



## MEMORANDUM

TO: Village President and Village Board  
FROM: James M. Hogue, Village Planner  
DATE: June 23, 2016  
RE: Board & Commissions Report for 6/28/16

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).

### AC – Regular Meeting; 6.20.16 (3 Action Items)

- 1) **Consideration of a request for signage for “Bentley’s Pet Stuff” (formerly “Bentley’s Corner Barkery”) 4196 Route 83 (Suite D &E) within the Sunset Grove PUD, submitted by Southwater Signs on behalf of Lisa Senafe.**

Planner Hogue explained the request and the history of the Sunset Grove Development and modifications to the sign regulations per the PUD approval tied to the property. Existing signage for this business, at this location, was previously approved in 2013. This signage was placed over the west elevation of the building above the windows. Two wall signs measuring 24 square feet (Suite D) and 34 square feet (Suite E) are currently located on the structure. He noted signage would be the same in terms of colors but the fonts, copy and sign style would change.

Sign will be constructed with raceway mounted channel letters and LED illumination bolted to the wall of the building. Plexiglas sign faces in green, black and white will be utilized. This is the identical color scheme of the existing signage. A dark bronze trim cap/return will also be utilized. The raceway will be colored to match the building fascia.

The sign is proposed to be illuminated with LED illumination in a manner consistent with other signage within the rest of the development.

As signage relates to this portion of building (Suites “D” & “E”) , the “Bentley’s Pet Stuff” signage, as proposed, is in the "Designated Zone for Placement of Signage and Graphics" as indicated on the approved PUD plans.

Per the building plans submitted for approval the "Designated Zone for Placement of Signage and Graphics" is as follows;

West Elevation – 1 sign;

Placement Zone Dimensions: 17' x 4.5' = 75.5 sq. ft. x .70 = 53.55 sq. foot of signage

East Elevation – 1 sign;

Placement Zone Dimensions: 57' x 4' = 228 sq. ft. x .70 = 159.6 sq. foot of signage

The petitioner is proposing a wall sign on the west facade of “Building B” in the location approved as the “Designated Zone for Placement of Signage and Graphics”. This is consistent with the final PUD approvals. A Paw Logo will be placed on the east façade as well as window graphics which may be permit exempt. Standardized replacement placards will also be placed on the existing monument signage on the perimeter of the development.

The size of the proposed signage is as follows;

	<u>Proposed Sq. Footage</u>	<u>Sq. Footage Allowed per PUD Approval</u>
Suite D		
West Elevation :	No signage proposed	53.55 Sq. ft.
Suite E		
West Elevation :	141” x 36.25” (35.25 sq. ft.)	53.55 Sq. Ft.
East Elevation:	24’ x 22.75” Logo (3.79 sq. ft.)	159.6 Sq. ft.

The proposed signage is within the allowable square footage for such signage as allowed by the PUD approval ordinance and includes the paw print logo in the calculation. The window signs and treatments, if mounted on the inside of the window, are exempted from the signage area and placement restrictions. Green paw prints are also proposed on the windows leading patrons to the door as well as a green paw print logo on the east elevation.

The AC questioned the need for the change and the petitioner responded it was a corporate decision to change the name of the business. The AC noted concerns with the raceway on which the letters would be mounted citing aesthetic and maintenance concerns. The AC asked if the sign style could be kept more in line with the existing sign through the elimination or integration of the raceway into the sign (which is also more consistent with overall signage in the development). The petitioner indicated this modification could most likely be easily done. The AC noted if this was not possible then alternative signage proposals would need to be brought back to the AC for further consideration.

A motion was made by Commissioner Tapas, seconded by Commissioner Sylvester to recommend approval of the signage subject to the raceway being eliminated or integrated into the sign to eliminate maintenance issues and make the sign more consistent aesthetically with other signs in the development or submit alternative signage proposals which address these issues to the AC for further consideration.

On a voice vote; all aye.

**2) Consideration of a request for structural alteration (demolition & replacement) signage and hardscape (bench) for “Red Oaks” 340 Old McHenry Road within the B-1 Historic District, submitted by Mr. Jesse DeSoto, contract purchaser.**

Planner Hogue reviewed the request and history of the property. The property is commonly known as “Red Oaks” and was occupied by “Red Oaks Furniture” and has remained vacant since the furniture store went out of business in 2011/2012.

The petitioner has redevelopment plans for Lots 1, 3 & 4 of the “Red Oaks” property which leave the site largely intact. The petitioner is however looking to demolish the north half of the southernmost building (adjacent to “The Studio”) to accommodate a dance studio. The north half of this structure was used for storage and is in a state of disrepair to the point where demolition is required. The petitioner proposes a replacement structure in the exact same footprint using the existing foundation & slab of the demolished building. The south half of the structure (“The Barn”) will be incorporated into the dance studio as the dance floor space.

The replacement structure will complement the remaining barn structure and utilize siding & shingles to match the existing barn. Windows will be replaced in the remaining structure with 24”x 72” casement windows to match the windows in the replacement structure. A covered entryway is also proposed for the new addition. Colors of the building will remain unchanged. (See Attached Elevations).

The petitioner also proposes a ground sign, including a “header” 14”x 40” (3.87 sq. ft.) and five (5) hanging panels beneath the header measuring 6” x 32” (1.33 sq. ft. each x 5 ) for a total of 6.67square feet (total signage 10.54 sq. ft.). The signage will be mounted on the existing post in front of the Red Oaks Development. All signs will be double faced. Building square footage of Lots 1, 3 & 4 for which the signage is being requested is approximately 16,019 square feet (the dance studio contains 4,103 sq. ft. of floor area). For retail spaces containing 3000 to 5000 sq. ft. of floor area or greater 30 square feet of signage may be allowed per the Village Zoning Code.

Based upon the total square footage of signage proposed (10.54 square feet), the requested signage is well within the square footage limits for the floor area at this location. Signage may be divided up between wall signs, hanging signs and freestanding signs but may not exceed the maximum allowable square footage allocated by floor area.

