<u>ItemS #1B&C</u>:
Report Of The PCZBA Meeting
Downtown Zoning Text Amendments & Buffalo Creek Brewery SUP

09/09/16

Village of Long Grove Illinois

TO:	LONG GROVE PCZBA
FROM:	JAMES M. HOGUE, VILLAGE PLANNER
DATE:	August 23, 2016
RE:	16-06 PCZBA –Request for Special Use Permit/PUD Modification, Text Amendment, for Buffalo Creek Brewing, 360 Historical Lane within the B-1 Historic District.

Item: PCZBA REQUEST 16-04

Status: Complete application received 8.12.16. Filing fees & Escrow submitted 8.12.16
Referral by Village Board granted 7.12.16. Publication was accomplished on 8.18.16 and is therefore timely.

History: In 1986, the Village Board approved Resolution No. 86-R-14 and Ordinance No. 86-O-16, granting preliminary and final approval of a planned unit development for the Red Oaks Planned Unit Development. The PUD Approvals authorized various uses and development on the Red Oaks PUD, including restrictions on the use of Lot 5, the subject property, for office uses.

In 1990, pursuant to Ordinance No. 90-O-15, the Village Board amended the PUD approvals to allow the operation of an art studio, art gallery, and art supply store on the subject property. This ordinance restricted the hours of operation for the "Art Uses," and also restricted the "maximum square footage" for the building to no more than 4,800 square feet. In the event that the Art Uses ceased on the Property, the use of the building would revert to office uses.

In 1995, pursuant to Ordinance No. 95-O-10, the Village Board further amended the PUD approvals to allow the construction and operation of a tea room/restaurant facility on this property. The restaurant facility was restricted to 100 seats, with the hours of operation limited to 7:00 a.m. to 10:00 p.m., Sunday through Thursday, and 7:00 a.m. to midnight, Fridays and Saturdays. This Ordinance also required that the parking lot and driveway be paved, and that the parking lot be striped for 33 parking spaces. According to the application, in 2004, the Village granted Class C and a Class D liquor licenses for the restaurant facility. The restaurant facility was never constructed, nor was the parking lot paved. The underlying zoning of the property is "B-1" Historical District.

In 2005, pursuant to Ordinance No. 2005-O-33 the Village Board again amended the PUD approvals to Lot 5 of the Red Oaks PUD to permit additional uses on the property, including a banquet facility, wine cellar, and tasting bar on the lower level, outdoor dining on the upper level terrace and main level deck, the construction of a roof enclosure over the existing lower level patio, relief from the parking requirements of the Zoning Code, and operation of the restaurant facility that was previously approved pursuant to the 1995 Amendment but was never constructed nor operated.

Renovations to the structure pursuant to this approval were started but never completed due to insufficient funding of the project. The structure has been vacant since work on this project stopped in 2006-2007.

Proposal: Consideration of a request submitted by Buffalo Creek Brewing LLC to modify the previously approved Red Oaks special use permit ("SUP") and planned unit development ("PUD") and/or grant a new special use permit to allow a brewery/taproom, banquet facility, outdoor dining and outdoor beer garden, the production of beer & ale, parking relief, a zoning code text amendment to include the production and sale of beer & ale in the B-1 District, amendments to the Class "O" liquor license definition (not a zoning issue) to allow beer & ale production, sizes of containers for off-site consumption, to permit sample sales w/o being part of a facility tour and a sample size of 4 oz instead of three and/or additional relief necessary and/or appropriate under the zoning code to allow the proposed use of the property as a brewery/tap room.

Land Use, Zoning and Locational Data:

1. Proposed Zoning: Amendment of the existing or issuance of a new Special Use/PUD
2. Surrounding Land Uses and Zoning;

Direction	*Existing Use*	*Land Use Plan Designation/Zoning*
NORTH	Commercial/ Public Parking	HBD /"B-1"
SOUTH	Vacant/Woodlands	Residential Minimum 1 Acre Lots/ "R-3"
EAST	Vacant/Woodlands	Residential Minimum 1 Acre Lots/"R-3"
WEST	Institutional (Historical Society)/ Public Parking	HBD /"B-1"

3. Location; Lot 5 Red Oaks PUD; common address of 360 Historic Lane.
4. Acreage; 0.62 Acres +/- (27,143 Sq. Ft.)
5. Based upon information available through Lake County GIS, the property does not contain FEMA Floodplain, Flood of Record area and wetlands (LCWI & ADID). (See Maps).
6. Topography; See attached Map from Lake County GIS.

Zoning Data

	Existing	Proposed	Zoning Code	PUD
Lot Area	**27,143 sq. ft.**	**No Change**	**10,000 sq. ft./unit**	**---**
Floor Area (Total Floor Area)	**10, 295 sq. ft.**	**No Change**	**5,000 sq. ft.**	**10,295 sq. ft. allowed via SUP**
Lot coverage	**.28**	**.36**	**.80**	**---**
Parking	**33 on-site spaces required - not installed.**	**0**	**5 space per 1000 sq. ft. of net floor area.**	**Lot to be striped and paved for 33 spaces.**
Height	**28' – 0" ft.**	**No Change**	**30'- 0"**	**---**

<u>Yard Requirements (set-backs) ;</u>

Setback Requirements

	Existing	Proposed	Zoning Ordinance	P.U.D.
Front Yard	23'- 11"	No Change	20'	---
Side Yard (North)	39' – 0"	No Change	15' from side lot line.	---
Side Yard (South)	15' – 0"	No Change	15' from side lot line.	---
Rear Yard	105'-8"	No Change	15' from rear lot line.	---

Issues/Analysis:

Zoning/Text Amendment

The property is zoned B-1 Historic Business District. The B-1 District does not allow a brewery/taproom staff is recommending a text amendment to consider such uses as a special use in the B-1 Historic Business District. Beer and Ale would be produced and sold on-site and weel as distributed for off-site consumption as proposed.

While uses not contemplated in this district may be requested as special uses staff recommends the text amendment simply to recognize the use in the zoning code and keep the process "cleaner".

Parking

Thirty-three (33) spaces are presently required to be located on "The Studio" property (Lot 5) per Ordinance 95-O-10. Per the previously approved Special Use Permit/PUD amendment (Ord. # 95-O-10 which permitted the restaurant & tea room) the on-site parking lot was to be paved with asphalt (paving specifications defined) and striped to accommodate 33 parking spaces. This was noted a condition of approval for the tea/room restaurant. To date these improvements have not been made but the requirement "run with the land per the approved Special Use Permit.

Ordinance 95-O-10 pre date the 2007 Update to the Village Code. Prior to the update parking was calculated as follows; 1 space per 75 sq. ft. of floor area devoted to "business use" and accessible to the general public. Per the 2007 amendment this was changed as follows;

B1 district: Five (5) parking spaces shall be provided for every one thousand (1,000) square feet of net floor area of any new building or of net floor area added to any existing building; provided, however, that public assembly and bed and breakfast uses in the B1 district shall comply with the parking requirements listed for such uses in subsection (D)3 of this section.

As the petitioner proposes no expansion of the existing structure no additional parking would be required, per the 2007 Zoning Code Amendment note above, for this change in use save the requirement of Ordinance 95-O-10.

The petitioner has requested no parking be placed on-site (i.e. the elimination of 33 space requirement found in ordinance 95-O-10). The Stemple Parking lot is proposed to be used to satisfy parking demand. The petitioner has prepared a parking study (KLOA Consultants) which attached to this report. The conclusions of this report are as follows;

- The Brewery & Tap room will have a maximum of 5 employees, limited hours of operation and generate a limited number of trips per hour;
- The existing access system serving the Stemple Lot will be adequate to accommodate traffic projected to be generated by the development;
- Existing site access will be adequate in accommodating inbound and outbound maneuvers of semi-trucks;
- Approximately 10 spaces and adjacent landscape planter along the site frontage will need to be removed to accommodate semi-truck access to the loading zone;

- The Stemple Municipal Parking Lot will be adequate in accommodating the total projected parking demand including parking projected to be generated by the brewery.

The petitioner is amenable to an easement across this property which could potentially connect a future extension of Archer Road to the Stemple Parking lot in exchange for the relief for the parking required per Ordinance 95-O-10 and to be removed to accommodate truck access to the site. Such a connection is contemplated in the "Downtown Master Plan" for the Village.

Seating

The previously approved Special Use Permit/PUD amendment (Ord. # 95-O-10) which permitted the restaurant & tea room, mandated that customer seating capacity for serving food shall not exceed 100 persons. A subsequent restaurant proposal (2005)anticipated for this site was to have seating for 250 to 300 individuals based upon submittal documents provided by that petitioner.

The brewery will not serve food although food may be brought into the establishment from outside sources. Per documentation submitted by the petitioner an average customer base of 55 patrons per day is anticipated with a weekly total of 385 patrons. Peak operation are anticipated for Friday, Saturday & Sunday. Seating will be substantially reduced for that anticipated previously for the restaurant. (See project narrative in the application materials).

Hours of Operation

Per the zoning code hours of operation are established as follows in the B-1 District.

Hours Of Operation In B1 District: The hours of operation of businesses within the B1 district shall be confined to the hours of five o'clock (5:00) A.M. to twelve o'clock (12:00) midnight, except for: a) special events specifically approved by the village board and b) restaurants issued a liquor license that otherwise regulates the hours of operation.

