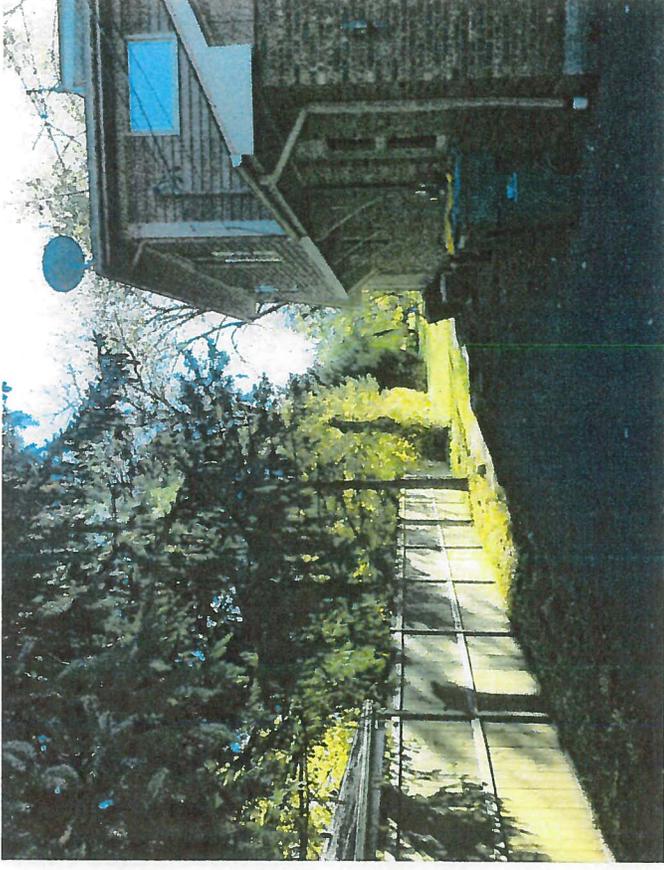
Meadow Lane Rd

7019 Meadow Lane Rd

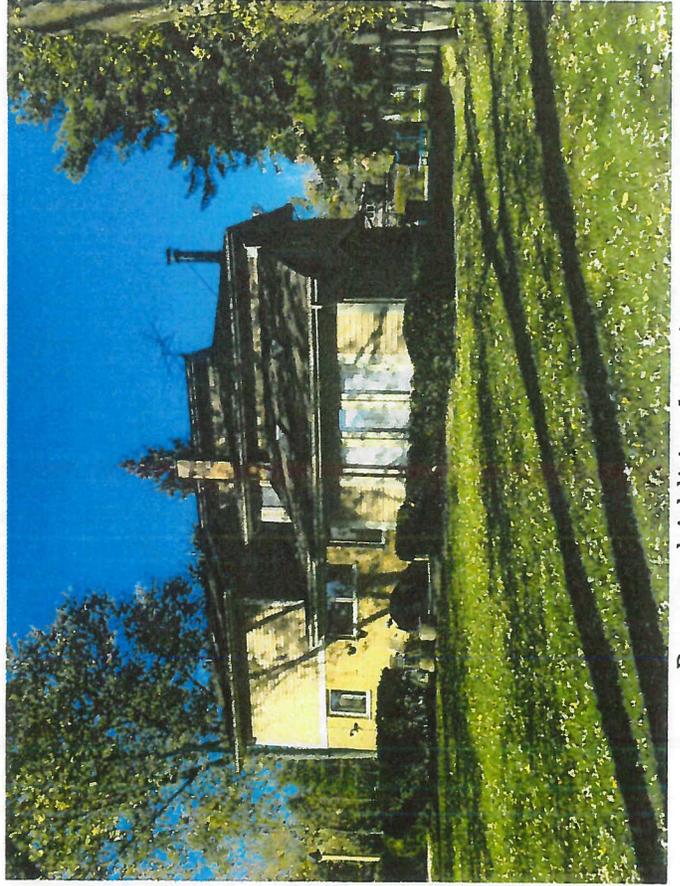




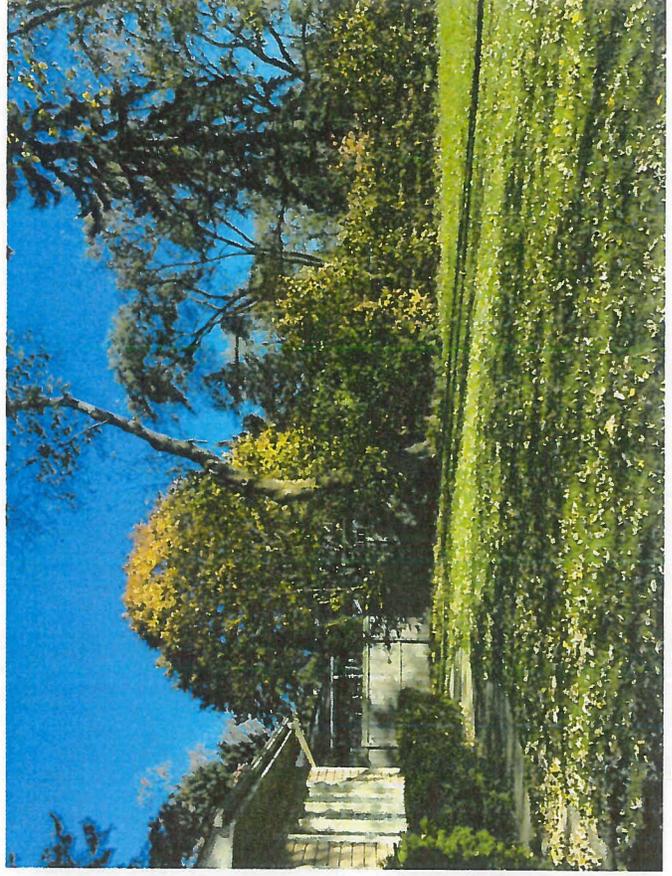
Street View



East Lot Line, Facing South



Proposed Addition Location



Proposed Addition Location (East Lot Line View)

LEGAL NOTICE
 VILLAGE OF
 LONG GROVE, ILLINOIS
 NOTICE OF A PUBLIC
 HEARING FOR CONSID-
 ERATION OF A VARI-
 ATION OF THE SIDE YARD
 SETBACK REQUIRE-
 MENT FOR LOT 69 IN
 FRED & RUSSELL
 TOWNER'S SUBDIVISION
 AND ZONED UNDER THE
 R-2 ZONING DISTRICT
 CLASSIFICATION WITHIN
 THE VILLAGE OF LONG
 GROVE, ILLINOIS
 PUBLIC NOTICE IS
 HEREBY GIVEN that on
 Tuesday, December 1, 2015
 at 7:00 P.M. a public hearing
 will be held at the regular
 meeting of the Plan Com-
 mission & Zoning Board Ap-
 peals of the Village of Long
 Grove, at the Long Grove
 Village Hall, 3110 RFD,
 Long Grove, Illinois 60047,
 Lake County, Illinois. (un-
 less otherwise posted) in
 connection with a petition
 for variation for a reduction
 of the side yard set-back re-
 quirement from the re-
 quired 40' feet down to 20'
 feet, within the R-2 Zoning
 District, for the construc-
 tion of an addition to an ex-
 isting residence. No reclas-
 sification of the subject
 property is requested. The
 subject property is legally
 described as follows:
 LOT 69 IN FRED & RUS-
 SELL TOWNER'S SUBDI-
 VISION, UNIT NUMBER 3,
 BEING A SUBDIVISION IN
 PART OF THE NORTH-
 WEST QUARTER OF SEC-
 TION 6, TOWNSHIP 43
 NORTH, RANGE 11 EAST
 OF THE THIRD PRINCIPAL
 MERIDIAN, ACCORDING TO THE PLAT
 THEREOF RECORDED
 JULY 23, 1954 AS DOCU-
 MENT NUMBER 831284, IN
 LAKE COUNTY ILLINOIS.
 Commonly known as:
 7019 RFD,
 Long Grove, Illinois, 60047.
 PIN: 15-06-106-001
 Persons attending the hear-
 ing shall have the opportu-
 nity to provide written and
 oral comments and ques-
 tions concerning the propo-
 sal. The above information,
 together with the plans for
 the property, will be avail-
 able for inspection at the
 Long Grove Village Hall,
 3110 RFD, Long Grove, Illi-
 nois during regular business
 hours.
 The Plan Commission &
 Zoning Board of Appeals re-
 serves the rights to continue
 the hearing to a later date
 and time and place should
 that become necessary.
 James M. Hogue
 Village Planner
 Village of Long Grove
 Published in Daily Herald
 November 14, 2015 (4425063)

RECEIVED
 NOV 20 2015
 VILLAGE OF LONG GROVE

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the DAILY HERALD. That said DAILY HERALD is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora

County(ies) of Cook, Kane, Lake, McHenry and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published November 14, 2015 in said DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
 DAILY HERALD NEWSPAPERS

BY Daula Baltz
 Authorized Agent

Control # 4425063



Item #1B:
Report Of The PCZBA - December 1, 2015
Zoning Code Text Amendment - Video Gaming



MEMORANDUM

TO: Village of Long Grove Planning Commission & Zoning Board of Appeals
FROM: James M. Hogue, Village Planner
DATE: November 20, 2015
RE: Ordinance Amendments including permitted & special uses and more specifically for the consideration of Video Gaming.