Signage will be constructed of HDU with a faux wood grain finish. “Header” signage will contain raised white lettering and trim on a red background. The first hanging panel (6”x 32”) for the dance studio will contain white lettering and trim on a black background. Signage will be non-illuminated.

The petitioner also proposes “hardscape” in the form of benches to be located along the walkway “patio” in the front of the “Red Oaks” building on Old McHenry Road. The benches would measure 50” long by 25” wide and 35” inches in height with a weight capacity of 500 lbs. The benches are made of brown hardwood with a lattice back & heavy duty cast iron frame. Benches are design to seat 2 to 3 people.

Per the “Downtown Design Guidelines” dealing with private site furnishings, the proposed “hardscape” improvements are consistent with these recommendations.

Chair Michealson-Cohn indicated that the AC would consider each facet of the request separately.

With regard to the structural alterations Commissioner Sylvester inquired about the 120 day waiting period on the demolition request. Planner Hogue indicated this issue had been already considered by the Village Board who waived the waiting period requirement. The petitioner noted that portion of the structure was in very poor condition. This had been verified by the Village Building inspector also. He noted the foundation was in good shape and the new structure would utilize the same footprint and foundation.

The AC was favorable to the modifications as proposed by the petition and in particular the sensitivity to the character of the “Red Oaks” development and downtown area in general.

A motion was made by Commissioner Mikolajczak, seconded by Commissioner Nora, to recommend approval of the replacement structure as submitted utilizing the exact same footprint and the existing foundation & slab of the demolished building in the reconstruction. On a voice vote; all aye.

The AC next considered the request for signage. The AC was favorable to the signage as submitted including the black & white format for the panel signs.

A motion was made by Commissioner Tapas, seconded by Commissioner Nora, to recommend approval of the signage as submitted utilizing the existing sign post subject to the following conditions;

- The existing sign post be refurbished;
- Future panel signs, in a black & white format, with dimensions of 6”x 32” or 9” x 13” may be approved staff without further AC consideration.
- Any other variation in the panel signs shall be brought back to the AC for further consideration.

On a voice vote; all aye.

The AC was favorable to the “hardscape” (benches) as proposed by the petitioner and found the proposed improvements consistent with the recommendations of the “Downtown Design Guidelines”.

A motion was made by Commissioner Nora, seconded by Commissioner Sylvester, to recommend approval of the “hardscape” (benches) as proposed by the petitioner with the condition that the benches be bolted down to add security and stability to the benches.

On a voice vote; all aye.

**3) Consideration of final plans including landscaping and signage for the proposed “Karen’s Corner” PUD/ Subdivision in conjunction with the petition for a SUP/PUD development as submitted by Fidelity Wes for property located at Checker Road and Old Hicks commonly known at the Iverson Property.**

Planner Hogue reviewed the history of the proposal and past action of the AC noting that at the February 2, 2016 AC meeting the AC considered this matter and made the following recommendation;

A motion was made by Commissioner Styer, seconded by Commissioner Mower, to accept the preliminary landscape plans as submitted subject to conformity with the recommendations of the Village Arborist. On a voice vote; all aye.

A motion was made by Commissioner Styer, seconded by Commissioner Tapas, to accept the monument signage subject to the following conditions;

- Consider changing the name to Karen’s Court instead of Karen’s corner;
- Raise the middle of the sign to create an arch in the limestone sign face;
- Lower the side piers to a point below the arch;
- The copy sign face be carved limestone;
- The signage be positioned outside the vision triangle and oriented toward Old Hicks Road.
- Any illumination of the signage shall be brought back to the AC for further review and specifications for the proposed illumination shall be submitted as well.

With regard to the final landscaping plan, Planner Hogue explained a “typical” landscape sheet was included as part of the submittal package. The petitioner has provided internal subdivision landscaping per the requirements of the village code (Title 6, Section 6-6-5 Required Improvements) as shown on this “typical” sheet. A detailed list of plantings has been submitted with the landscape plan as well.

Per the review and recommendations of the Village Arborist (comments attached), plantings shown as “typical” are acceptable. Spacing requirements are suggested between trees (and ornamentals) to allow for growth. Shrubbery should not be placed within 5’ of the curb edge of the road and multi-stemmed species (such as river birch) are not recommended in the parkway due to sightline obstruction concerns. The spacing requirements (to allow trees to fully mature w/o crowding) may result in less parkway trees than required the subdivision code. Should this occur the Village Arborist suggests the “excess” trees be placed on the site so the same numbers of trees are installed on a property, just at different locations than noted in the village code. Ultimately this recommendation needs to be accepted by the Village Board.

The site plan includes a tree inventory for the property. Two species, the black walnut and black cherry are both protected species per the village code. These are located along the periphery of the property. Those located along Hicks Road have been severely pruned to accommodate the power lines in the right-of-way. Should these need to be removed during the development process mitigation (per the tree removal ordinance is not recommended due the poor form of the trees. However, should “gaps” appear in the “natural screening” of the property, additional plantings should be required which will not reach a height sufficient to cause conflict with the power lines. As this area falls within a scenic corridor further CSCC review of the plantings should be undertaken.

The petitioner then reviewed the request including pathway location. The petitioner also noted the Village Arborist indicated that all protected species with a diameter of 12” or greater have been inventoried, but unprotected species of that diameter had not. While the arborist does not necessarily have issues with non-protected trees not being inventoried (mostly “scrub” which has grown up over time), the village code does not make any distinction between inventorying protected or non-protected species. The Village Board should make a determination on this matter as well.

A motion was made by Commissioner Michealson-Cohn, seconded by Commissioner Tapas, to have the Village Arborist recommendations incorporated into the final engineering plans and any replacements plantings in the scenic corridor be reviewed and approved by the CSCC. On a voice vote, all aye.

Planner Hogue then explained two monument (ground) signs are proposed for identification of the development. These would be places near both entrances to the development, north of the north entrance and south of the south entrance. Each would measure 5’ tall by 4’ wide (20 sq. ft. total) in a stacked stone façade with a limestone center. These signs would sit on a concrete base, to be landscaped, with a brick obverse. The comments of the AC (per the February meeting) have been incorporated into this proposal. Signage does not appear to be illuminated. The entrance signage as proposed is in conformance with Village Code and therefore approvable.