Per the project narrative in the application materials the brewery operation will require 2 to3 people and will run 3 days per week from 8 AM to 6 PM. The tap room will operate from 4 to 10 PM Monday through Thursday, 4 to 11 PM on Friday; 11 AM to 11PM on Saturday and 12 PM to 6PM on Sunday.

Hours of operation as proposed are in compliance with the zoning code in the B-1 District.

Site Plan/Setbacks

No exterior modifications are proposed for the structure as modification for a truck dock. As such, all setback requirements are met and relief from these requirements is requested or required. The site plan also indicates truck access to the rear of the structure will be required for shipping and deliveries. This access, necessary for the operation of the brewery, would conflict with the 33 parking spaces required by Ordinance 95-O-10 and discussed above. The PCZBA may consider this site plan as a condition of any approval for this proposal. AC review and approval will be required for any exterior building alterations.

Services

The property is presently served by private well and public sewer. The petitioner intends to connect to Village water once available to the site. In the interim the existing well would be utilized during off-peak hours to store water on-site for brewery operations.

Once connected to village water the exiting well would be utilized for landscape watering.

As no additional impervious surface is being added no additional stormwater detention should be required.

In short, services appear adequate to accommodate the proposed use.

Beer Garden/Outdoor Dining

As part of the SUP request the petitioner is requesting an outdoor (seasonal) beer garden which may include dining should food be ordered from outside sources. The beer garden would be situated predominantly on the existing outdoor decks and gazebo (see site plan). Temporary outdoor enclosures may be utilized in the beer garden in inclement weather.

Staff considers the beer garden use to be identical to "outdoor dining" (as was the case with "Broken Earth Winery). Given the location of the structure and proposed beer garden minimal impact to surrounding properties is anticipated with this proposed use. The "standards" for permanent outdoor dining are listed below;

Outdoor dining *use that is ancillary to a primary restaurant use and that is conducted within or on a permanent structure that is located higher than grade level, subject to compliance with the license requirements of section 3-7-1 of this code and the following:*

(a) The outdoor dining use must be an integral part of the principal use.

(b) The outdoor dining area may only be in use during the hours that the primary restaurant use is in operation, but in no event shall the outdoor dining area be in use between the hours of eleven o'clock (11:00) P.M. and eight o'clock (8:00) A.M., unless otherwise approved by the village board.

(c) Unless otherwise provided in the special use permit upon good cause shown, the operation of the outdoor dining use shall not eliminate any required open space, green areas, or parking spaces, and the use of the outdoor dining area shall comply with the off street parking requirements of section 5-9-4 of this title. The outdoor dining area shall be considered as part of the principal use when determining the maximum floor area permitted in footnote 8 of the table in section 5-4-10 of this chapter.

(d) The principal use must have adequate restrooms for the additional capacity. If the village determines that the additional capacity of the outdoor dining use necessitates additional public restrooms, such additional restrooms shall be provided. In addition, any such additional capacity shall be subject to the approval of the fire marshal.

(e) No music or amplified sounds shall be permitted in the outdoor dining area, unless otherwise approved by the village board.

(f) Any outdoor dining area illumination system shall be subject to the review and approval of the architectural board.

(g) Foodstuffs and beverages sold or delivered in the outdoor dining area must be consumed on site.

(h) If the special use would be in proximity to a residential use, mitigating strategies may be required, dependent upon distance to the residential use, intervening structures, the proposed hours of operation, and other pertinent factors.

The PCZBA should consider these standards as it relates to this proposed use. As the beer garden will be situated predominantly on the existing outdoor decks and gazebo no parking spaces or existing green areas will be eliminated with this use. As the area for this use is existing and not being added to the existing structure no additional parking would be required for this use. Restrooms will be provided (see building layout in the project narrative of the application materials). The PCZBA may consider conditioning this use with these (or other conditions as determined though testimony) as necessary.

Other Uses :

In addition to the beer garden/outdoor dining, brewery & tap room, the petitioner also proposes a second floor banquet facility. The construction and operation of this portion of the project are anticipated for a future a date once the business is established and revenues allow for the expansion.

As proposed a second floor tap room would be established consisting of 136 seats. It is anticipated this space could also be used for banquets and other events. This is part of the SUP request as well.

Liquor License;

The petitioner is requesting that the definition of a Class O Taproom liquor license be amended for the following reasons:

a. To clarify that the beverages which are served in a taproom, and are currently described only defined as "beer" also allows for "ale";

b. To expand the size of containers which may be used for sales for offsite consumption to also include kegs and howlers as well as growlers;

c. To permit the sale of samples without requiring that customers be part of a tour; and

d. To increase the maximum size of an individual sample from 3 fluid ounces to 4 fluid ounces in order to be competitive and compatible with that which is allowed in taprooms under the ordinances of the neighboring community in Mundelein.

The liquor code is not part of the zoning ordinance and does need to be considered by the PCZBA. This is included in this report for informational and discussion purposes as it may relate to the discussion of the SUP as requested by the petitioner.

Standards for Special Use

The Village Code establishes the following standards for Special Use Permits. The PCZBA should consider these in making any recommendation son this request. Necessary and reasonable conditions may be recommended as they relate to this use.

Standards For Special Use Permits:

1. General Standards: No special use permit shall be recommended or granted pursuant to this section unless the owner shall establish that:

(a) It is deemed necessary for the public convenience at that location;

(b) It is so designed, located and proposed to be operated that the public health, safety and welfare will be protected;

(c) It will not cause substantial injury to the value of other lots in the neighborhood in which it is located;

(d) It conforms to the applicable regulations of the district in which it is to be located, except as may be recommended by the plan commission and approved by the village board or, except in the case of a planned development; and

(e) Owner can demonstrate, to the satisfaction of the village, that it has the capability and capacity, including, without limitation, the technological, personnel, and financial resources, to complete the project as proposed.

2. Special Standards For Specified Special Uses: When the district regulations authorizing any special use in a particular district impose special standards to be met by such use in such district, a permit for such use in such district shall not be recommended or granted unless the owner shall establish compliance with such special standards.

3. Considerations: In determining whether the owner's evidence establishes that the foregoing standards have been met, the plan commission shall consider:

(a) Public Benefit: Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.

(b) Alternative Locations: Whether and to what extent such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site.

(c) Mitigation Of Adverse Impacts: Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.

Conditions On Special Use Permits: The plan commission may recommend and the board of trustees may impose such conditions and limitations concerning use, construction, character, location, landscaping, screening, and other matters relating to the purposes and objectives of this title upon the premises benefited by a special use permit 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 special use. Violation of any such condition or limitation shall be a violation of this title and shall constitute grounds for revocation of the special use permit.

Conclusions:

The approvals for Lot 5 of the Red Oaks PUD have been amended many times to permit additional uses on the property since first created in 1986. As initially approved, this site was targeted for office purposes. As proposed a brewery/taproom, banquet facility, outdoor dining and outdoor beer garden, the production of beer & ale, parking relief, a zoning code text amendment to include the production and sale of beer & ale in the B-1 District are now contemplated for this site.

In 2005, pursuant to Ordinance No. 2005-O-33 the PUD was amended to include a banquet facility, wine cellar, and tasting bar on the lower level, outdoor dining on the upper level terrace and main level deck, the construction of a roof enclosure over the existing lower level patio, relief from the parking requirements of the Zoning Code, and operation of the restaurant facility. Renovations to the structure pursuant to this approval were started but never completed due to insufficient funding of the project.

The structure has been vacant since work on this project stopped in 2006-2007. This has been the first proposal to be bought before the PCZBA regarding reuse of that structure since the 2005 approvals. There are similarities (and differences) between the proposed use of the structure and the 2005 approvals.

The property is zoned B-1 Historic Business District. The B-1 District does not allow a brewery/taproom staff is recommending a text amendment to consider such uses as a special use in the B-1 Historic Business District. Beer and Ale would be produced and sold on-site as well as distributed for off-site consumption.

Thirty-three (33) spaces are presently required to be located on "The Studio" property (Lot 5) per Ordinance 95-O-10. The petitioner requests relief from this requirement and the removal of landscape planters and as many a 10 existing parking spaces as the proposed use will generate less demand that the restaurant use, interfere with the with truck access to the structure for the distribution of product and delivery of supplies, and presently, parking supply exceeds demand in the Stemple Parking lot.

Save the condition established in the approval granted by Ordinance 95-O-10 (which pre-dates the 2007 Update to the Village Code) no additional parking would be required for this change in use as the petitioner proposes no expansion of the existing structure. The petitioner is amenable to an easement across this property which could potentially connect a future extension of Archer Road to the Stemple Parking lot in exchange for the relief for the parking required per Ordinance 95-O-10. Such a connection is contemplated in the "Downtown Master Plan" for the Village and serves to further implement that plan.

Services also appear adequate to accommodate the proposed use. No additional stormwater detention should be required as no new impervious surface is being added.

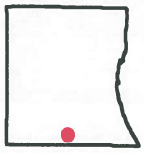
Staff considers the beer garden use to be identical to "outdoor dining" (as was the case with "Broken Earth Winery). Given the location of the structure and proposed beer garden minimal impact to surrounding properties is anticipated with this proposed use. The "standards" for permanent outdoor dining should be considered by the PCZBA and the proposed use conditioned accordingly.