Item: PCZBA PETITION 15-10

PUBLIC HEARING: Consideration of a text amendment to Title 5 (Zoning Regulations) of the Village Code for the Village of Long Grove, regarding Permitted and Special Uses, to allow video gaming within the Village of Long Grove.

Status: Petition submitted 1/13/14. Referral by Village Board 1.14.14. Publication in news- paper completed 1/1/13 and is therefore timely.

Proposal: Consideration of a request by New Midwest Capital, for a text amendment of Title 5 of the Village Code to allow video gaming within the B-1 Historic District within the Village of Long Grove.

History:

July 13, 2009. Governor Pat Quinn signed the Video Gaming Act (Public Acts 096-0034, 096-0037 and 096-0038) (the "Act") making Licensed Video Gaming Terminals legal in Illinois. The Act allows for Licensed Video Gaming Terminals to be placed in certain liquor establishments, truck stops and fraternal/veterans clubs throughout the State. The Illinois Gaming Board (the "IGB" or "Board") has the responsibility of implementing and regulating video gaming in Illinois. Under this Act, a municipality may pass an ordinance prohibiting video gaming within the corporate limits of the municipality. A county board may pass an ordinance prohibiting video gaming within the unincorporated areas of the county. Video gaming is not allowed in these communities.

09/2009. Village Board unanimously approved ordinance 2009-O-33 amending the Village Code to prohibit gambling within the Village except with respect to such activities allowed under the Charitable Games Act, PA 84-1303.

1/14/2014. Village Board referred request to consider a text amendment to Title V (Zoning Code) to add Video Gaming as a permitted or special use in the B-1 Historic Business District.

2/4/2014. PCZBA held public hearing to consider a text amendment to Title V (Zoning Code) to add Video Gaming as a permitted or special use in the B-1 Historic Business District. PCZBA voted recommending against allowing video gaming.

2/11/2014. Village Board considered recommendation by the PCZBA and voted in favor accepting the recommendation of the PCZBA to not amend Zoning Code for Video Gaming.

5/1/2014. Village Board considered and approved An Ordinance (2014-O-08) Temporarily Amending Sections 10-1-8 (General Regulations) and 3-2-5 (Police Regulations) to permit Video Gaming on a six (6) month trial basis. *Expiration date 11/1/2014.*

10/14/2014. Village Board considered and approved An Ordinance (2014-O-22) extending the approvals granted by Ord. 2014-O-08 for six months (6), restarting the clock, since many of the businesses did not have the video machines until then due to processing times by the State. *Expiration date 4/14/2015.*

03/24/2015. Village Board considered and approved An Ordinance (2015-O-04) extending the approvals granted by Ord. 2014-O-08 until August 12, 2015 to have the results of the Residents survey. *Expiration date 8/12/2015.*

08/11/2015. Village Board considered and approved An Ordinance (2015-O-18) extending the approvals granted by Ord. 2014-O-04 until December 9, 2015 due to delays in finalizing the survey and to have the results of the Residents survey prior to making a final decision.

Analysis:

Revenue

The licensed terminal operator ensures that the machines in your business are connected to the state's central communications network so that revenues are tracked accurately. The Illinois Video Gaming Act requires that revenues be shared equally between the retailer and the operator. The split is based on net terminal income ("NTI"). NTI is the difference between the cash deposited into the gaming machines and the winnings paid to players. Thirty percent (30%) of NTI is paid to the State immediately. The remaining seventy percent (70%) is shared equally by the establishment and the operator. For example, if the NTI is \$100,000, the establishment and the operator would each earn \$35,000 ($\$100,000 * 70% * 50%$). The Terminal Operator and the establishment owner cannot own, manage, or have any control of the other's business.

The Illinois gaming board has a web site where you can run revenue reports by establishment, municipality and / or statewide. The link is as follows: <http://www.igb.illinois.gov/videoreports.aspx>

Local Revenue Generated:

Attached is a report from the Illinois Gaming Board regarding video gaming revenues in the Village. For the four (4) establishments with gaming licenses a total of \$157,817 has been received by these businesses from July of 2014 through October of 2015. A breakdown of the revenues per each establishment is attached.

Village Video Gaming Revenues (Thru Sept. 2015):

- Since Aug. 2014, the Village received revenues totaling \$15,781.96.
- To date, the State has delayed distribution of \$7,802.83 of revenues to the Village.
- The Village receives approximately \$1,200 to \$1,300 each month.
- There are 16 machines, a total of \$3,520,884.66 played and \$3,205,250.45 won.

Citizen Survey;

One of the questions in the newly received resident survey dealt with video gaming in the village. In fact the extension approved in August 2015 (Expires December 9th 2015) was granted to have the results of the residents survey prior to making a final decision on this issue. The results to that question are listed below;

Table 35: Question 23

Please indicate the extent to which you support or oppose video gaming/gambling within the Village limits of Long Grove.	Percent	Number
Strongly support	11%	N=95
Somewhat support	21%	N=187
Somewhat oppose	14%	N=127
Strongly oppose	53%	N=469
Total	100%	N=878

To summarize, 67% of the survey respondents strongly oppose or somewhat oppose video gaming within the village.

Previous Staff Conclusions;

Staff had previously researched this issue in general staff came to the following conclusions regarding this propose use;

“Pro” – gaming advocates cite increases in business patrons (particularly helpful in the downtown Long Grove), increases in revenue to both license holders (i.e. local businesses) and the host municipality. Pro gaming sources stress the entertainment value of such devices as a part of a “night out” and the benefits of such entertainment in conjunction with other activities (e.g. dinner & gaming).

“Con” - those opposed to such activities cite social problems associated with chronic gambling particularly in close proximity to homes and neighborhoods, the relatively small amount of revenue generated back to the community in relation to the revenues gained by others and as a gateway for criminal and other nefarious activities within a community.

As a side note, staff has not received any complaints, nor violations, regarding gaming within the village during the 19 month temporary\trial period. Staff is also unaware of any related calls made to the Lake County Sheriff regarding gaming in the village.

Ultimately, as previously noted by staff, the determination as to whether or not to allow such uses in the community should be made by the residents of the community. Such uses do have a certain stigma associated with them and those residing in the community should determine if allowing such a use favorably reflect the values and character of the community in which they choose to live.

The businesses that currently have video gaming have enjoyed increased revenues during this temporary\trial use period. This fact should be taken into account in evaluating this proposal as well.

**ILLINOIS GAMING BOARD
VIDEO GAMING REPORT**

Long Grove

10/24/2015

2:52 pm

July 2014 - October 2015

Municipality	Establishment	License Number	VGT Count	VGI Wagering Activity		Net Wagering		VGI Income		VGI Tax Distribution		
				Amount Played	Amount Won	Activity	Funds In	Funds Out	NTI	NTI Tax Rate	State Share	Municipality
Long Grove	Broken Earth Winery, LLC	140702229	3	\$312,497.15	\$284,103.85	\$28,393.30	\$104,623.00	\$28,393.30	\$8,518.15	\$7,098.45	\$1,419.70	
Long Grove	LGC 2014, Inc.	140702228	5	\$682,018.53	\$529,776.40	\$52,242.13	\$231,096.00	\$52,242.13	\$15,673.30	\$13,061.10	\$2,612.20	
Long Grove	SBS Building Enterprises, LTD.	140702887	3	\$566,076.46	\$514,945.77	\$51,130.69	\$192,299.00	\$51,130.79	\$15,339.66	\$12,763.07	\$2,556.59	
Long Grove	The Village Tavern Of Long Grove, Inc.	140702231	5	\$2,060,292.52	\$1,876,424.43	\$183,868.09	\$705,528.00	\$183,868.09	\$55,160.94	\$45,967.47	\$9,193.47	
REPORT		4	16	\$3,520,884.66	\$3,205,250.45	\$315,634.21	\$1,233,546.00	\$315,634.31	\$94,692.05	\$78,910.09	\$15,781.96	

Page 1 of 1

**Most recent revenue data was reported for September 2015.

Broken Earth Winery, LLC	\$	14,197
LGC 2014, Inc.	\$	26,121
SBS Building Enterprises, LTD.	\$	25,565
The Village Tavern Of Long Grove	\$	91,934
Total	\$	157,817