Mr. Mike Demar, Fidelity Wes Builders, the indicated sign placement as well as the overall need for such signage was being reconsidered. He asked that consideration of this signage be deferred to a later date if such signage were to be installed.

The AC deferred action on this portion of the request at the petitioners request with the understanding that should the signage be found to be desirable at this location additional review and approval by the AC would be required.

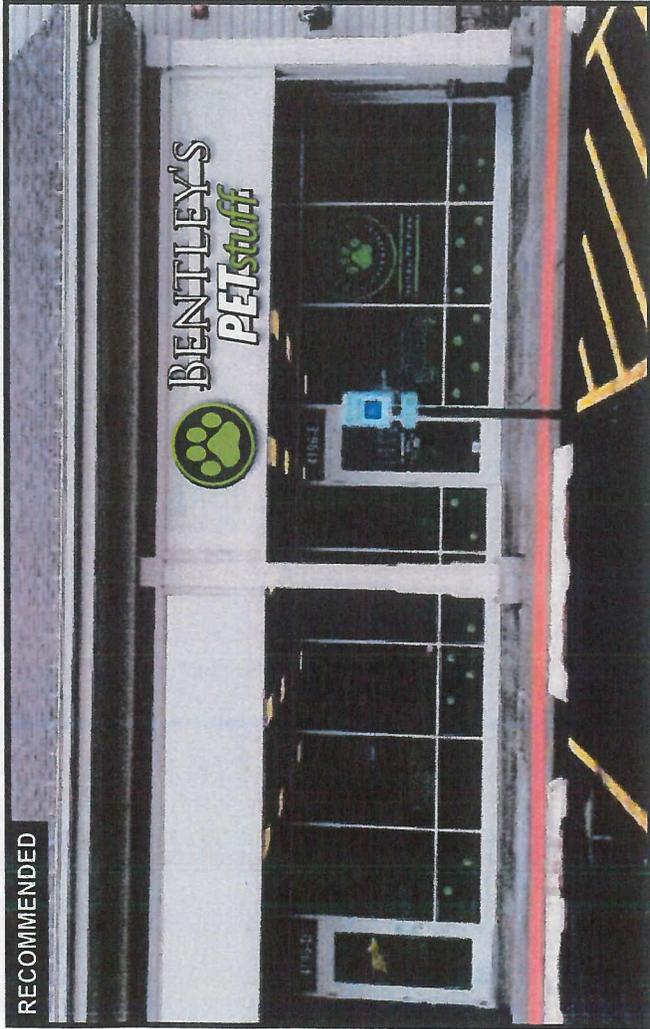
**Update - Towner Green Signage;** As a follow-up to Commissioner Mower’s inquiry, Planner Hogue reported that the Towner Green sign had apparently been installed sometime in the past without any review and/or permitting by the LGBCP. He provided pictures to AC noting the deteriorated condition of the sign. He also presented photos of the “Sunset Pavilion Sign” which the AC had accepted as the “standard” for signage denoting common areas in the downtown. It is important that this type of signage remain consistent from a “wayfinding” perspective. He asked if the AC was still in favor of this sign style for this type of sign given the desire for consistency with type signage. If so, the village would pursue replacement with this a sign of this style.

The AC was still in favor of this “standard” for signage denoting common areas in the downtown. A motion was made by Commissioner Tapas, seconded by Commissioner Nora to have the “Towner Green” sign be brought into compliance with the “standard” wayfinding signage as illustrated by the “Sunset Pavilion” sign within 60 days. On a voice vote, all aye.

**Update - Proposed amendments to the Village of Long Grove Comprehensive Plan.** Planner Hogue had nothing new to report since the last meeting.

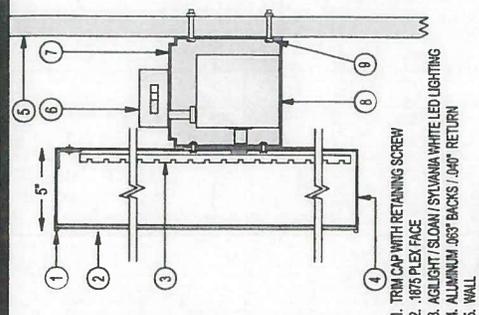
**PCZBA; Next Regular Meeting 7.5.16 CSCC; - Next Regular Meeting; 7.6.16  
AC; 7.18.16**

**RECOMMENDED**



**34" Stacked Letterset**  
35.5 SQFT.

**RACEWAY-MOUNTED CHANNEL LETTERS**  
LED ILLUMINATION



1. TRIM CAP WITH RETAINING SCREW
2. .1875 PLEX FACE
3. AC LIGHT / SLOAN / SYLVANIA WHITE LED LIGHTING
4. ALUMINUM .063" BACKS / JAG RETURN
5. WALL
6. DISCONNECT SWITCH
7. EXTRUDED ALUMINUM RACEWAY
8. OSRAM PS / GENERALLED / ADVANCE LED PS
9. FASTENERS AS REQUIRED

General Notes -  
-120V/277V Class 2 Self Adjusting Power Supply  
60W 12V Single Phase, Installed per NEC code book  
All bonded and grounded



	<b>Lag Screw</b> Wood lags for solid wood backing Concrete lags for solid masonry applications
	<b>Toggle Bolt</b> For Use in Hollow Walls
	<b>Wedge Anchors</b> For Use in Masonry Applications
	<b>Tie-Bolt with U-Channel</b> Hollow Walls with Riser-Access

**Colors to match**

	Raceway to match fascia
	PMS Green 377
	Standard Black
	Standard White

Returns/Trimcap #313 Dark Bronze

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SOUTH WATER SIGNS, INC.