The Village Code establishes the following standards for Special Use Permits. The PCZBA should consider these in making any recommendation son this request. Necessary and reasonable conditions may be recommended as they relate to this use.

Respectfully Submitted,

James M. Hogue
Village Planner

Lake County, Illinois



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SUBJECT PROPERTY

Tax Parcels

Trails

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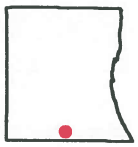

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SUBJECT PROPERTY

Tax Parcels

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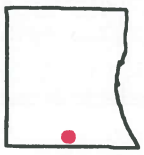
Lake County, Illinois



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Wetlands

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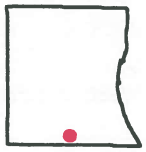

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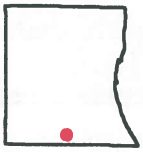

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SUBJECT PROPERTY

Tax Parcels

Minor Contour

Major Contour

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Business Narrative

Business Narrative

The BCB Project consists of owning and operating Buffalo Creek Brewing, a destination brewery and taproom between the cities of Chicago and Milwaukee, in the historic district of Long Grove, Illinois. The location chosen for this project is the site of the former The Studio of Long Grove Academy of Fine Art, which was undergoing a conversion to a restaurant before the 2008-2009 recession ceased their buildout. The property is situated within the historical downtown area and the front door looks out at the single lane covered bridge of this charming artisanal town. The building is a three floor 11,429 sq. ft. commercial building and consists of a rotunda which will contain our brew house, two floors that will serve as taprooms, large basement for canning/kegging operations and an outdoor deck space with gazebo that is planned for future beer garden.

While Chicago and Milwaukee both have breweries of every size, the 90-mile stretch between them is underserved. There are a few microbreweries and a handful of nanobreweries dotting the landscape, but none can be classified as a destination brewery. These breweries are located in warehouse districts, corporate parks, have limited beer selections, keep hobbyist hours and their expansion opportunities are limited. With the ample space provided at this site, we will create a destination brewery where people from all over the Midwest can come to experience the craft beer revolution.

The founder and owner is Michael Marr, who has successfully started, built and sold two financial technology businesses. While Michael has been in the financial services sector for more than 20 years, he has also been a prominent homebrewer for more than 13 years with a passion for making exceptional beers with unique flavor profiles. Michael is currently employed as Senior Vice President with the firm that acquired his latest company.

Michael has a repository of more than 40 recipes and continues to innovate based on surveys conducted and continuous feedback from festivals, events, and parties where his beers are often enjoyed. To better penetrate the regional beer market, Buffalo Creek Brewing will start with mainstream styles using his Marrvelous Madness (Kölsch) and Farmer's Illegit Daughter (Saison) as the flagship beers for canning. Additional styles will be brewed and sold in the taproom, as pints, growlers and kegs and all styles will be distributed as kegs to regional bars and restaurants.

The location selected for this project is 360 Historical Lane, Long Grove, Illinois. The building and the location are important to the success of the overall project. The advantages this property as a real-estate investment and for promoting on-site tasting sales are:

1. Located directly between Chicago and Milwaukee.
2. The building has access to a large parking lot for customers.
3. The lot has a large outdoor area that can be used for brewery events.
4. The brewery will promote tourism and complement nicely the other attractions in the area.
5. Located within the historic district of Long Grove where there are many restaurants and artisanal businesses.

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6. Long Grove has a strong tourist activity throughout the year and the village is already home to many festivals: Chocolate Fest, Summer Fest, Long Grove Craft Beer Days, Vintage Days, Irish Days, Long Grove Heritage Race, and Apple Fest & Holiday Festivities.
7. The property is within a mile from one of the busiest intersections of Lake County.
8. According to demographics collected by Alteryx, there are 211,228 affluent people within 5 miles of the brewery site with average household income of $117,785.
9. The master plan for downtown Long Grove is to support the existing strong store offerings as it adds businesses that take advantage of the nearby market.

The Buffalo Creek Brewing Project consists of the reconstruction of the 11,429 sq. ft. commercial building in the historical district of Long Grove into a production brewery with a first floor taproom for on-site tastings with enough space for a large bar, band stage and about 100 to 120 customers. The taproom will have balcony that overlooks brewery operations. In the future, the second floor will be converted into an additional taproom with private event space. The outdoor decks, gazebo and back yard will be converted into a seasonal beer gardens.

Operations

From an operational perspective, the south west corner of the basement will be used to unload raw materials and distribute finished beer in keg and can formats. We envision delivery/pickup vehicles being able drive down Historical Lane to the Stemple parking lot backing up to the rear of the building from the existing access road along the east side of the building. A loading dock or similar mechanism will be established to allow for easier and quicker loading. This loading dock is shown on the site plan, but will be further refined with the architects and engineers once the project has commenced.

Hours of Operation

The brewery operation is a 2-3 person job that runs 3 days a week. Beer is produced in the first two days and transferred to stainless steel tanks for a 10-14 day fermentation period. The production schedule has been established so that beer production and packaging operations overlap and complete on the 3rd day. While production hours are expected to run from 8-6, the taproom hours will be set as follows:

Monday	4-10
Tuesday	4-10
Wednesday	4-10
Thursday	4-10
Friday	4-11
Saturday	11-11
Sunday	12-6

Customers

Our customer base will be made up from locals looking for a great beer and beer enthusiasts who travel great distances seeking out unique brewery experiences. Based on the local demographics, surveying

similar breweries and our seating capacity, we estimate to have an average customer base of 55 per day using the following table:

Day of Week	Customers
Monday	30
Tuesday	30
Wednesday	30
Thursday	30
Friday	95
Saturday	95
Sunday	75
Weekly Customers	385

Second Floor Tap Room and Seasonal Beer Garden

Initially, we only plan to build out the first floor tap room. As cash flow becomes positive, we plan to build out the second floor tap room / event space with 136 seats and add tables to the outdoor decks and gazebo to create a seasonal beer garden. As the weather may sometimes be inclement and in an effort to extend our seasons, we plan to utilize temporary enclosures in the beer garden.

Water

The Village is currently installing a new water main along Old McHenry Road through the center of the village. We plan to extend the water main and bring it down Historic Lane to the West end of the property. This will be used as our main water supply for brewery operations, tap rooms and fire suppression. During the previous construction in 2006, a new well was drilled, but never used. We intend to use this well for our landscaping needs.

Parking

While the property was being converted from an art gallery to a restaurant, ordinance 95-O-10 was passed which requires 33 additional parking spaces to be added to the rear of the building. The planned restaurant used the top level of the rotunda and basement (lower level) for customer seating. We plan to use the rotunda for our brew house and the basement for packaging operations. No customer seating will be permitted in these areas.

While a traffic and parking study is being conducted and will be provided by KLOA, we have observed on our numerous site visits that the Stemple parking lot is minimally used. When we combine this observation with our tap room hours, the Stemple parking lot will provide more than adequate parking for our customers and the surrounding businesses that maintain similar operating hours.

We have discussed an opportunity with the Village to create an easement along the east edge of the property so Archer Street may be extended to the Stemple parking lot. Based on our reduced year round seating, tap room hours and in exchange for this easement, we would request relief from ordinance 95-

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O-10 and maintain that no additional parking spaces to be created and additionally that no improvements to the Stemple parking lot be required of Buffalo Creek Brewing.

Please use the following seating table and diagrams to view our planned use of the building.

	Sq Ft	Seating Before	Year Round Seating After	Seasonal Seating After	Total Seating After	Added or Removed Seating
Basement	3,315	98	0	0	0	-98
Beer Garden	NA	0	0	52	52	52
1st Floor	4,130	48	117	0	117	69
2nd Floor	3,804	144	136	44	180	36
	11,249	290	253	96	349	59