LEGAL NOTICE
 VILLAGE OF
 LONG GROVE, ILLINOIS
 NOTICE OF A PUBLIC
 HEARING FOR CONSID-
 ERATION OF AMEND-
 MENTS TO THE ZONING
 CODE OF THE VILLAGE
 OF LONG GROVE, ILLI-
 NOIS REGARDING PER-
 MITTED AND SPECIAL
 USES TO ALLOW VIDEO
 GAMING WITHIN THE
 VILLAGE OF LONG
 GROVE.
 PUBLIC NOTICE IS
 HEREBY GIVEN that on
 Tuesday, December 1, 2015
 at 7:00 P.M. a public hearing
 will be held at the regular
 meeting of the Plan Com-
 mission & Zoning Board Ap-
 peals of the Village of Long
 Grove, Lake County, Illi-
 nois, at the Long Grove Vil-
 lage Hall, 3110 RFD, Long
 Grove, Illinois 60047 (unless
 otherwise posted), in con-
 nection with a proposal for a
 text amendment to Title 5
 (Zoning Regulations) of the
 Village Code for the Village
 of Long Grove, regarding
 Permitted and Special Uses,
 to allow video gaming
 within the Village of Long
 Grove.
 Persons attending the hear-
 ing shall have the opportu-
 nity to provide written and
 oral comments and ques-
 tions concerning the pro-
 posed amendments.
 The Plan Commission &
 Zoning Board of Appeals re-
 serve the rights to continue
 the hearing to a later date
 and time should that be-
 come necessary.
 James M. Hoger
 Village Planner
 Village of Long Grove
 Published in Daily Herald
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Daily Herald

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 DAILY HERALD NEWSPAPERS

BY *Danula Baltz*
 Authorized Agent

Control # 4425064





MEMORANDUM

TO: Village of Long Grove Planning Commission & Zoning Board of Appeals
FROM: JAMES M. HOGUE, Village Planner
DATE: November 23, 2015
RE: Public Hearing – Village Plan Update

PUBLIC HEARING: Consideration of an update and proposed amendments to the Village of Long Grove Comprehensive Plan submitted by the Village of Long Grove.

At the November 10th Village Board Meeting the Board unanimously accepted Teska associates as the most qualified and experienced planning consultant to serve the Village during the updates to the Comprehensive Plan and to implement/attract economic development for the future.

Attached is the scope of services presented by Teska. Staff is currently working with the consultant to provide background information to them (mapping, demographics, etc.) in order to have a framework in place to “kick off” the project in after the holidays.

If individuals wish to give testimony at this point in time they may do so. This is likely to be an on-going agenda item however for at least the next several months. This item should be continued to a date and time specific at the conclusion of this meeting.

Should you have any questions or concerns feel free to contact me at (847) 634-9440.



November 10, 2015

James M. Hogue
Village Planner
Village of Long Grove
3110 Old McHenry Road
Long Grove, Illinois 60047

Dear Jim:

We are very pleased to be selected for further consideration and are confident that the Teska Team will be the best fit for Long Grove based on our knowledge of the Village, the area, and extensive experience with similar communities. As requested, we have provided a complete description of the work plan, meetings, engagement, and deliverables in the attached Scope of Services. Highlighted below are some of the key elements of the proposed scope that we believe fulfill the desires of Long Grove.

Public Engagement

Involvement of the community takes many forms to ensure that all residents and stakeholders have an opportunity to participate and are encouraged to do so through creative and fun events, as well as with interactive web-based tools. These activities provide opportunities for personal interaction as well as contributing from home. We have reduced the number of meetings and propose a wide range of 11 different engagement activities that are summarized below:

- **Comprehensive Plan Steering Committee meetings (4)** – At the most basic level, our team will interact with and take direction from this committee that typically consists of a broad cross section of key stakeholders and Village officials. In lieu of the steering committee, the Plan Commission can serve as the primary review body.
- **Project Website** – a unique dedicated URL providing an online forum to access reports, the project calendar, share and opine on ideas, and submit comments.
- **Community Remarks©** – an interactive Google map of Long Grove will be embedded into the project website, allowing users to drag-and-drop icons onto the map and add their comments, ideas (even upload photos!).
- **PlanIt Smart Phone App©** – the smart phone app allows residents to find out what is going on with the project, contact the consultant or Village, and submit an observation, idea or photo directly from their phone. The current App developed by Teska for Downtown Glencoe has nearly 300 downloads.
- **Chalk-Talk©** – portable idea chalkboards provide a fun way to engage residents in multiple settings.
- **Business Development Survey** – follow-up to the recent community-wide survey to delve more deeply into business development perceptions, preferences and aspirations of local residents and business owners.

- **Promotional Materials** – publicize the survey, public meetings, and other engagement activities via announcements on the Village and project websites, posters, flyers, business style info cards, and mailed postcards.
- **Stakeholder Focus Group Interviews** – opportunities for direct interaction with key community leaders and business interests.
- **Participation in Local Events** – hosting a tent or booth at public events, such as the Holiday Open House and St. Patrick's Day celebration at "patties on the Square," to engage residents in fun activities.
- **Public Workshop & Design Charrette** – interactive and creative hands-on workshop and design charrette designed to encourage residents to work together in developing a common vision of the future for Long Grove.
- **Public Open House & Public Hearing** – forums for both informal conversations and formal presentation of the final plan recommends.

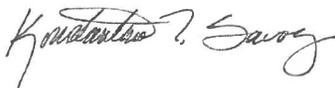
Cost Proposal and Schedule

We propose a budget of \$76,000 for the completion of all phases and tasks described in the Scope of Services, which represent only a 2% percent increase over the original cost estimate. This budget accounts for extensive public outreach activities and tools we believe are both necessary and desired by the Village to ensure community involvement and a transparent process. This cost proposal does not include optional tasks, but does include all expenses. We welcome an opportunity to further refine the budget and scope to meet the needs and desires of the Village. We anticipate that the project will be completed within 9 months of contract approval. However, we can accelerate the process or plans for specific areas based on Village desires.

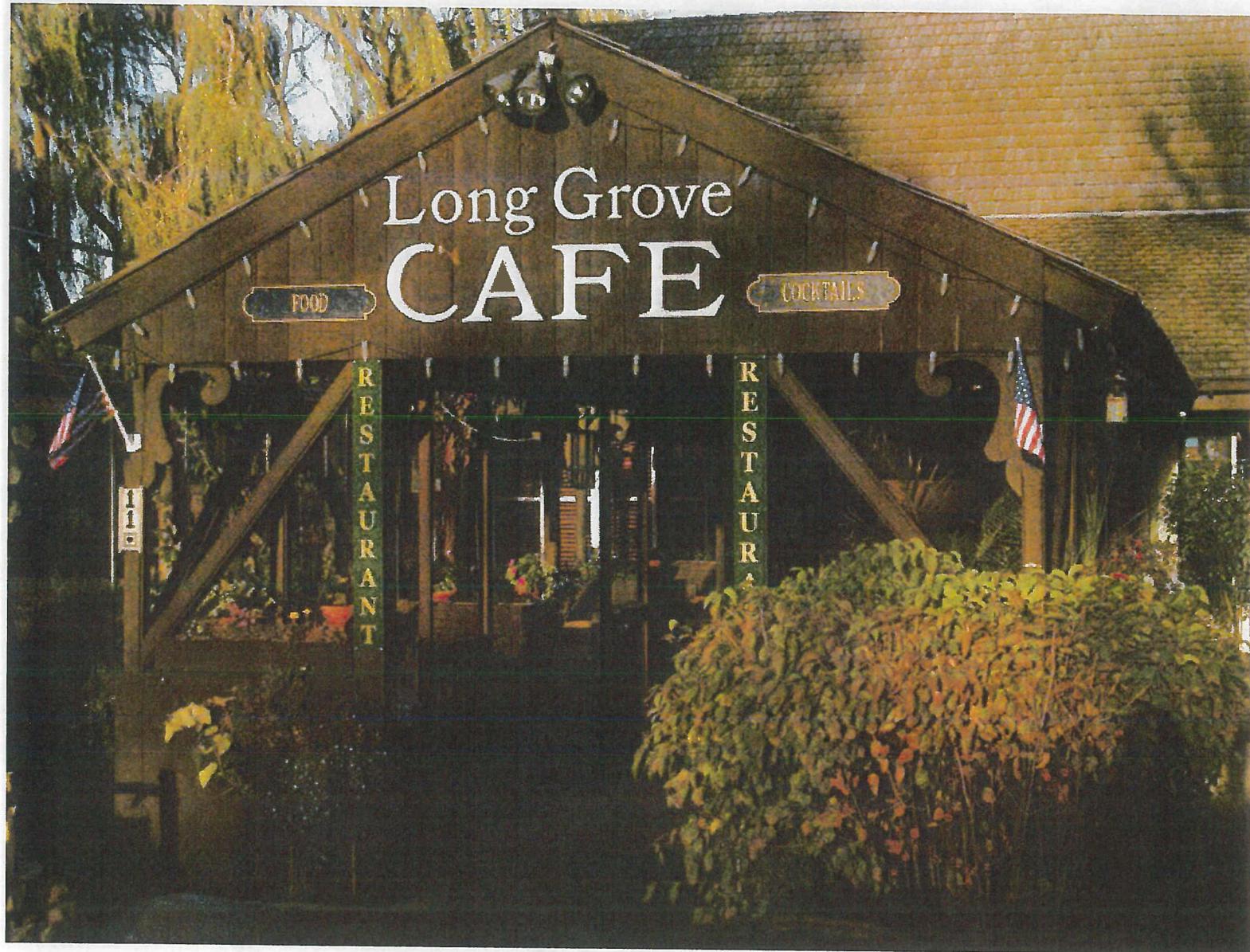
The Teska/BDI team is enthusiastic about the opportunity to prepare the update to the Comprehensive Plan for the Village of Long Grove. Long Grove will benefit from BDI's long-term working relationship with both Teska Associates and the Village. Teska brings an extensive history and knowledge of the area, and experience with many private and public sector clients. Teska's expertise in land use, urban and ecological design, and creative public engagement, will build on previous studies by providing a unified, cohesive plan that represents both the character and the desires of the citizens of Long Grove. This means that our team can build upon these existing relationships to quickly grasp the economic development opportunities and make Comprehensive Plan recommendations that advance development while preserving Long Grove's legacy.