DESIGNER	
REV.	
DATE	1.25.16
DRAWN BY	RK

CLIENT	Bentley's Pet Stuff
PROJECT NAME	4196 Illinois Route 83 Long Grove, IL
TRACER NUMBER	7016472

CUSTOMER APPROVAL	
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EXISTING SIGN

38'-0" OAW

16'-7 1/2"

16'-7 1/2"

88

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REVISIONS	
REV#	DATE

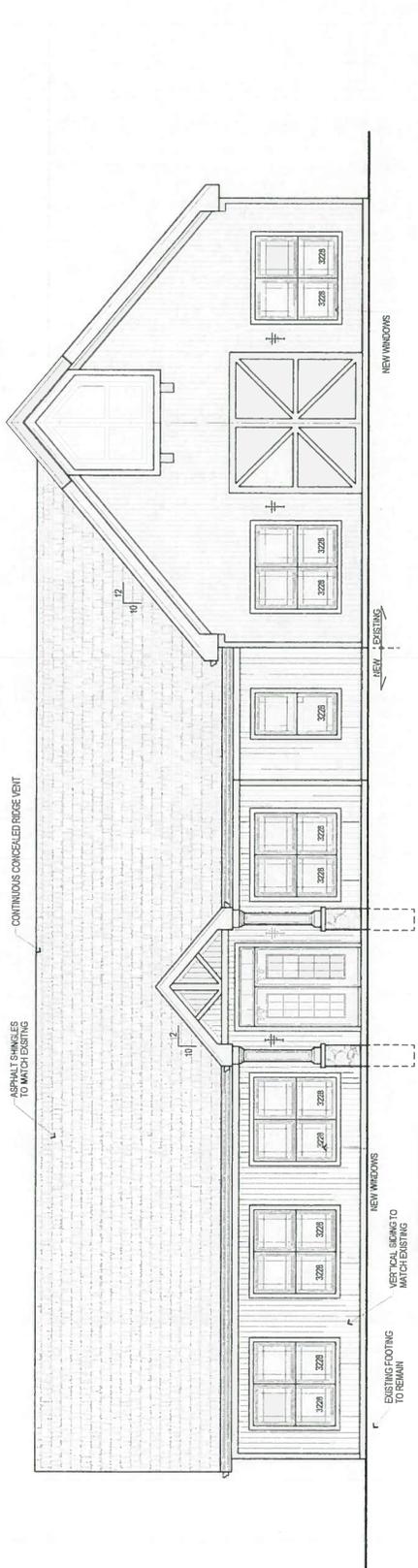
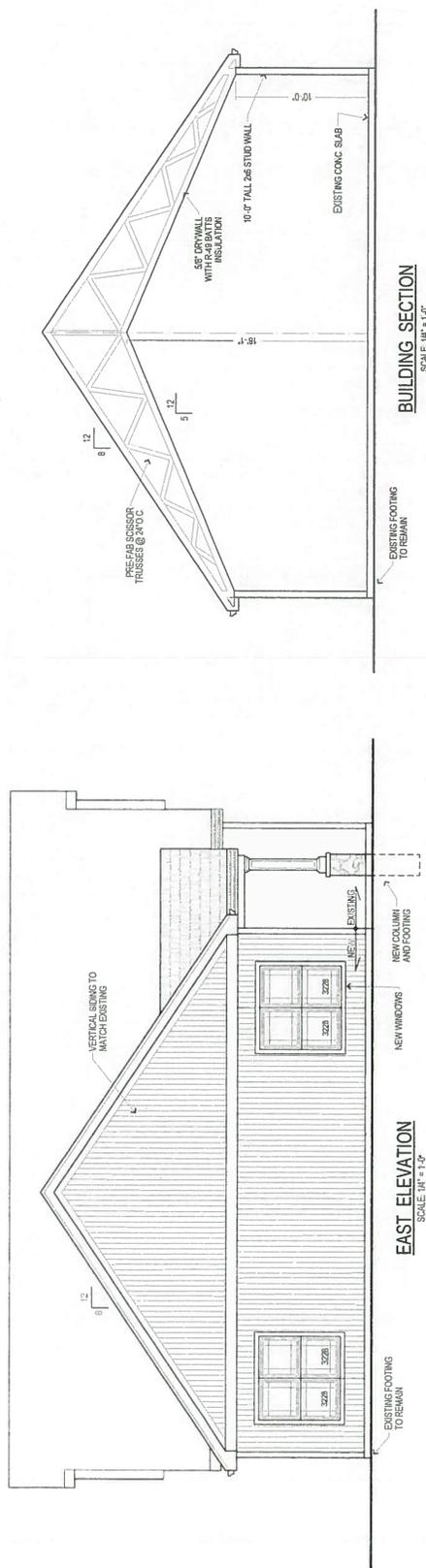
DATE: 1.25.16  
 DRAWN BY: [Signature]

PROJECT NAME: Bentley's PET Stuff  
 4196 Illinois Route 83  
 Long Grove, IL  
 TRIGGER NUMBER: 7016472

CLIENT: Bentley's PET Stuff  
 CUSTOMER APPROVAL: [Signature]









SKIFFINGTON ARCHITECTS  
 250 NORTH TRAIL, HAWTHORN WOODS, IL 60047  
 TEL: (847) 438-2714 FAX: (847) 438-2714  
 EMAIL: david@skiffington.com