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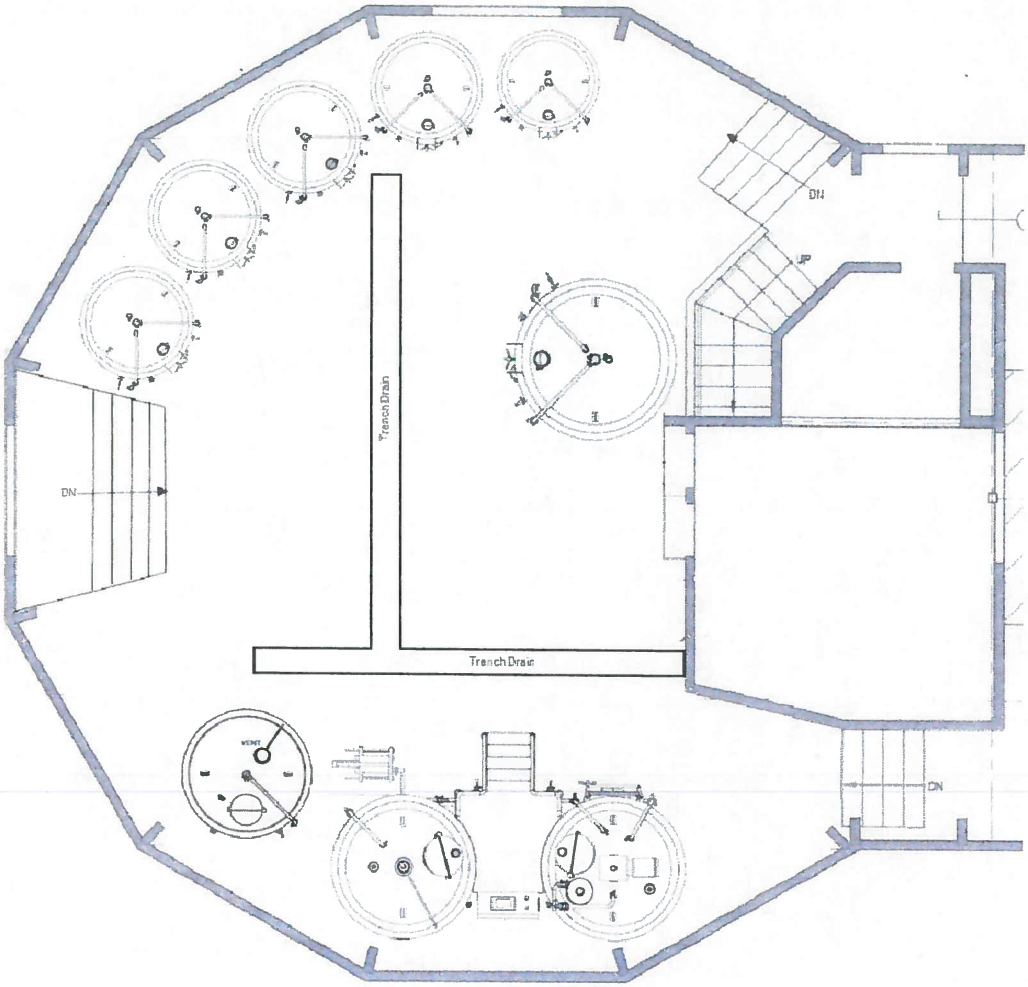

Figure 1 - Brew House

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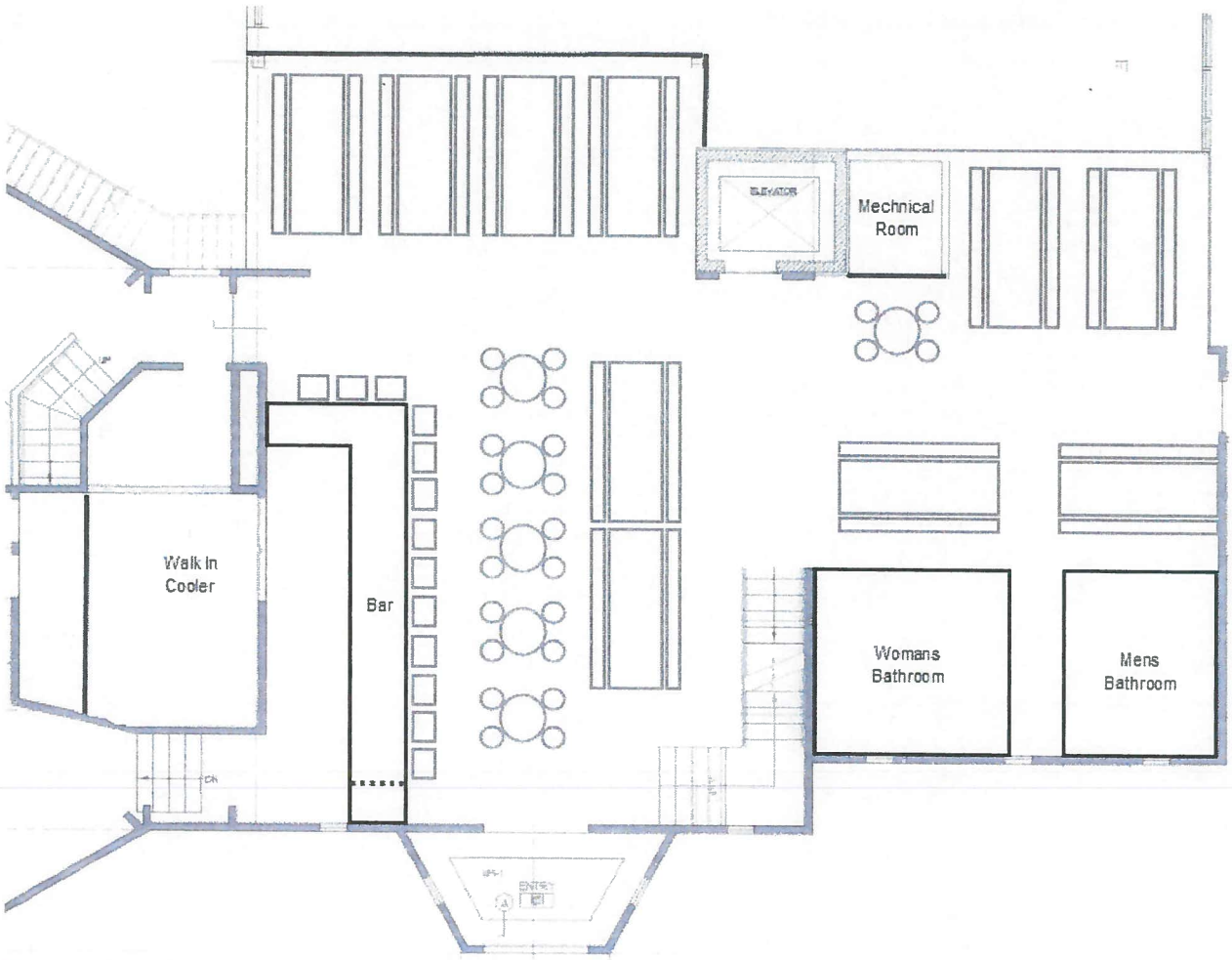