If you have any questions, please do not hesitate to call me.

Sincerely,



Konstantine T. Savoy, AICP
Principal/Project Manager



SCOPE OF SERVICES

Phase 1 | Project Initiation

Phase 2 | Public Engagement Process

Phase 3 | Community Assessment—Planning Framework

Phase 4 | Community Vision Formation—Planning Goals & Objectives

Phase 5 | Specific Sub Area Plans

Phase 6 | Final Plan Preparation & Adoption

Phase 7 | Implementation



Phase 1 | Project Initiation

Project Management. All drafts of major project report deliverables will be provided to the Village to allow sufficient time for review. Formal deliverables (drafts and final reports) will be provided at least two weeks in advance of their release to the Steering Committee. Interim deliverables will be provided at least one week prior to review.

■ Task 1.1

Project Initiation Meeting: The Teska Team will attend one meeting with Village staff to review in detail the scope, schedule and responsibilities for all work, communications, and the role and composition of the Steering Committee.

**Deliverables: Final work schedule and list of information needs.*

■ Task 1.2

Base Map: The Teska Team will use GIS mapping data provided by the Village to create new project base maps.

**Deliverables: Base map(s) of the Long Grove planning area in a format compatible with the Village's GIS system.*

■ Task 1.3

Field Reconnaissance: The Teska Team will conduct a field reconnaissance of the Village's planning area in order to gain familiarity with existing conditions, including its physical and visual character, and recently approved projects.

**Deliverables: Maps, photographs, and other graphics describing general land uses, planning and development issues and opportunities, and the image and conditions of key sub-areas of the community.*

■ Task 1.4

Kick-off Workshop with the Comprehensive Plan Steering Committee (CPSC): The Teska Team will meet with the CPSC to review prior plans, surveys, and reports, the approach to the plan update process, with specific attention to the public engagement process, and involvement of the CPSC in the community outreach process. This meeting will occur on the same day as the project initiation meeting in Task 1.1.

- **Issues and Priorities.** Teska will gather initial opinions and ideas from the Committee through the use of a SWOT (Strengths, Weaknesses, Opportunities, and Threats) exercise, or similar technique to identify issues and opportunities to be addressed in the plan update.

- **Vision Statement.** The Teska Team will provide a vision statement worksheet to be used by members of the CPSC, in conjunction with the results of the SWOT analysis, to prepare a vision statement. The purpose of this is to guide the comprehensive planning process and to establish a community ideal for Long Grove.

**Deliverables: PowerPoint presentation and vision statement worksheets.*



Phase 2 | Public Engagement Process (On-going)

Long Grove is a family centric Village with younger households that are likely tech-savvy. As a result, it is important to meet people where they're at there-by removing some of the travel and logistics that make it difficult for families and busy individuals to attend evening meetings and workshops. Working with Long Grove's HOA's through their e-newsletters will be a great connection to encourage residents to participate in web-based activities. Teska will also explore tying outreach to fun public events, including the Holiday Open House in Downtown and other events promoted by the Long Grove Business and Community Partners, (LGBCP) – for example the trivia nights hosted at Broken Earth Winery.

Emphasis will be placed on creatively engaging all community stakeholders to inspire feedback and ideas relative to local concerns and focus areas. Not only will the Teska Team present opportunities for interested residents to participate in, we will also seek out members of less-represented stakeholder groups to ensure the comprehensive plan is indeed encompassing of all residents' needs.

Several of the tasks described below will be on-going and occur throughout the entire planning process.

■ Task 2.1

Project Website: Teska will create and maintain a project website at the onset of the planning process, providing the community with an online forum to access interim reports, share and opine on ideas, submit comments and questions via feedback forms, participate in quick-polls, and monitor the overall progress of the planning process.

The website will integrate a "click to follow" tool so that residents and stakeholders receive email alerts when new items, documents, and information have been posted. The website will be optimized to be viewable on mobile devices.

**Deliverable: Project website*

■ Task 2.2

Business Development Survey, Promotional Materials:

Business Development Survey.

This follow-up to the recent community-wide survey will delve more deeply into business development perceptions, preferences and aspirations from Long Grove residents. All members of the Long Grove community will have the opportunity to inform the planning team about their contacts and own business interest in adding commercial uses in the Village. This five to eight question survey will be distributed by Long Grove Business and Community Partners, Home Owner Associations and made available on the project website. The results will be used to create focus groups for specific commercial development typologies and made available in the Community Assessment Summary report.

Glencoe Downtown Tuneup Project Website & Mobile App





Phase 2 | Public Engagement Process (On-going)

Promotional Materials.

The Teska Team will create promotional materials to publicize the survey via announcements on the Village and project websites, notices in local newspapers, posters and mailed postcards. The Village will be responsible for all mailings and distribution of promotional materials.

**Deliverables: Electronic survey and promotional materials.*

■ Task 2.3

Stakeholder Focus Group Interviews: The Teska Team will dedicate one day for conducting on-site focus group interviews with key public and private sector representatives who are considered by the Village to have specialized knowledge or access to resources related to the planning process. Emphasis will be placed on engaging local, small business and property owners within the specific sub-areas described in Phase 5.

The team will arrange for several concurrent sessions to maximize involvement, based on availability of meeting space at Village Hall or other public location. These sessions will occur in the morning and last into the early evening hours to accommodate varied work schedules. A limited number of other key individuals not available for focus group meetings will be interviewed by phone.

**Deliverables: A summary of the comments and perspectives provided by community stakeholders in the Assessment Report.*

■ Task 2.4

Public Workshops, Design Charrettes & Open Houses: In Phases 4 and 6, the Teska Team will facilitate an interactive and creative hands-on workshop and design charrette designed to encourage residents and Village staff to work together in developing a common understanding of issues and opportunities, and in creating their own vision of the future for Long Grove, particularly for key sub-areas identified in Phase 5.

■ Task 2.5

Web-based Mapping Tool – “Community Remarks”[©]. An interactive map of Long Grove will be embedded into the project website, allowing users to drag-and-drop icons onto the map and add their comments,

ideas (even upload photos!) relative to the location. The “Community Remarks” digital mapping tool, assists residents in collaborating to identify issues and opportunities they would like to see addressed by providing place-based feedback. Features of Community Remarks include:

- Graphic ‘drag-and-drop’ icons by topic areas
- Comment notes
- Photo upload
- Idea Feed – Displays latest comment submitted
- Ability for users to click and view all comments submitted by other users

**Deliverables: An interactive web-based mapping tool available on the project web-site; summary of the comments provided by the community in the Assessment Report.*





Phase 2 | Public Engagement Process (On-going)

■ Task 2.6

“Plant” Smart Phone App ©: The smart phone app allows residents to learn more about what is going on with the project, contact the consultant or Village, and submit an observation, idea or photo directly from their phone. The app provides a convenient, entertaining tool for residents and businesses to contribute to the plan update. The current App for Downtown Glencoe has nearly 300 downloads.