ADDITION AND REMODELING  
 DANCE CENTER  
 LONG GROVE ROAD,  
 LONG GROVE, ILLINOIS

DRAWN BY  
 DPC

CHECKED BY

DATE  
 4/22/16

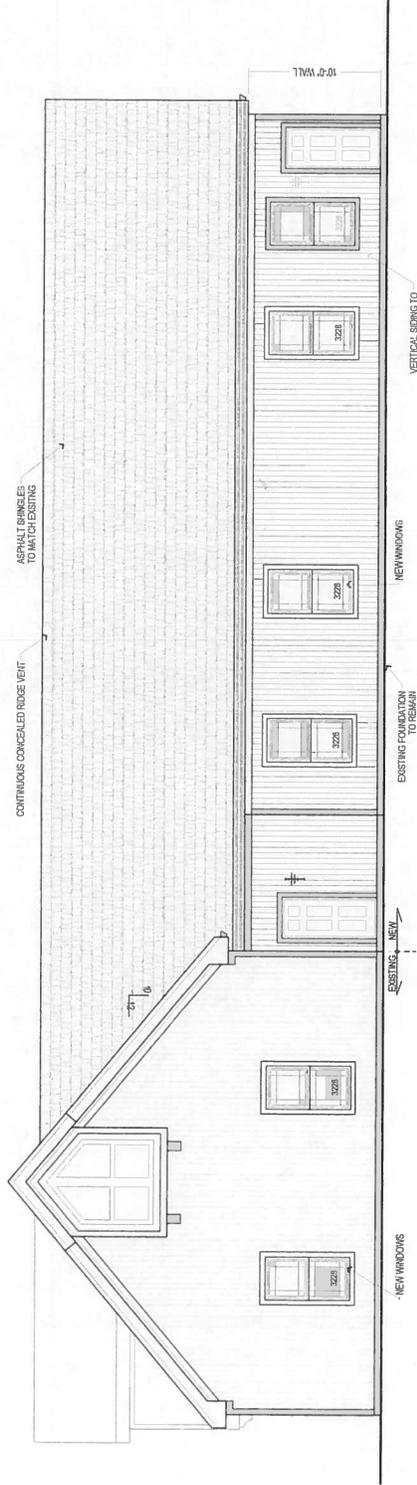
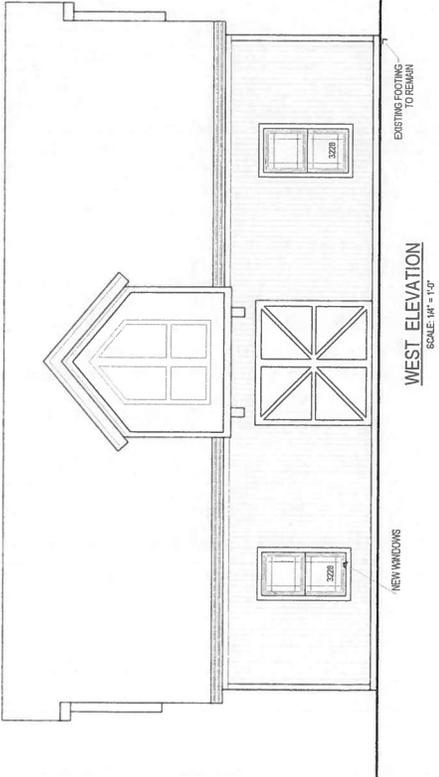
REVISIONS

PROJECT NO.  
 2016-001

DRAWING NO.

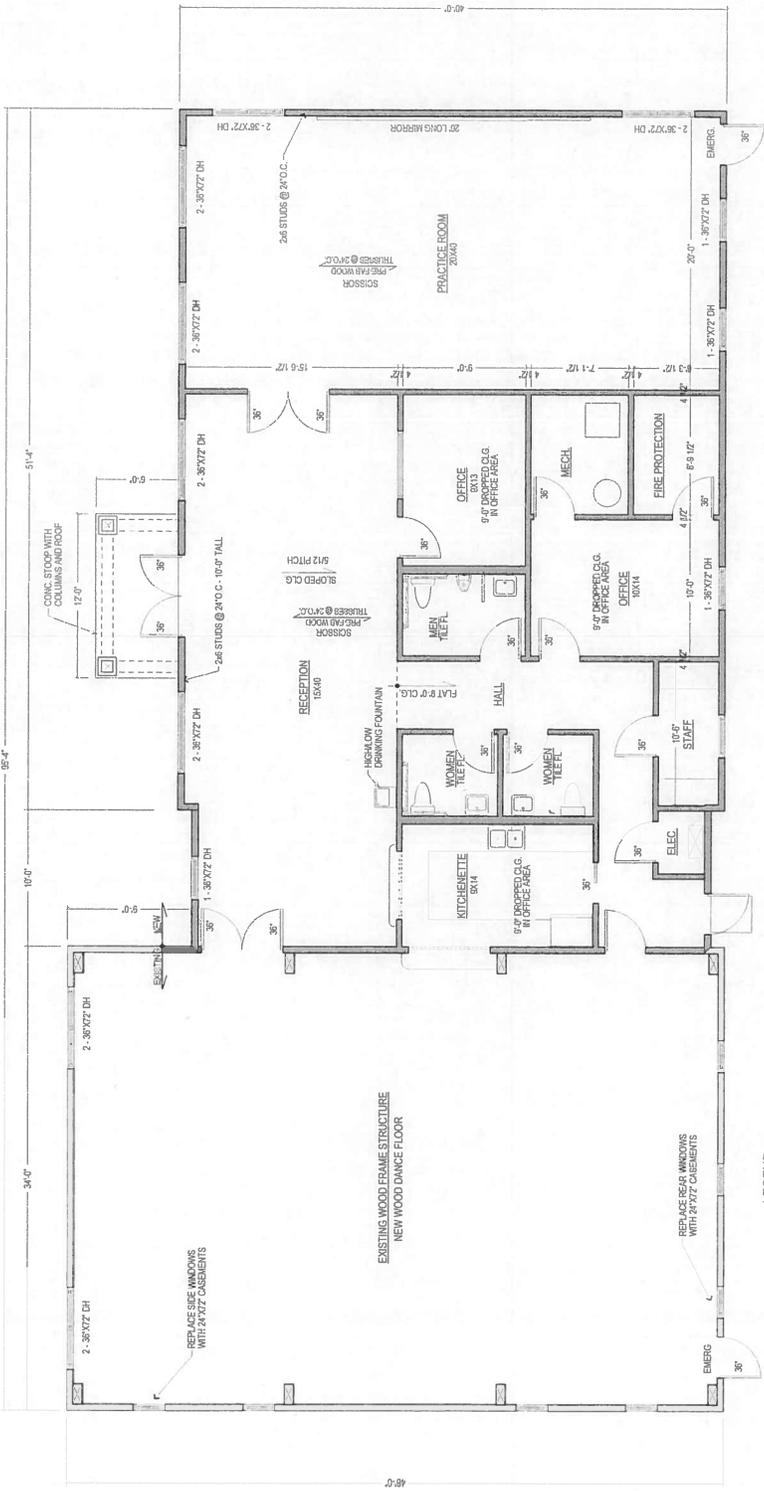
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OF 3 SHEETS