Figure 2- First Floor Tap Room

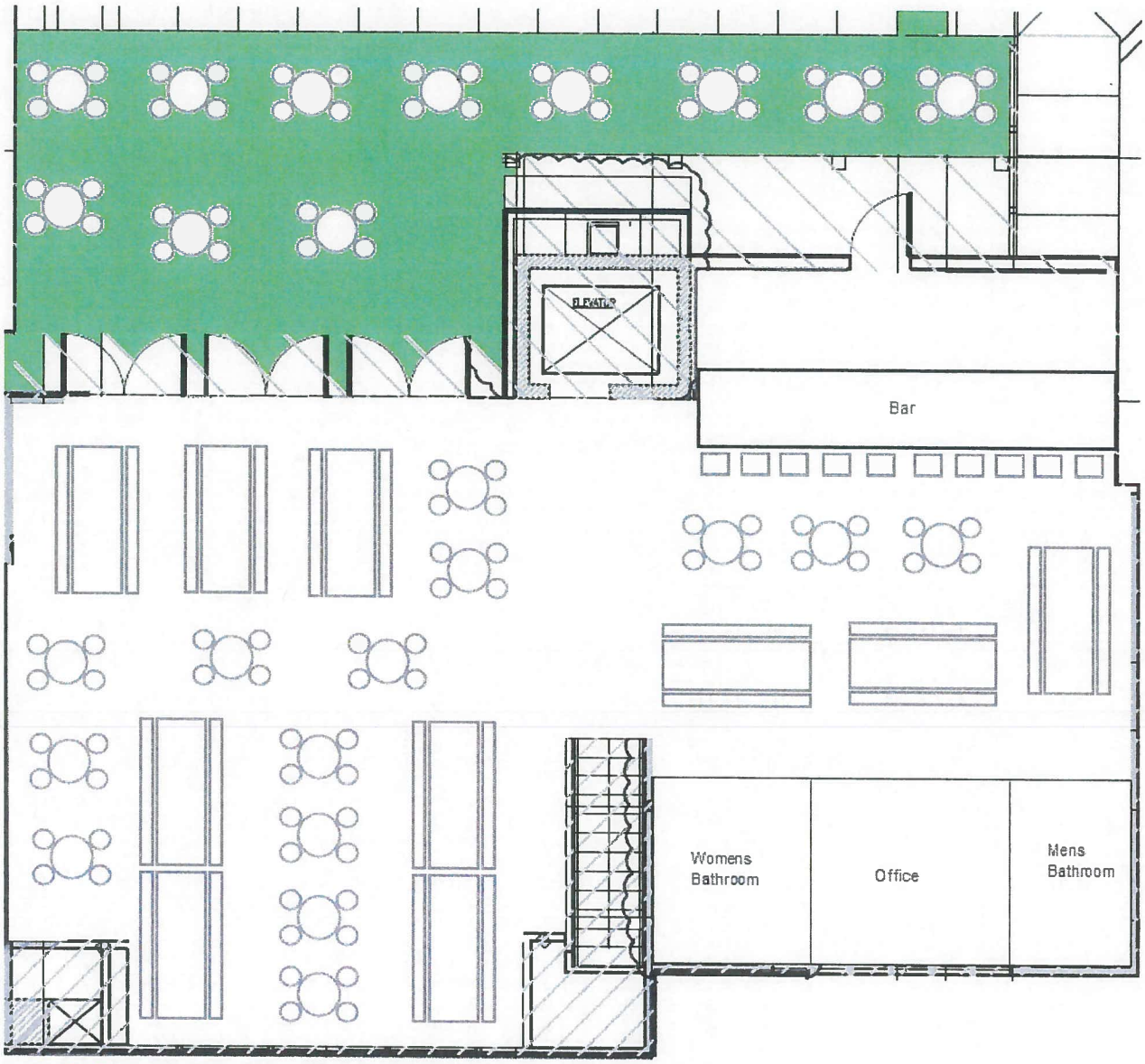

Figure 3 – Second Floor Tap Room/Event Space with highlighted Seasonal Seating

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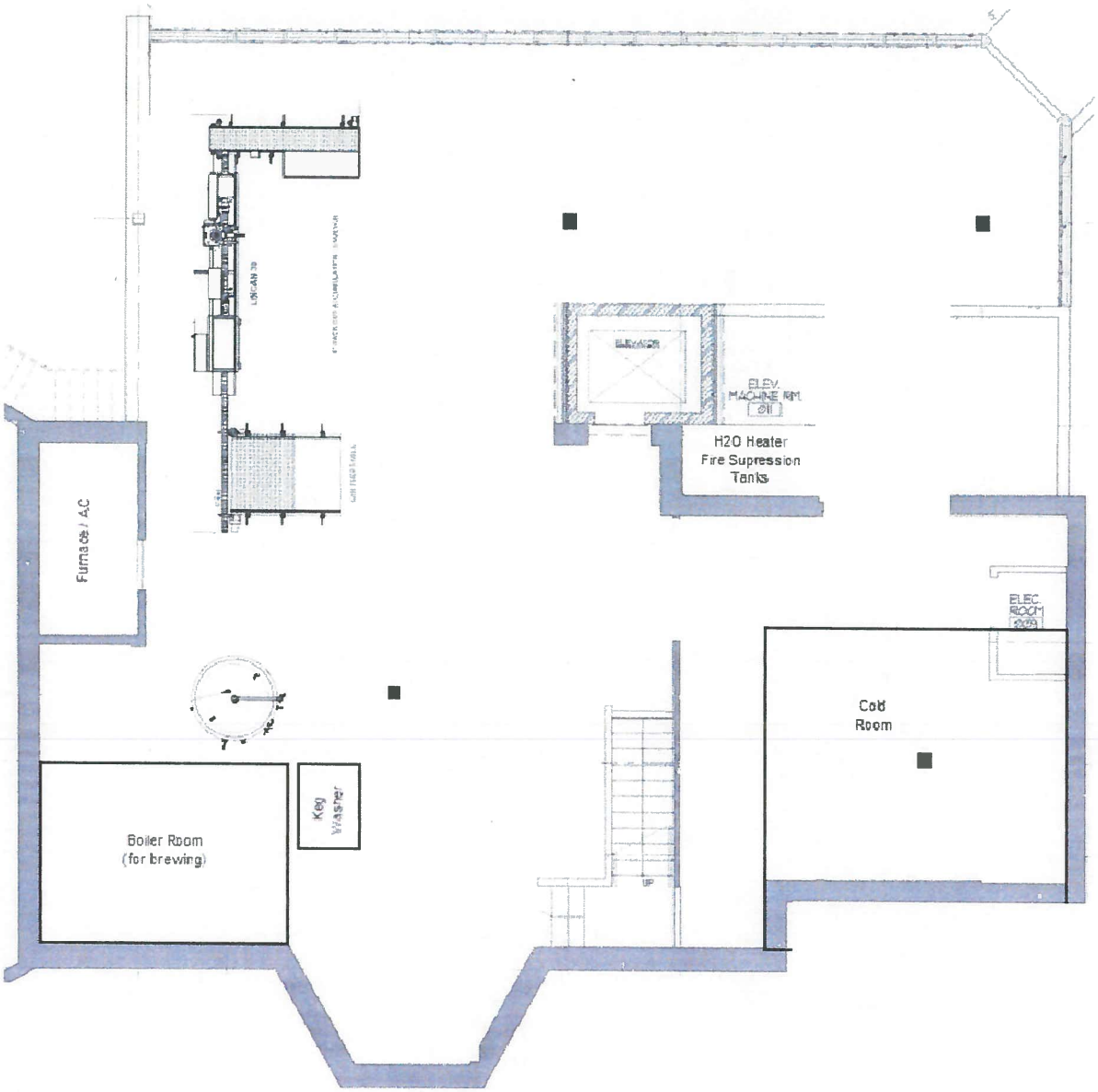

Figure 4 – Basement for Packaging Operations

ZONING CODE ANALYSIS

	EXISTING	PROPOSED	ZONING CODE	
LOT AREA:	27,143 SF.	27,143 SF.	10,000 SF	
SQUARE FOOTAGE:				
2ND FLOOR	3,631.4 SF	3,631.4 SF		
1ST FLOOR	4,779 SF	4,779 SF		
LOWER LEVEL	1,884.8 SF	1,884.8 SF		
TOTAL BUILDING FLOOR AREA:	10,295.5 SF	10,295.5 SF		
IMPERVIOUS SURFACE:	7,039.5 SF (25.9%)	7,039.5 SF (25.9%)	21,714.40 SF (80%)	
BUILDING HEIGHT:	26'-0"	26'-0"	30'-0"	
SETBACKS:				
FRONT YARD	23.49'	23.49'	20'-0"	
SIDE YARD	15.07'	15.07'	15'-0"	
SIDE YARD	38.33'	38.33'	15'-0"	
REAR YARD	85.00'	85.00'	15'-0"	
FLOOR AREA RATIO:	10,295.5 SF	10,295.5 SF	5,000 SF	
PARKING:	2 SPACES	2 SPACES	UNKNOWN	Use not listed in Parking Requirements

ARCHITECT CERTIFICATION

AS A REGISTERED ARCHITECT IN THE STATE OF ILLINOIS I CERTIFY, TO THE BEST OF MY KNOWLEDGE, THE ACCOMPANYING ZONING CODE ANALYSIS (OF THE PROPOSED DEVELOPMENT) HAS BEEN FILLED OUT IN ACCORDANCE TO THE LONG GROVE ZONING CODE AND ORDINANCES. ANY DEFICIENCIES TO THE CODE REQUIREMENTS WILL REQUIRE VARIANCES OR SPECIAL USE AS REQUIRED BY PLANNING STAFF. ANALYSIS WAS BASED ON PLAT OF SURVEY DATED MAY 27, 2016 & CONSTRUCTION DRAWINGS FOR PREVIOUS TENANT DATED FEBRUARY 3, 2006.

STATE OF ILLINOIS
KEVIN J. BARKER
#001-013957
LICENSED ARCHITECT

KJBarker

SIGNATURE

KEVIN J. BARKER
ARCHITECT

001-013957
ILLINOIS LICENCE NO.

11/16
DATE

PROJECT NUMBER:
DRAWING NAME:
ISSUE DATE: 06/30/2016
DRAWN BY: HE

barker/nestor+
ARCHITECTURE+DESIGN
600 W. CERMAK #3C CHICAGO, IL 60616 TEL: 847+763+1692 FAX: 847+763+1697

PROPOSED ZONING APPLICATION FOR:
COLD BREWING
300 HISTORICAL LANE
LONG GROVE, IL 60047

SHEET NUMBER:
A101

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9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018
p: 847-518-9990 | f: 847-518-9987

MEMORANDUM TO: Mike Marr
Buffalo Creek Brewing, LLC.

FROM: Brendan S. May
Consultant

Luay R. Aboona, PE
Principal

DATE: August 15, 2016

SUBJECT: Site Access and Parking Evaluation
Buffalo Creek Brewery and Tap Room
Long Grove, Illinois