- The app will include a project calendar, the project survey, project background and documents, and opportunities to share ideas, upload photos, ask questions and participate at any time in the process.
- Residents are invited to take a photo of a “like” or “dislike” related to the project and send it to the consultant – creating an inventory of input that will be used to define Long Grove’s character.
- We utilize push notifications and monthly **quick polls** to maintain momentum and hone in on key questions and opportunities. The Downtown Glencoe app has nearly 2,000 responses to six quick polls.

- The app will have a custom design to reflect Long Grove’s brand, and is compatible with iPhones and Android phones. Teska has developed apps for many projects including Glencoe’s Downtown TuneUp, Zone Champaign, the College Hill Neighborhood Plan in Greensboro, North Carolina, and are currently kicking-off such for Historic West Des Moines’ Master Plan.

App Application Interface

The application interface is clean, simple and relates stylistically with project website. The main screen shows six buttons (details below) similar in layout to the example at right. The app is free to download and users would have the option to receive push notifications (i.e. mobile updates of latest news and events posted to project website). Alternately, users can also choose to opt out of receiving these notifications. Lastly, no advertisements are part of the app.

Button Details

- 1 About**
Provides background information and project study areas.
- 2 Resources**
Includes links to draft documents, past plans, and Village resources.
- 3 Calendar**
Lists upcoming meeting, events, and workshops.
- 4 Submit an Idea | Ask a Question**
Includes an interactive form encouraging users to enter ideas and upload photos with captions to further input.
- 5 News**
Shares the latest news and events posted to the project website.
- 6 QuickPoll**
A series of quick-hit, multiple-choice questions that allow users to answer polls and see instant results that demonstrate how others in the community are responding.
- 7 Gallery**
Allows users to take a visual tour of the study area via an array of area photos.

**Deliverables: “Plan It” Smart Phone App©.*



Phase 2 | Public Engagement Process (On-going)

Task 2.7

“Chalk-Talk”©: Portable idea chalkboards provide a fun way to engage residents in multiple settings – local events (such as Broken Earth Winery’s Trivia Night, public facilities, and local stores. The chalkboards would be ‘mad-libs’ style encouraging people to fill-in-the-blank with ideas, with the LGBCP ‘You Love it’ brand. Teska will supply the construction specifications for the chalkboards.

Example verbiage:

I ♥ ----- about Long Grove.

I’d ♥ to see ----- in Long Grove.

The Village could take part in this by incentivizing feedback by providing a chance to win a wine certificate or gift basket filled with local goods (Olive Tap, Beans and Leaves, the Popcorn Shop) if people share ideas. Format: They would supply their name, email and idea to enter the drawing. This tactic would build awareness in a fun and delicious way -- also, all emails would be added to our website’s “follow” list to receive updates of project news automatically. We could even tally in a couple of questions as part of the trivia if the hosts are open to such!

*Good food + good wine = great ideas....
More fun, more done!*

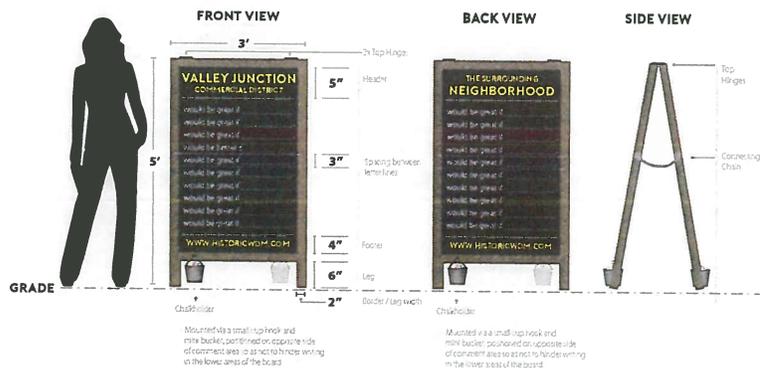
Task 2.8

Participation in Local Events (Optional):

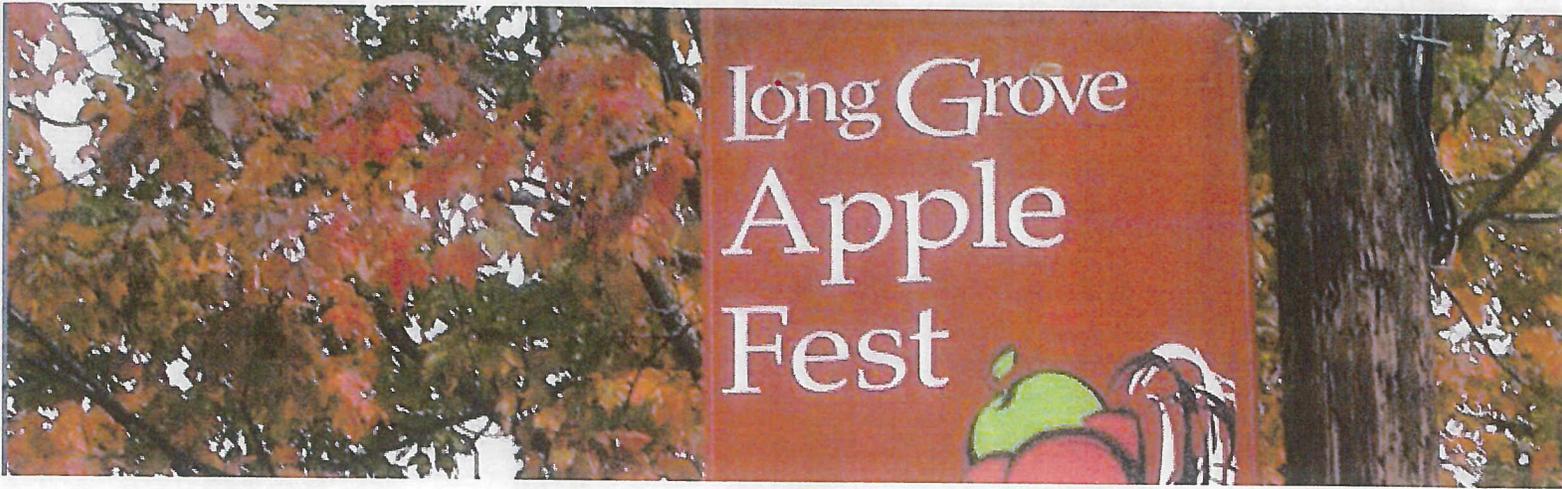
The Teska team may host a tent or booth at public events, such as the Holiday Open House and St. Patrick’s Day celebration at “Patties on the Square” to engage residents in fun activities to contribute ideas and to share information about the plan process. The St. Patrick’s Day in March would be a unique opportunity to highlight plan alternatives showcasing plan concepts or other key recommendations. In lieu of Teska’s attendance, we can provide materials that can be used by Village staff or members of the CPSC.

West Des Moines Chalk-Talk Boards

COMMERCIAL + RESIDENTIAL IDEA BOARD



Date: 10/27/15 Building Specifications for Idea Board Location: Valley Junction Events	HISTORIC WEST DES MOINES IDEA BOARDS Header / Backer (color to match Valley Junction brand kit) Chalkboard Panel Elm Wood Frame	
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Phase 3 | Community Assessment—Planning Framework

■ Task 3.1

Land Use & Transportation:

Land Use. The Teska Team will review and evaluate the existing land use pattern, natural resources, access to commercial opportunity areas, the regional development context in relation to major job centers, retail centers, and access to regional and interstate highways systems, as well as the land use and transportation issues and plans in surrounding communities. In particular, the Teska Team will focus on special development sub-areas identified in Phase 5 to identify general site conditions, environmental features, and other planning issues influencing future development potential.

Transportation. The Teska Team will work with the Village's engineer, and interview representatives from PACE, Lake County, IDOT, CMAP and the Route 53/120 Corridor Advisory Council to develop an understanding of local and regional transportation plans, including regional bicycle and pedestrian path plans. We will also review and incorporate the recommendations of the 2004 Long Grove Traffic Study.

■ Task 3.2

Socio-Economic & Demographic Analysis and Forecasts: Using data provided by CMAP— and other sources, Teska will review and update local and regional demographic and economic trends and projections from previous Village, County and metropolitan/regional plans. This information is used to understand the future of Long

Grove and the composition of its resident population and its labor force, both now and into the future.

■ Task 3.3

Community Utilities, Facilities and Telecommunications:

Utilities. The Teska Team will meet with the Village Engineer to obtain information on current plans or studies addressing water supply and distribution, wastewater collection and treatment, and storm water management to determine the impact on growth and redevelopment. The resulting analysis will identify the ability and limits for the Village to develop and expand given current supply and infrastructure.

Facilities. The Teska Team will review readily available information regarding existing and future public facility needs, and will interview representatives of agencies responsible for the schools, parks and recreation, library, fire protection, law enforcement, and other civic or cultural facilities to determine capacity deficiencies or surplus and ability to handle new growth.