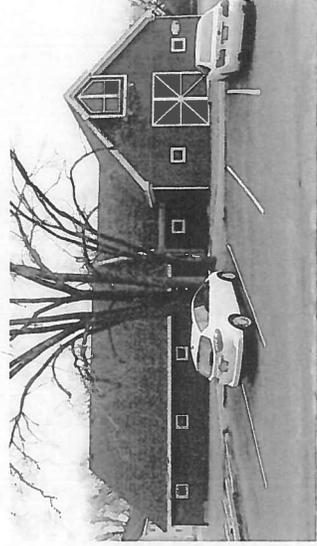


**SOUTH (REAR) ELEVATION**  
 SCALE: 1/4" = 1'-0"





NEW FIRST FLOOR PLAN  
 SCALE 1/4" = 1'-0"  
 4068 SF - EXISTING



EXISTING BUILDING

REMOVE THIS HALF OF BUILDING

# RED OAKS

*of Long Grove*

Recessed faux wood grain with raised white lettering  
14" x 40"

**Colors**

Face Faux Wood Grain PMS 200 Red

Lettering White

Red Oaks of Long Grove. 340 Old McHenry Rd. Long Grove, IL 60047		APPROVED BY:
SCALE:	NTS	 <b>Signarama</b> <small>The way to grow your business.</small>
DATE:	June 10, 2016	
DRAWING #:	3625A	352 LEXINGTON DR, BUFFALO GROVE, ILLINOIS 60089 PHONE: 847-215-1535 FAX: 847-215-1574

14" x 40"



9" x 32"



6" x 32"



6" x 32"



6" x 32"



6" x 32"



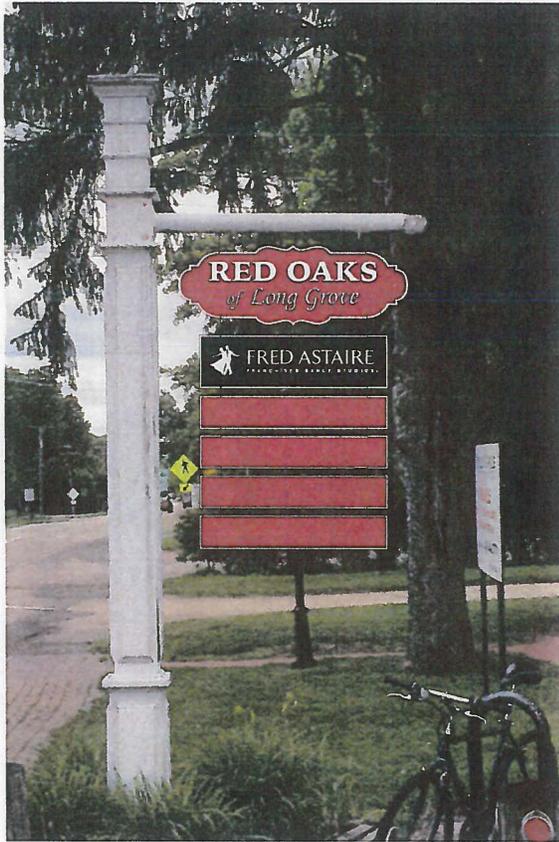
**Colors**

Face Faux Wood Grain Red  
Face Faux Wood Grain Black

Lettering White

Double Sided 1.5" HDU Signs  
to be hung from existing post.

Red Oaks of Long Grove. 340 Old McHenry Rd. Long Grove, IL 60047		APPROVED BY:
SCALE:	NTS	 <b>Signarama</b> The way to grow your business.
DATE:	June 10, 2016	
DRAWING #:	3625B	
352 LEXINGTON DR, BUFFALO GROVE, ILLINOIS 60089		PHONE: 847-215-1535 FAX: 847-215-1574



Double Sided 1.5" HDU Signs  
to be hung from existing post.

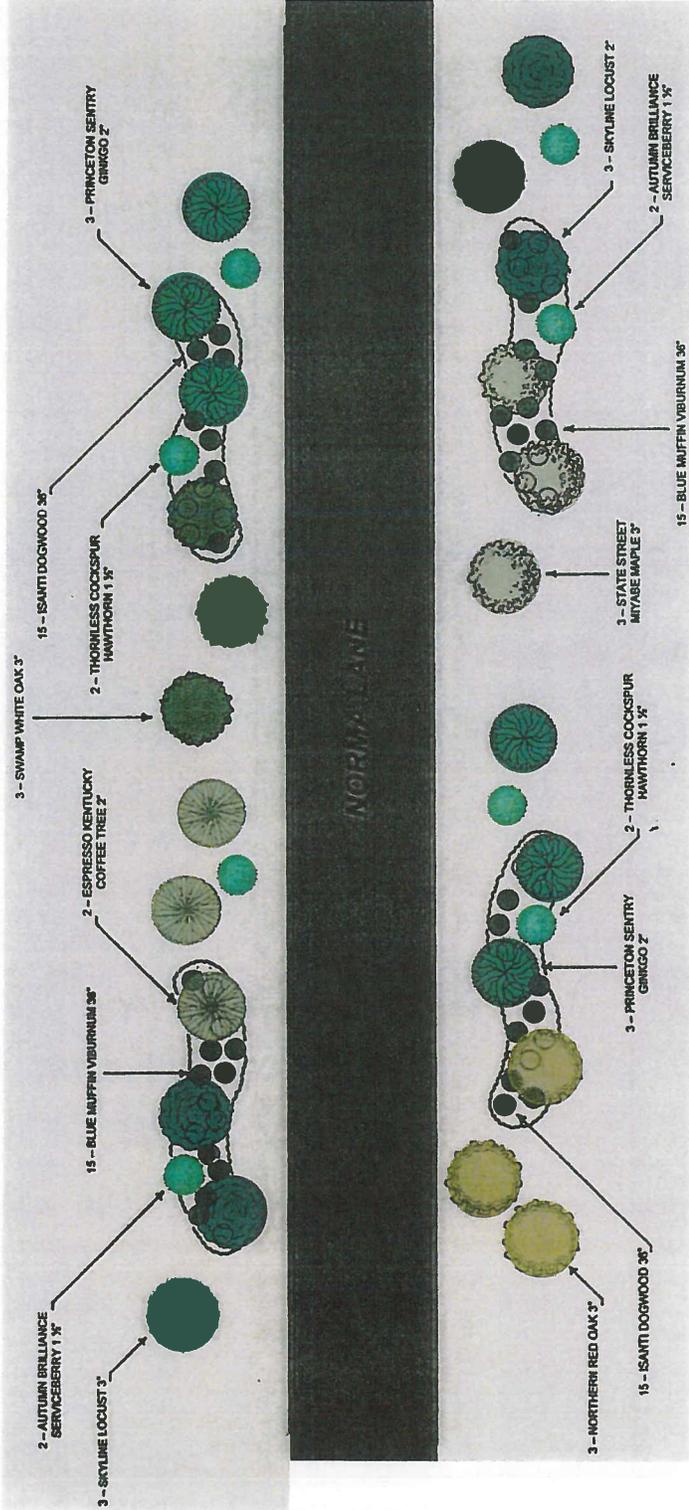
Red Oaks of Long Grove. 340 Old McHenry Rd. Long Grove, IL 60047		APPROVED BY:
SCALE:	NTS	 <b>Signarama</b> The way to grow your business.
DATE:	June 10, 2016	
DRAWING #:	3625C	
		352 LEXINGTON DR, BUFFALO GROVE, ILLINOIS 60089 PHONE: 847-215-1535 FAX: 847-215-1574