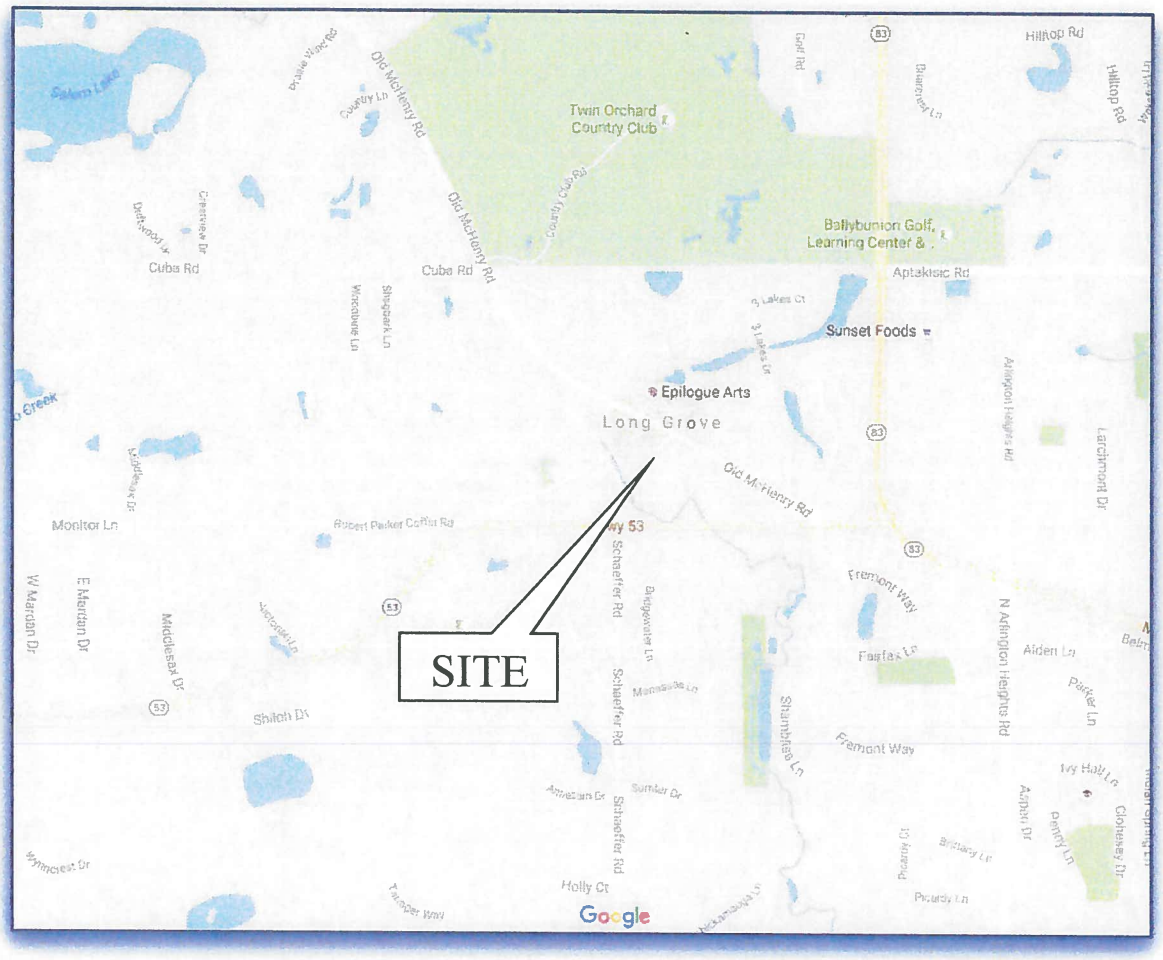
This report summarizes the methodologies, results and findings of a site access and parking evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed Buffalo Creek Brewery and Tap Room to be located in Long Grove, Illinois. The site is located at 360 Historical Lane and as proposed, the brewery will occupy the former three-story, 11,429 square-foot Studio of the Long Grove Fine Arts building. The plans call for the facility to provide a tap room and event space with the existing rear deck space and gazebo will be used for additional seating. Access and parking to the proposed brewery and taproom will be provided via the existing Stempel Municipal parking lot that has access of Old McHenry Road and Robert Parker Coffin Road.

Figure 1 shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site area.

The purpose of this study was to examine background traffic conditions, assess the adequacy of the proposed access system and evaluate the adequacy of the parking supply to determine if any roadway, access or parking lot improvements will be necessary to accommodate traffic generated by the proposed development.

The sections of this report present the following.

- Existing roadway, access and parking lot conditions
- A description of the proposed brewery and its operations
- Recommendations with respect to adequacy of the existing site access system
- Evaluation of the existing parking locations surrounding the development in accommodating the existing and projected parking demand



Site Location **Figure 1**

Aerial View of Site Location **Figure 2**

Existing Conditions

Existing transportation conditions in the vicinity of the site were documented based on field visits conducted by KLOA, Inc. in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices.

Site Location

The site is located within Historic Downtown Long Grove at 360 Historical Lane. Land uses in the vicinity of the site are primarily commercial to the west, north and east including the following:

- Neumann's Cigars and More
- State Farm
- Scout and Forge
- Baby, Baby and More
- The Long Grove Visitor Center
- Within Reach
- Seasons of Long Grove
- Chatterbox of Long Grove
- Beans and Leaves
- Long Grove Popcorn Shoppe
- Long Grove Performing Arts Academy

To the south is the Long Grove Historical Society Farmhouse and a few residential homes.

Existing Roadway System Characteristics

Old McHenry Road (Lake County Highway 32) is generally a northwest-southeast arterial roadway that in the vicinity of the site provides one lane in each direction. At its unsignalized intersection with the inbound access drive serving the Stempel Municipal parking lot, Old McHenry Road provides a shared through/right-turn lane on the eastbound approach and a shared left-turn/through lane on the westbound approach. Old McHenry Road is under the jurisdiction of the Lake County Division of Transportation (LCDOT), carries an annual average daily traffic (AADT) volume of 9,350 vehicles (IDOT AADT 2015) and has a posted speed limit of 25 miles per hour.

Robert Parker Coffin Road is generally a northeast-southwest local roadway that in the vicinity of the site provides one lane in each direction. At its unsignalized intersection with the inbound access drive serving the Stempel Municipal parking lot, Robert Parker Coffin Road provides a shared through/right-turn lane on the eastbound approach and a shared left-turn/through lane on the westbound approach. Robert Parker Coffin Road is under the jurisdiction of the Village of Long Grove, carries an AADT volume of 2,900 vehicles (IDOT AADT 2015) and has a posted speed limit of 25 miles per hour.

The Stempel Municipal Parking Lot is located in the southern quadrant of the intersection of Old McHenry Road and Robert Parker Coffin Road and provides a total of 164 parking spaces including the spaces provided along the access drives. The parking lot is served by one restricted inbound access drive off Old McHenry Road, one restricted inbound access drive off Robert Parker Coffin Road and one restricted outbound access drive off Old McHenry Road. This parking lot serves as the primary parking location for Chatterbox of Long Grove, Beans and Leaves, the Long Grove Popcorn Shoppe and Seasons of Long Grove. Additionally, the parking lot provides accessory parking for the area businesses, particularly Neumann's Cigars and More and State Farm which have cross access to their respective private parking lots.

Traffic Characteristics of the Buffalo Creek Brewery and Tap Room

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

Proposed Site and Development Plan

As proposed, the Buffalo Creek Brewery and Tap Room will occupy the former three-story, 11,429 square-foot Studio of the Long Grove Fine Arts building. The first floor of the existing building will contain a taproom and a secondary taproom will be provided on the second floor that will potentially double as event space in the future. The rear deck and gazebo space will be used for additional seating when the weather permits. It is important to note that the brewery will not have restaurant space or a kitchen. The proposed hours of operation are as follows:

- 4:00 P.M. to 10:00 P.M. Monday through Thursday
- 4:00 P.M. to 11:00 P.M. on Friday
- 11:00 A.M. to 11:00 P.M. on Saturday
- 12:00 Noon to 6:00 P.M. on Sunday

The brewery is projected to have approximately 385 patrons per week (average of 55 patrons per day) with approximately 30 patrons per day Monday through Thursday, 95 patrons per day on Friday and Saturday and approximately 75 patrons on Sunday. The proposed brewery will have two managers and two part-time employees to assist in beer production. Additionally, the proposed brewery will have one part-time employee for taproom bar staff.

There will be two semi-truck deliveries per week which will provide the proposed brewery with raw materials and two semi-trucks per day which will be used for the distribution of beer. Truck loading will occur on the south side of the site with truck access provided via a gravel roadway on the north side of the building.

Parking for the proposed brewery will be provided via the existing area parking locations, particularly the Stempel Municipal parking lot and access will be provided via the existing access system serving the parking lot. A site plan illustrating the proposed site and connection to the Stempel Municipal parking lot is included in the Appendix.

Access and On-Site Circulation Evaluation

As previously indicated, access to the site will to be provided via the existing access system that serves the Stempel Municipal parking lot. This access system includes the inbound and exit only access drives off Old McHenry Road located approximately 320 and 220 feet southeast of Robert Parker Coffin Road, respectively and the existing inbound access drive off Robert Parker Coffin Road located 470 feet southwest of Old McHenry Road. The Stempel Municipal parking lot provides three one-way drive aisles serving 147 angled parking spaces, a bus loading zone and a two-way drive aisle along the rear frontage of the business located off Robert Parker Coffin Road.

On Friday and Saturday, the proposed brewery is projected to have 95 daily patrons and a maximum of five employees. Taking into consideration that the proposed brewery will only be open for seven hours on Friday and twelve hours on Saturday, the proposed brewery is projected to have an average of 14 and eight patrons per hour, respectively. As such, the proposed brewery will generate a limited number of trips per hour and will have a limited impact on the traffic load experienced at the existing access drives.

The existing one-way access drives, one-way drive aisles and angled parking spaces promotes efficient on-site circulation within the parking lot and creates a uniform flow of traffic. Additionally, the provided Do Not Enter signs which reinforces the one-way nature of the inbound access drives and the signage indicating the location of the exit only access drive clearly distinguishes the operational characteristics of the parking lot and promote high driver comprehension.

In order to determine the adequacy of the exiting access system in accommodating the semi-trucks that will provide delivery and distribution for the proposed brewery, AutoTurn exhibits (included in the Appendix) were prepared to illustrate the on-site circulation of semi-trucks within the existing parking lot utilizing the access drives off Old McHenry Road and the inbound and outbound maneuvers of semi-trucks accessing the proposed loading zone. These maneuvers are illustrated in **Figures A**, **B** and **C**, respectively.