Telecommunications. An analysis of telecommunications infrastructure will help the Village evaluate its readiness to meet the needs of its residents and businesses. The Teska Team will interview Village officials, local service providers and local businesses to document the capabilities of local telecommunication service providers to provide quality service to residents and

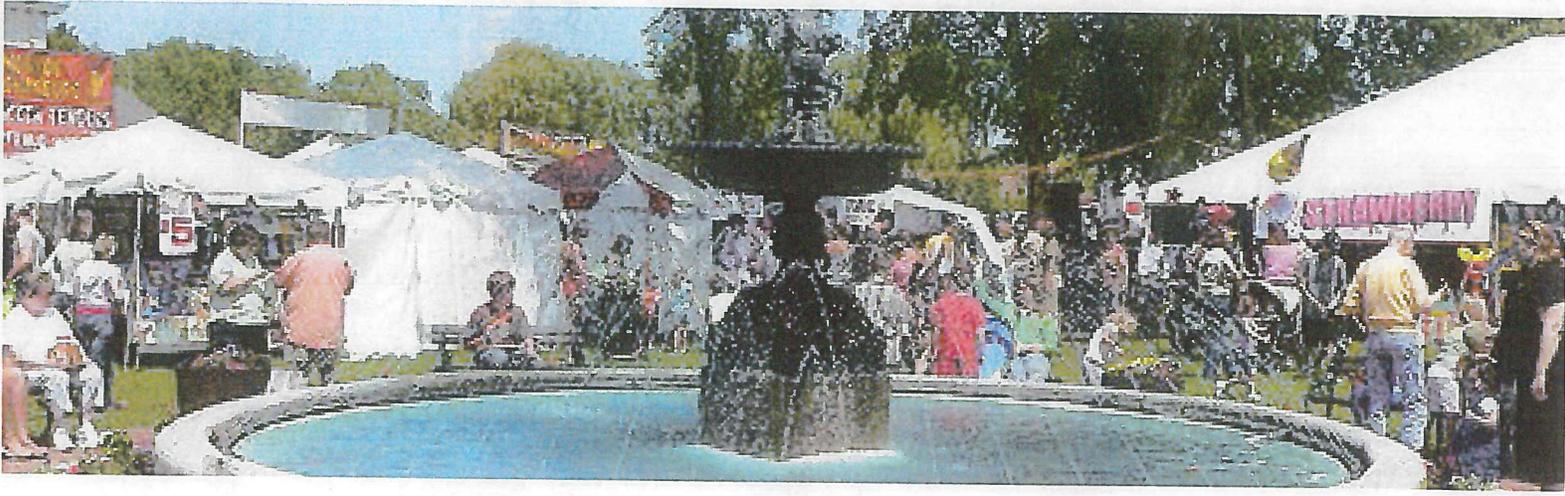
businesses. In particular, the Teska Team will contact local internet service providers to assess their present and future capacities to deliver fiber optic and high-speed internet access. Similarly, the present and future capacities of cell phone service providers will also be provided.

■ Task 3.4

Economic Analysis: Lead by BDI, the Teska Team will identify marketplace support for existing uses and potential business opportunities that could be contained in the commercial clusters in Long Grove. BDI will analyze the current relative position of Long Grove's Historic Downtown and other commercial opportunity sites identified in Phase 5 within the regional marketplace.

BDI will propose a future market positioning and marketing strategy that improves economic contribution of these important commercial clusters to Long Grove's tax base. This analysis will reveal Long Grove's opportunity to capitalize on recent changes in the retail landscape caused by Internet and Omni-Channel sales. This analysis will examine the opportunity for Long Grove to add uses that complete its local economy.

Fostering entrepreneurship, finding opportunities for residents to move their businesses to Long Grove, adding businesses producing high quality foods and arts, and encouraging telecommuting will be examined as ways to increase Long Grove's business activity.



Phase 3 | Community Assessment—Planning Framework

■ Task 3.5

Housing: Lead by BDI, the Teska Team will examine opportunities for Long Grove to provide a housing choices catering to empty nesters, seniors, and young professions and families while respecting the community's unique history of large lots and rural landscaping. This analysis will use demographic projections, Census and CMAP data to identify the housing types necessary for aging Long Grove residents and also for residents who grew-up in Long Grove to find housing appropriate for them as they gain independence and form families.

■ Task 3.6

Green Technology and Sustainability: The Teska Team will conduct an analysis of local green technology and energy conservation programs and policies to explore what initiatives are currently underway in the Village and to explore possible opportunities for new programs.

■ Task 3.7

Community Assessment Summary Report: The Teska Team will prepare a report synthesizing key issues and summarizing the findings made in the course of the work in Phases 1, 2 and 3. This will be a graphically oriented report, using maps and images to describe issues and opportunities, together with text to provide a comprehensive analysis of the problems, opportunities, patterns and trends affecting the Village, and the future development of vacant lands and the redevelopment of underutilized properties.

**Deliverable: Digital copy of the Community Assessment Summary Report.*

■ Task 3.8

CPSC Meeting: The Teska Team will attend one CPSC meeting to review the findings from the Community Assessment report to seek consensus on the key issues and opportunities to be addressed further and to be presented publicly to the community in the next phase.



Phase 4 | Community Vision Formation & Planning Goals & Objectives

During this phase, the Teska Team will facilitate an interactive public workshop to engage citizens and other stakeholders in the establishment of a common vision for future development in Long Grove. This workshop is intended to generate new ideas, build consensus, and encourage ownership of the planning process.

■ Task 4.1

EnVision Long Grove - Public Workshop & Design Charrette: The Teska Team will involve citizens and stakeholders in developing consensus of the community as it exists today and opportunities for the future. This workshop is planned to occur early in the planning process. Serving as both an educational and feedback opportunity, the Teska Team will solicit public input and educate the community about demographic trends and forecasts, the changing nature of commercial and residential real estate markets, transportation and other planning issues facing Long Grove.

Part A: Community Assessment Report

Presentation Findings from the Community Assessment report in the previous phase will be presented to workshop participants for comment. The Community Assessment report will be provided to the community for review on the project website prior to the workshop.

Part B: Ranking of Key Community Issues and Opportunities

Using the information obtained from the community in the phases above, Teska will provide a summary list of

key community issues and opportunities identified by the Long Grove community. Workshop participants will rank all issues using an interactive electronic keypad voting system, and will be given an opportunity to amend the list of issues not on the list for consideration by participants during the voting process. Results will be provided immediately for review by participants.

Part C: 'Building the Vision' © - Design Charrette

The Teska will facilitate a hands-on exercise to provide opportunities for all participants to cooperatively create plans for each specific sub-areas identified in Phase 5. Using base maps and "Plan-it-Toys"©, three-dimensional block models of various types of development created by Teska, participants work together in small table groups using these mapping tools to communicate their preferred land use and urban design ideas more effectively in a visual form.

The purpose of this cooperative exercise is to provide an opportunity for all ideas to

be expressed by creating their own "vision" for each sub-area. Results from the design charrette will be incorporated into development and design guidelines for each specific sub-area. With the assistance of a workshop facilitator from the Teska Team, each small group will create its own vision for Long Grove, and will present their findings to the larger group.