**KAREN'S CORNER OF LONG GROVE**  
**TYPICAL 200' LANDSCAPE PLANTING**

**FIDELITY WES**  
 BUILDERS \* DESIGNERS \* DEVELOPERS \* REMODELERS

DATE: 05.20.16 SCALE: 1"=20' DRAWN BY: CJD



**Dowden Landscape Design**

P.O.Box 415, Libertyville, IL 60048  
 Phone: (847) 362-1254  
 Email: dowdenassoc@sbcglobal.net



June 15, 2016

Mr. James Hogue  
Village Planner  
Village of Long Grove  
3110 Old McHenry Road  
Long Grove, IL 60047

RE: Karen's Corner Development  
Plan/Site Review

Dear Jim,

I met with the developer at the proposed Karen's Corner development to review the existing trees on site and the Landscape Plan. The following are my observations and recommendations.

1. A list of the protected trees was included in the landscape plans, although an inventory of all trees 12" and larger was not included. The only protected trees on site are located along the property lines. All of these are black walnut and black cherry. Those located under the utility lines adjacent to Old Hicks Road have been significantly pruned and contain very poor forms. Currently, all the protected trees shown on the inventory listing are proposed to be preserved. Tree protection/silt fencing should be added to the engineering plans, showing the protection of the critical root zones of these trees.

If the proposed bike path or sewer installation requires the removal of some of the protected trees along Old Hicks Road, they shouldn't require mitigation due to their poor conditions/forms. I would recommend adding new landscaping if openings appear in the natural screening due to the bike path or sewer, but none of the new plantings should be installed in a location where they will grow into a conflict with the overhead utility wires. Only shrubs should be installed directly under the power lines, with understory/ornamental trees not to be installed within 10' of the outer edge of the utility lines and shade trees within 20' of the outer edge of the utility wires.

2. None of the trees proposed to be removed for the berm in the southwest corner of the site are protected trees. They are primarily cottonwood with boxelder maple, black locust, mulberry, black willow and other species typically found in low, poorly drained sites. The developer is planning on constructing this berm prior to the other infrastructure construction. As long as the Village engineer does not have any issues with this, I don't have an issue with this.
3. The typical 200' landscape planting detail by Dowden Landscape Design, dated 5-20-16, is acceptable, but I would recommend adding more space between the shade trees and making sure there are no site obstructions with intersections, driveways, light poles, street signs, hydrants, etc. There should be a minimum of 20' - 30' between shade trees and 15' - 20' between ornamentals/evergreens and no vegetation within 15' of driveways, intersections, light poles/signs, etc. I would not allow any shrubs to be installed within 5' of the curb/edge of road.

Mr. James Hogue  
Karens Corner Development  
June 15, 2016  
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As noted in my initial landscape plan review dated 3-21-16, I would not recommend planting multi-stemmed trees, such as river birch, in the parkway as the sightlines may be obstructed with such trees.

If the spacing that I have proposed will not allow the quantities to be installed along the parkway, I would recommend allowing these plantings to be installed in open space areas within the project or within the lots themselves, outside of utility easements and construction envelopes.

The Village will need to determine if all trees 12" and larger need to be inventoried and located, per the ordinance requirements. Otherwise, I would only require that the engineering plans show the location of the tree protection/silt fencing before I would recommend approval.