Semi-trucks will circulate the parking lot in a counter-clockwise direction using the southern drive aisle and parking location designated for bus loading. Trucks will access the loading zone by staging along the proposed site frontage and then will back in toward the loading zone using a gravel path on the north/east sides of the building. Trucks departing the loading zone will exit utilizing the same path. As can be seen from the AutoTurn exhibits, the existing access system serving the Stempel Municipal parking lot will be adequate in accommodating the arrival and departure of semi-trucks. However, in order to accommodate trucks accessing the loading zone, approximately ten parking spaces will need to be removed with the majority of parking spaces along the site frontage and a few along the frontage of the adjacent building to the east. Additionally, the planters located on both sides of the on-site driveway will need to be removed.

Based on the above, the existing access system and Stempel Municipal parking lot layout will be adequate in accommodating the proposed truck maneuvers and the traffic projected to be generated by the proposed brewery.

Parking Evaluation

The following describes a parking evaluation conducted for the area parking locations within the vicinity of the proposed development in order to determine the adequacy of the existing parking supply in accommodating the existing and proposed parking demand.

Existing Parking Demand

Parking occupancy surveys were conducted in half-hour intervals from 12:00 Noon to 2:00 P.M and from 6:00 to 11:00 P.M. on Friday, July 29th, 2016 and on Saturday, July 30th, 2016. The parking lots within the south quadrant of the intersection of Old McHenry Road with Robert Coffin Parker Road that are in the vicinity of the proposed brewery were divided into the following zones:

- Zone A – Stempel Municipal Parking Lot
- Zone B – Parking spaces located along the inbound access drive
- Zone C – Parking spaces located along the outbound access drive
- Zone D – Neumann's Cigars and More Parking Lot
- Zone E – State Farm Parking Lot
- Zone F – Baby, Baby and More Parking Lot
- Zone G – Within Reach Parking Lot
- Zone H – Long Grove Performing Arts Academy Parking Lot

Figure D, included in the Appendix, illustrates the zones used for the parking occupancy surveys The results of the parking occupancy surveys are summarized in **Tables A** and **B** for Friday and Saturday, respectively and are included in the Appendix. It should be noted that parking zones D and E have cross connection to the Stempel Municipal parking lot and parking zones F, G and H are independent parking locations with no cross access to other lots. However, the Stempel Municipal parking lot may be used as accessory parking for these parking zones.

The results of the parking occupancy surveys indicate that the peak occupancy on Friday was 64 spaces (31 percent occupied) occurring at 7:30 P.M. and the peak occupancy on Saturday was 77 spaces (37 percent occupied) occurring at 1:30 P.M. Furthermore, taking into consideration only the Stempel Municipal parking lot and the parking spaces provided along the drive aisles, the peak occupancy on Friday was 53 spaces (32 percent occupied) occurring at 7:00 P.M. and the peak occupancy on Saturday was 59 spaces (36 percent occupied) occurring at 1:30 P.M.

Projected Parking Demand

As previously indicated, on Friday and Saturday the proposed brewery is projected to have a maximum of five employees and 95 daily patrons (average of fourteen and eight patrons per hour, respectively) equating to an average hourly parking demand of 19 spaces on Friday and 13 spaces on Saturday. Therefore, based on the results of the parking occupancy surveys and the limited number of projected patrons per hour, the existing parking supply even with the removal of the ten parking spaces as discussed earlier will be adequate in accommodating the parking projected to be generated by the proposed brewery.

Conclusion

Based on the preceding access and parking evaluation, the following conclusions have been made:

- The proposed Buffalo Creek Brewery and Tap Room will have a maximum of five employees, will have limited hours of operation and is projected to generate a limited number of trips per hour.

- The existing access system serving the Stempel Municipal parking lot will be adequate in accommodating the traffic projected to be generated by the proposed brewery.

- The existing site access system will be adequate in accommodating the inbound and outbound maneuvers of semi-trucks.

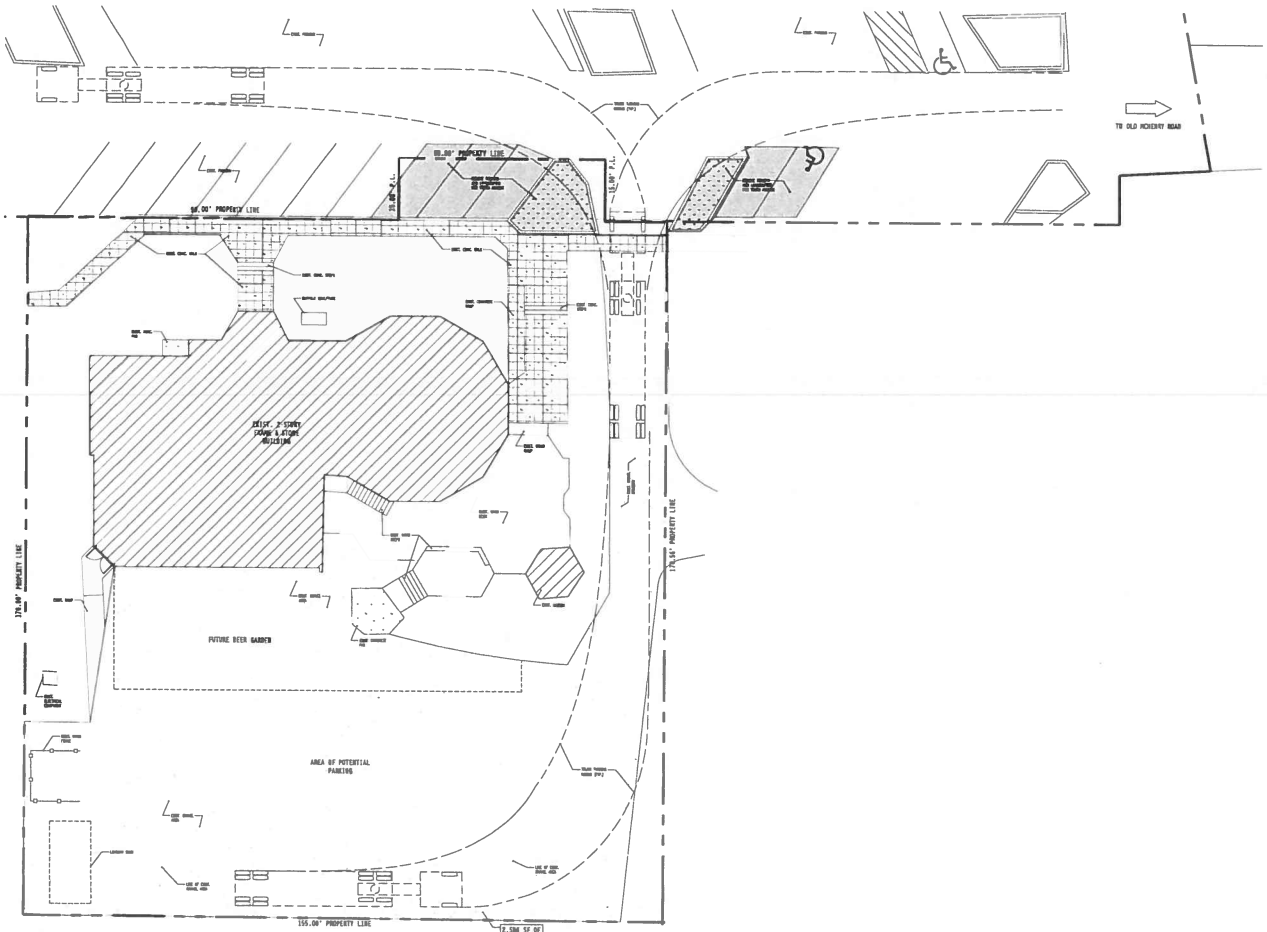
- Approximately ten parking spaces and adjacent landscaped planters located along the site frontage will need to be removed in order to accommodate semi-trucks accessing the proposed loading zone.

- The Stempel Municipal parking lot will be adequate in accommodating the total projected parking demand including parking projected to be generated by the proposed brewery.