**Deliverables: Summary of the workshop results*

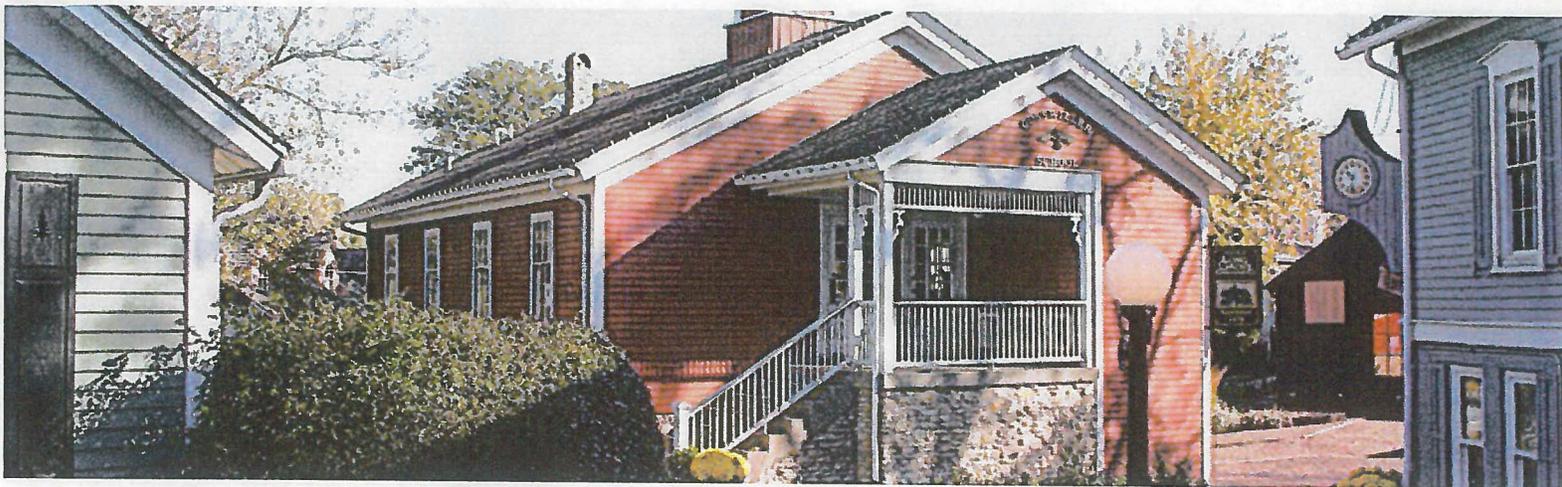
■ Task 4.2

Draft Policy Guidelines - Goals & Objectives and Community Design Guidelines

The Teska Team will update the goals and objectives, based on the information obtained from previous phases, to serve as guiding principles for the Plan update, incorporating existing design guidelines development by the Village, and as provided in previous Village plans.

**Deliverables: Draft goals, objectives and design guidelines.*





Phase 5 | Specific Sub-Area Plans

The Teska Team recognizes that certain sub-areas within Long Grove require a more focused and detailed planning effort to address specific long-term development issues and opportunities, including land use, bike, pedestrian and traffic circulation, environmental characteristics, and market potential.

■ Task 5.1

Specific Sub-Area Plans: The Teska Team will undertake a comprehensive analysis and creation of detailed land use and development concept plans for each sub-area. Detailed, conceptual site development plans will be prepared to illustrate recommended planning and design principles for building placement, pedestrian and traffic circulation, landscaping and buffering, and other relevant issues. These concept plans will serve as specific guides for the evaluation of development proposals and actions required by the Village to encourage development, such as zoning changes.

The plans may include detailed site concept plan sketches or design guidelines for high priority development areas. Based on information obtained in the RFQ process the following areas will be the focus of more detailed planning studies:

- Historic Downtown and Village Center Area (Route 83/53/Aptakistic Road)
- Route 22/Old McHenry Road
- Lake-Cook Road/Route 53
- Routes 83/60/45
- Midlothian Road

**Deliverables: Sub-area plan report with detailed and general site development plans, graphics and design guidelines for each Specific Area, with supporting text.*

■ Task 5.2

CPSC Meeting: The Teska Team will attend one meeting with the CPSC to present and discuss the Specific Sub-Area Plans.

■ Task 5.3

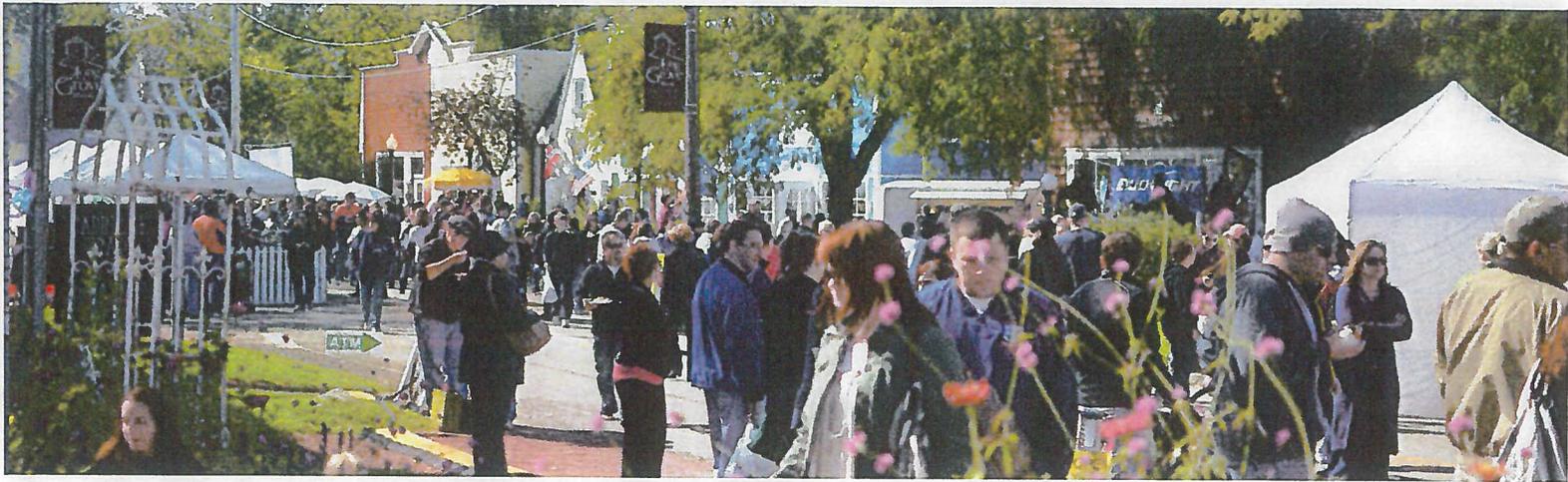
Refine Specific Sub-Area Plans: Based on comments from the CPSC meeting, the Teska Team will refine the recommended Specific Area Plans for incorporation into the draft comprehensive plan.

■ Task 5.4

Architectural Renderings & 3D Illustrations (Optional): The Teska Team will provide high quality architectural perspective renderings and 3D computer models at an oblique aerial perspective and street level view of the Downtown/Village Center, or another special area as determined by the Village, after recommended approval by the CPSC. These renderings will be used at the public open house and public hearing to help people envision the character and environments proposed for each sub-area, and will be useful in marketing materials.

Downtown Highwood





Phase 6 | Final Plan Preparation & Adoption

The products and information generated in each of the preceding phases are synthesized in this phase to formulate a long-term strategic development plan for the entire Village.

■ Task 6.1

Future Land Use & Transportation Plan: Land use and transportation will be developed in an integrated fashion to ensure accessibility matches the demands of businesses and residents to create a sustainable future. The Future Land Use plan will incorporate the results of the previous phases, and relevant design principles from the Village 2000 Plan and 2006 amendments. The Plan will identify land use, density, access and urban design recommendations for all remaining development opportunities in the Village. The Future Land Use & Transportation Plan element will express the community's vision and identified development opportunities and related transportation improvements to ensure balanced growth, while minimizing the impacts of the potential Route 53 extension.

The transportation component will emphasize the preferred land use and design guidelines for long-term transportation improvements, such as the Route 53 extension, and multimodal opportunities throughout the Village. Community connectivity (pedestrian and bikeways) will be an important consideration in this effort, with a focus on linking neighborhoods, shopping and employment areas, the Historic Downtown and Village Center, and other key community facilities within the

community, and to destination uses in adjacent communities.

Fiscal Impact Cost-Benefit Analysis (Optional): Teska will compile and average Village budget/audit data to establish metrics to be used in a Fiscal Impact Cost-Benefit analysis to determine general estimates of potential revenues and service costs associated with various development options for sub-areas and unincorporated areas. The result will be a Fiscal Calculator© developed by Teska, together with a user manual. The fiscal calculator would be a deliverable to allow Village staff to continue to run scenarios using Excel spreadsheets. Long Grove has several sources of data posted online, including budgets and audits, which will be used in the analysis. In addition, we will obtain data on large capital costs year-over-year to account for anomalies in expenses.

■ Task 6.2

Community Facilities, Utilities and Telecommunications Plan: The Plan element will utilize the results of the analysis in Phase 3 to identify areas requiring improved capacities and the expansion of public facilities and utilities to serve existing and new growth areas.

■ Task 6.3

Parks & Natural Resources Plan: This Plan element will document existing capacities and potential expansion of public parks, recreation areas, stormwater management areas, and preservation of natural resources based on Long Grove Park District plans, and previous of the Village and Lake County. The Plan will address potential strategies to improving access to local recreational areas and forest preserves.

MANUAL

Village of Winfield, Illinois
FISCAL IMPACT CALCULATOR

Prepared by Teska Associates, Inc. | 3/24/2011

Getting Started

Navigation 101: Things to Know
The Fiscal Impact Calculator incorporates the following sections noted below. Taken together they will assist and navigate you through operating the fiscal impact calculator.