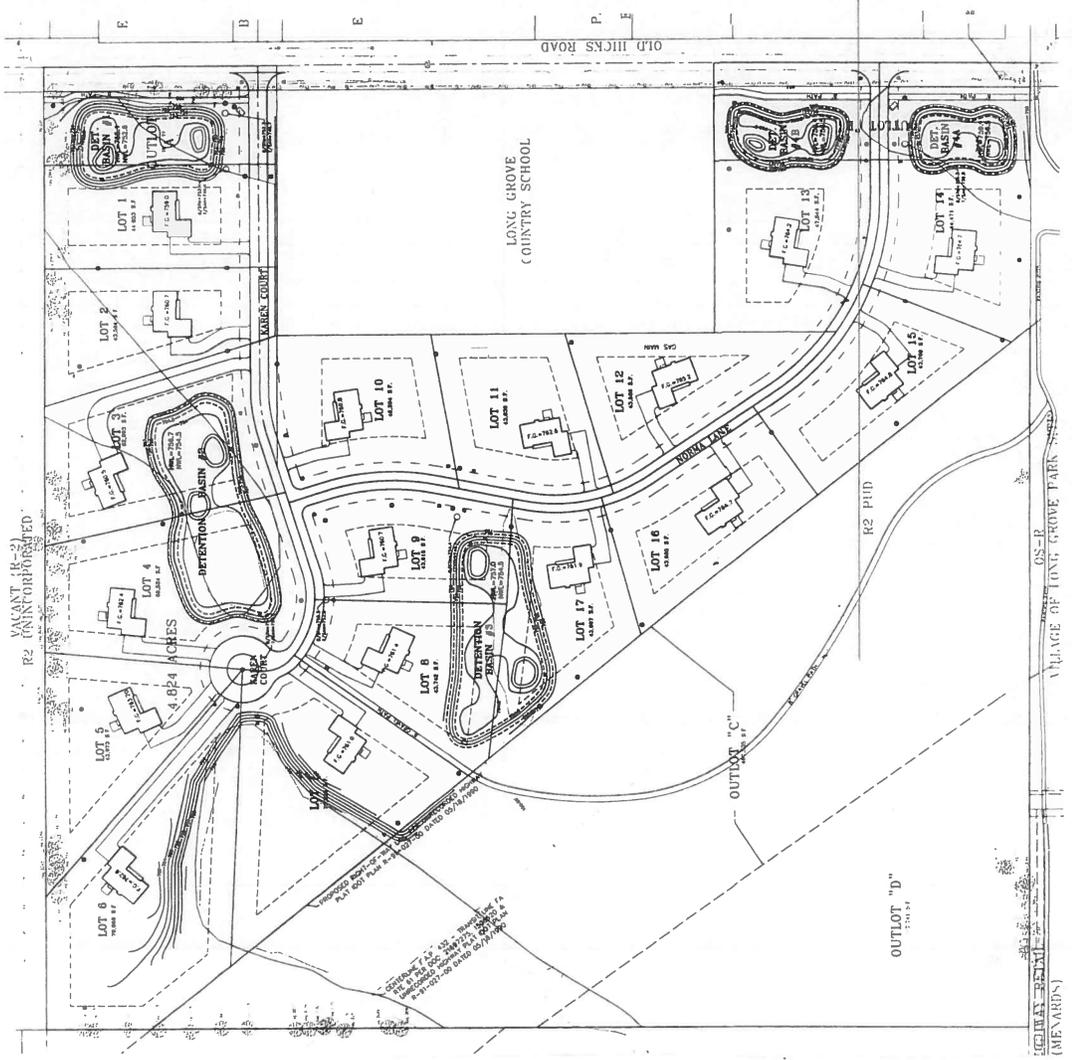
Sincerely,  
URBAN FOREST MANAGEMENT, INC.



Todd R. Sinn  
Senior Forester

# KAREN'S CORNER OF LONG GROVE - TREE INVENTORY

TREE INVENTORY  
KG #1494



File No.	Site #	Species Name	Count	Form	Notes	Location
2009	11	Black Walnut	3	3	Not Used	On property
2010	12	Black Walnut	3	3		On property
2011	13	Black Walnut	3	3		On property
2012	14	Black Walnut	3	3		On property
2013	15	Black Walnut	3	3		On property
2014	16	Black Walnut	3	3		On property
2015	17	Black Walnut	3	3		On property
2016	18	Black Walnut	3	3		On property
2017	19	Black Walnut	3	3		On property
2018	20	Black Walnut	3	3		On property
2019	21	Black Walnut	3	3		On property
2020	22	Black Walnut	3	3		On property
2021	23	Black Walnut	3	3		On property
2022	24	Black Walnut	3	3		On property
2023	25	Black Walnut	3	3		On property
2024	26	Black Walnut	3	3		On property
2025	27	Black Walnut	3	3		On property
2026	28	Black Walnut	3	3		On property
2027	29	Black Walnut	3	3		On property
2028	30	Black Walnut	3	3		On property
2029	31	Black Walnut	3	3		On property
2030	32	Black Walnut	3	3		On property
2031	33	Black Walnut	3	3		On property
2032	34	Black Walnut	3	3		On property
2033	35	Black Walnut	3	3		On property
2034	36	Black Walnut	3	3		On property
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2036	38	Black Walnut	3	3		On property
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2039	41	Black Walnut	3	3		On property
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2046	48	Black Walnut	3	3		On property
2047	49	Black Walnut	3	3		On property
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2057	59	Black Walnut	3	3		On property
2058	60	Black Walnut	3	3		On property
2059	61	Black Walnut	3	3		On property
2060	62	Black Walnut	3	3		On property
2061	63	Black Walnut	3	3		On property
2062	64	Black Walnut	3	3		On property
2063	65	Black Walnut	3	3		On property
2064	66	Black Walnut	3	3		On property
2065	67	Black Walnut	3	3		On property
2066	68	Black Walnut	3	3		On property
2067	69	Black Walnut	3	3		On property
2068	70	Black Walnut	3	3		On property
2069	71	Black Walnut	3	3		On property
2070	72	Black Walnut	3	3		On property
2071	73	Black Walnut	3	3		On property
2072	74	Black Walnut	3	3		On property
2073	75	Black Walnut	3	3		On property
2074	76	Black Walnut	3	3		On property
2075	77	Black Walnut	3	3		On property
2076	78	Black Walnut	3	3		On property
2077	79	Black Walnut	3	3		On property
2078	80	Black Walnut	3	3		On property
2079	81	Black Walnut	3	3		On property
2080	82	Black Walnut	3	3		On property
2081	83	Black Walnut	3	3		On property
2082	84	Black Walnut	3	3		On property
2083	85	Black Walnut	3	3		On property

Code Description  
1 Specimen  
2 Good  
3 Average  
4 Poor  
5 Dead  
6

The condition of the trees shall be based on a 60 point scale with one (1) being the best and six (6) being the worst





06 13 2016



06 13 2016



# SUNSET PAVILION

DONATED TO THE PEOPLE  
OF LONG GROVE  
BY



MAY 1, 2011

06 13 2016