Purpose of the Fiscal Calculator (page 2)	Overview of the Models (page 3)	Using the Three Models (Step - by - Step) (page 4)	Appendix (page 11)
<ul style="list-style-type: none"> • Measure the financial impact of new development • Compare the impact of different land use developments • Prepare for expenditures as a result of new developments 	<ul style="list-style-type: none"> • Status Quo model :: applies existing conditions • Optimal model :: includes additional Village personnel to provide better services • TIF model :: evaluates proposed developments in the Downtown TIF District 	<ul style="list-style-type: none"> • 1) Enter Existing Land Use(s) • 2) Enter Acres and Linear Feet of Proposed Land Use and Services • 3) Additional Revenue / Expense Adjustment • 4) Review Impacts 	<ul style="list-style-type: none"> • Formula Descriptions and Land Use Assumptions • Overview of Resources

■ Task 6.4

Economic Development Plan: Using the results of the Economic Analysis in Phase 3, BDI will lead the Teska Team in developing recommendation for the placement and type of commercial development that will maximize the quality of Long Grove's local economy and insure a strong position in the regional economy. This element will guide short and long-term economic development initiatives and identify policies designed to increase Village tax revenue.

■ Task 6.5

Housing Plan: Recommendations addressing housing types to serve the Long Grove community will be developed based on the information developed in the Housing analysis. This plan element will prioritize housing opportunities based on the market demand and the needs of existing and future residents.

■ Task 6.6

Green Sustainability Plan: The Teska Team will use the results of the green technology and sustainability analysis in Phase 3 to identify and provide recommendations for incorporating green strategies into the Long Grove's long-range plan. This plan element will identify sustainable practices, including energy conservation, green infrastructure and stormwater management best practices to be employed throughout the community.

■ Task 6.7

Implementation Action Plan: The Teska Team will identify the key planning actions and strategies necessary to carry out the recommendations established in the Comprehensive Plan. It is the Implementation Action Plan that transforms the Comprehensive Plan from a static document of recommendations to a fluid document instructing community action. The purpose of this plan element is to develop a 'working plan' rather than a 'shelf plan,' by establishing short, medium and long-term implementation strategies.

The Teska Team will work with Village Staff to identify the key projects related to capital improvements, major development and redevelopment projects, responsible agencies or organizations, potential financial resources, and anticipated phasing. The Implementation Action Plan is a dynamic planning tool that should guide capital improvement programming and budgeting, and be used to monitor progress.

■ Task 6.8

Preliminary Draft Comprehensive Plan:

The Teska Team will submit a digital PDF copy of the preliminary draft Comprehensive Plan prior to the meeting with the CPSC. This plan will be provided for Village staff review prior to submittal to the CPSC. The Assessment report will be provided as an appendix.

**Deliverables: The Teska Team will submit one digital copy of the draft plan to the Village and CPSC.*

■ Task 6.9

Meeting with the CPSC: The Teska Team will attend one meeting with the CPSC to present and discuss the preliminary Comprehensive Plan recommendations.

■ Task 6.10

Meetings with Long Grove HOA's (Optional): The Teska Team will meet with the membership of local HOA's to provide an informal opportunity to learn about the plans key recommendations and receive feedback.

■ Task 6.11

Final Draft Comprehensive Plan for Public Open House & Public Hearing:

Based on input from meetings in previous phases, the Teska Team will prepare and submit one original and one digital PDF copy of the Final Draft Comprehensive Plan document in advance of the public open house and public hearing.

**Deliverables: The Teska Team will submit one digital copy of the revised text and maps to the Village.*

■ Task 6.12

Public Open House and Public Hearing:

The Village will provide appropriate public notices and will hold a public hearing before the Long Grove Plan Commission to receive citizen comments on the recommended Comprehensive Plan. Prior to the hearing, the Teska team will be available during a public open house for citizens to review draft plan recommendations and informally interact with the Team to ask questions and provide comments.

■ Task 6.13

Final Plan Revisions and Plan Commission Meeting:

Revisions to the final document will be made by the Teska Team to reflect the recommendations of the Plan Commission at the public hearing. The Teska Team will attend one meeting of the Plan Commission to review the revised plan for recommendation. One additional set of revisions will be made, if necessary, based in Plan Commission comments prior to submittal to the Village Board.

**Deliverables: The Teska Team will submit one digital copy of the revised text and maps.*

■ Task 6.14

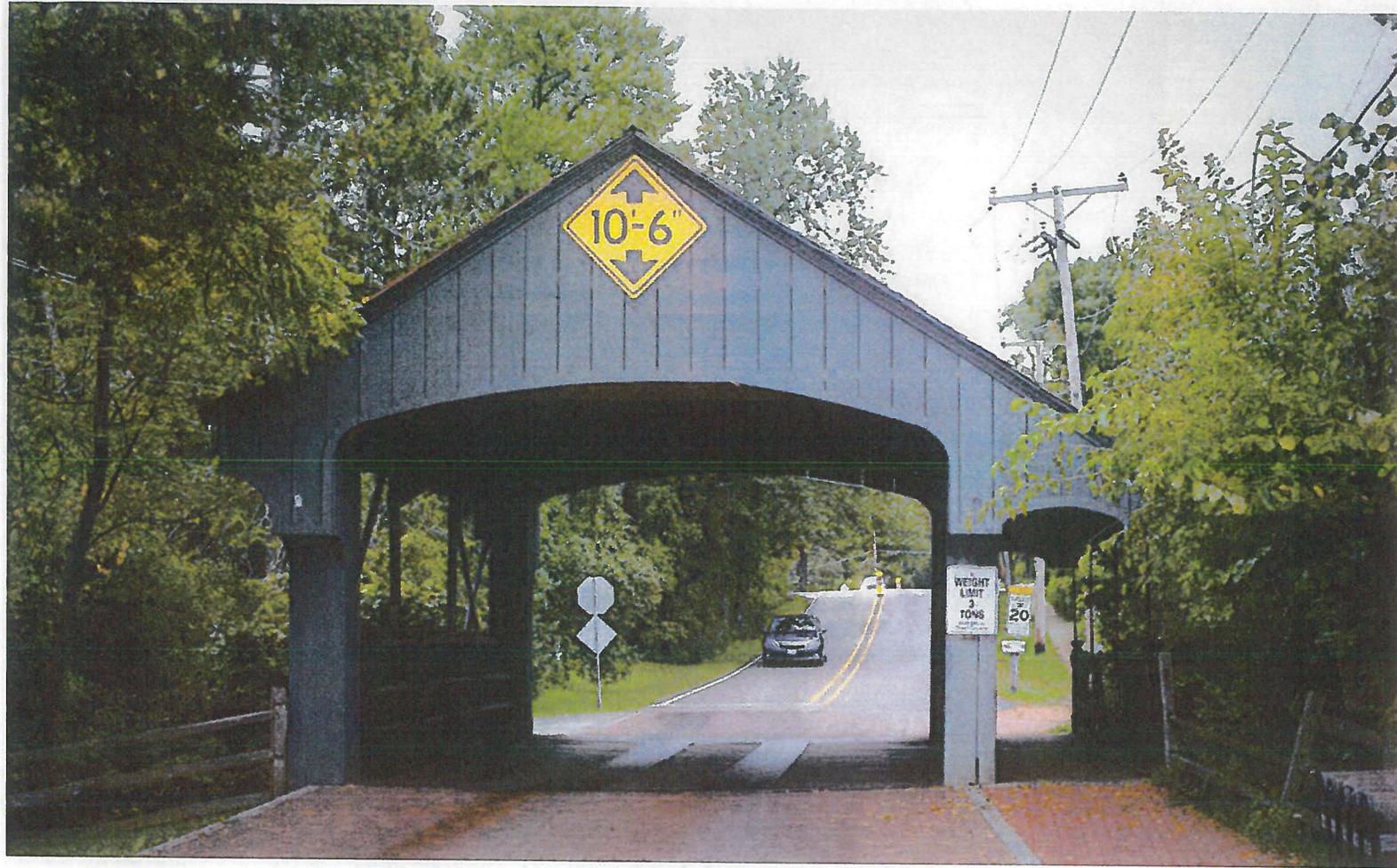
Village Board Meeting: The Teska Team will attend one meeting with the Village Board to present and answer questions regarding the recommended Comprehensive Plan. The Village Board may adopt the Plan with or without amendments.

**Deliverables: The Teska Team will submit one digital copy of the revised text and maps.*

■ Task 6.15

Preparation of Approved Comprehensive Plan:

The Teska Team will make final revisions and submit one digital PDF version and one hard copies of the final Long Grove Comprehensive Plan.



Phase 7 | Implementation

■ Task 7.1

Zoning Ordinance and Development Process Recommendations (Optional): Based on the results of the Phase 3 assessment, Teska will provide a brief memorandum recommending updates and revisions to the ordinance and the zoning map, but will not draft language, text or other amendments to the ordinance or maps. We will prepare a summary document outlining observations and recommendations for enhancements to the Village's development approval process.