Appendix

-Preliminary Site Plan
-Semi-Truck AutoTurn Exhibits
-Parking Occupancy Survey Results

Preliminary Site Plan



A101 SITE PLAN
SCALE: 3/32"=1'-0"

+barker/nestor+
ARCHITECTURE + DESIGN

PROPOSED RENOVATIONS FOR:
COLD BREWING
360 HISTORICAL LANE
LONG GROVE, IL 60047

PROFESSIONAL SEAL:

SHEET NUMBER:
A1

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Semi-Truck AutoTurn Exhibits

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

9575 West Higgins Road, Suite 400
Rosemont, Illinois 60018
P: (847) 518-9990 F: (847) 518-9987

PROJECT # 16-175

SCALE:	-	1" = 60'
DRAWN	-	MD
CHECKED	-	LRA
DATE	-	08-10-2016

BUFFALO CREEK BREWING
LONG GROVE, ILLINOIS

WB-50 TRUCK MANEUVER

EXHIBIT NO

A

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

9575 West Higgins Road, Suite 400
Rosemont, Illinois 60018
P: (847) 518-9990 F: (847) 518-9987

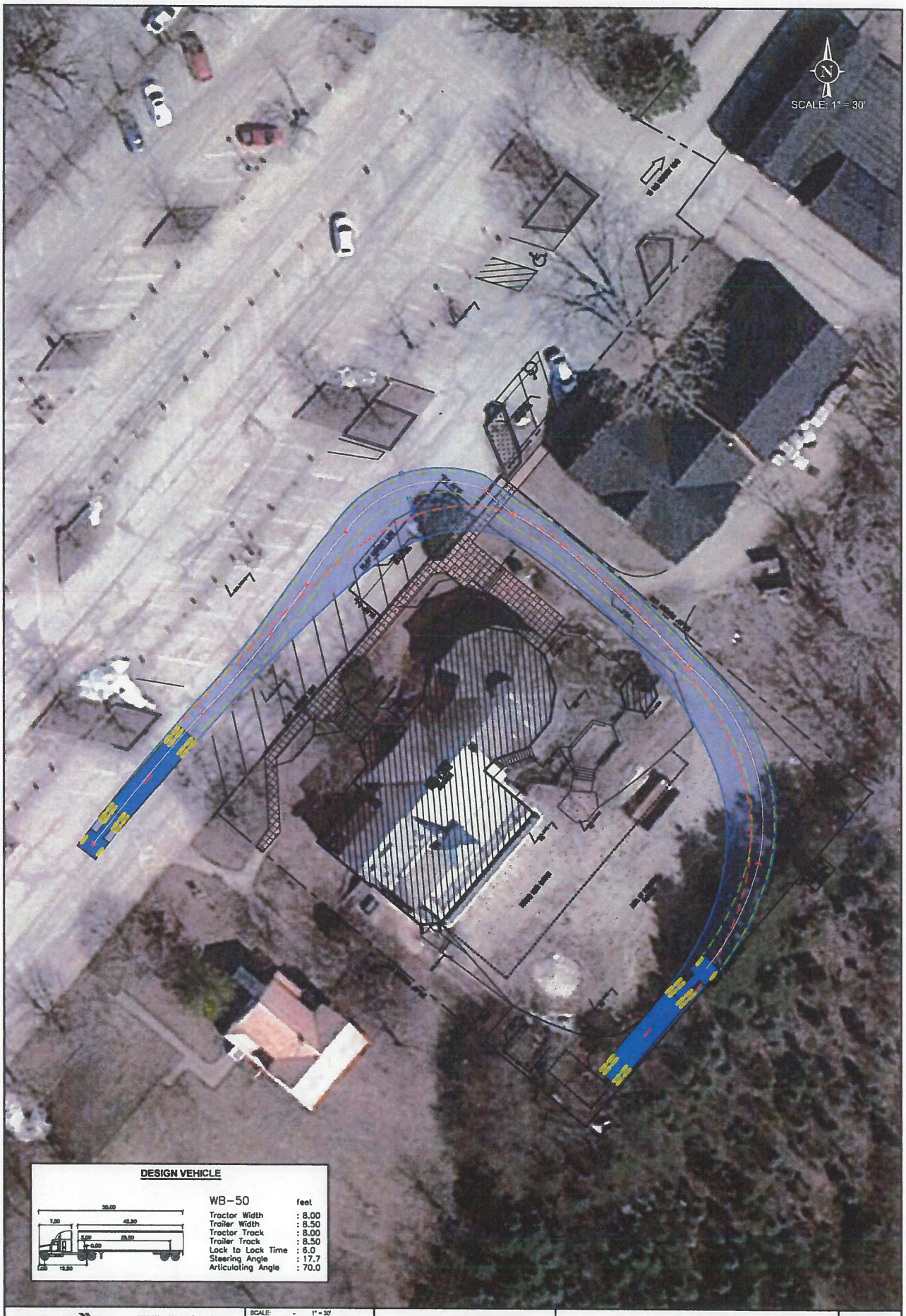
PROJECT # 16-176

SCALE	-	1" = 30'
DRAWN	-	MD
CHECKED	-	LRA
DATE	-	08-10-2016

BUFFALO CREEK BREWING
LONG GROVE, ILLINOIS

WB-50 TRUCK INBOUND MANEUVER

EXHIBIT NO.
B



KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

9575 West Higgins Road, Suite 400
Rosemont, Illinois 60018
P: (847) 518-9990 F: (847) 518-9987

PROJECT # 16-176

SCALE:	-	1" = 30'
DRAWN	-	MD
CHECKED	-	LRA
DATE	-	08-10-2016

BUFFALO CREEK BREWING
LONG GROVE, ILLINOIS

WB-50 TRUCK OUTBOUND MANEUVER

EXHIBIT NO
C

Parking Occupancy Survey Results

Parking Occupancy Survey Zones **Figure D**

Table A
PARKING OCCUPANCY SURVEY – FRIDAY, JULY 29, 2016

	Parking Occupancy by Zone								
Time	A	B	C	D	E	F	G	H	Total
12:00 Noon	8	7	3	3	3	3	2	4	33
12:30 P.M.	13	9	4	5	4	2	2	4	43
1:00 P.M.	13	10	4	6	3	2	2	2	42
1:30 P.M.	16	9	4	7	2	1	3	1	43
2:00 P.M.	15	11	4	7	2	1	4	1	45
6:00 P.M.	25	11	4	4	0	3	0	1	48
6:30 P.M.	31	12	3	2	0	7	0	0	55
7:00 P.M.	36	14	3	1	0	5	0	0	59
7:30 P.M.	35	12	4	1	0	10	1	1	64
8:00 P.M.	29	10	4	0	0	10	0	0	53
8:30 P.M.	25	8	4	0	0	4	0	0	41
9:00 P.M.	19	6	3	0	0	2	0	0	30
9:30 P.M.	16	12	3	0	0	0	0	0	31
10:00 P.M.	11	14	3	0	0	0	0	0	28
10:30 P.M.	12	14	3	0	0	0	0	0	29
11:00 P.M.	8	8	3	0	0	0	0	0	19
Inventory[1]	**147**	**12**	**5**	**6**	**8**	**10**	**11**	**7**	**206**

1 - Zone B provides 12 marked parking spaces. Some vehicles would park in unmarked spaces within the zone.

KLOA

Table B
PARKING OCCUPANCY SURVEY – SATURDAY, JULY 30, 2016

	Parking Occupancy by Zone								
Time	A	B	C	D	E	F	G	H	Total
12:00 Noon	34	11	4	4	3	4	4	2	66
12:30 P.M.	40	12	4	4	2	5	5	2	74
1:00 P.M.	41	12	4	5	2	7	4	0	75
1:30 P.M.	42	12	5	6	0	8	4	0	77
2:00 P.M.	40	12	5	7	0	8	4	0	76
6:00 P.M.	18	8	3	1	0	0	1	0	31
6:30 P.M.	17	9	4	1	0	0	1	0	32
7:00 P.M.	14	11	4	1	0	0	1	0	31
7:30 P.M.	15	10	5	0	0	0	1	0	31
8:00 P.M.	18	11	5	0	0	0	1	0	35
8:30 P.M.	18	10	5	0	0	0	1	0	34
9:00 P.M.	18	12	5	0	0	0	0	0	35
9:30 P.M.	18	12	5	0	0	0	0	0	35
10:00 P.M.	14	8	4	0	0	0	0	0	26
10:30 P.M.	9	6	3	0	0	0	0	0	18
11:00 P.M.	8	5	5	0	0	0	0	0	18
Inventory[1]	**147**	**12**	**5**	**6**	**8**	**10**	**11**	**7**	**206**

1 - Zone B provides 12 marked parking spaces. Some vehicles would park in unmarked spaces within the zone.

KLOA

ORIGINATING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Chicago Title Company, LLC 500 Skokie Boulevard, Suite 290 Northbrook, IL 60062 Main Phone: (847)509-3322 Email: ctnorthbrook@ctt.com	CMNB-0207 500 Skokie Boulevard, Suite 290 Northbrook, IL 60062 Main Phone: (847)509-3322 Main Fax: (847)509-9886

Issued By: Calvin A. Bernstein
491 Laurel Ave.
Highland Park, IL 60035

SCHEDULE A

ORDER NO. 16CB5900250NB

Property Ref.: 360 Historical Lane, Long Grove, IL 60060

1. Effective Date: May 3, 2016
2. Policy or (Policies) to be issued:

   a. ALTA Owner's Policy 2006
   Proposed Insured: CBC Property, LLC
   Policy Amount: $445,000.00

   b. ALTA Loan Policy 2006
   Proposed Insured: , its successors and/or assigns as their respective interests may appear
   Policy Amount: To Be Determined

3. The estate or interest in the land described or referred to in this Commitment is:

   Fee Simple

4. Title to the estate or interest in the land is at the Effective Date vested in:

   360 Historical Lane LLC, an Illinois limited liablility company

5. The land referred to in this Commitment is described as follows:

   PARCEL 1: LOT 5 IN RED OAKS BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 26, 1986 AS DOCUMENT 2519282 AND AMENDED BY CERTIFICATE OF CORRECTION RECORDED JULY 16, 1987 AS DOCUMENT 2590825 AND FURTHER AMENDED BY CERTIFICATE OF CORRECTION RECORDED JULY 27, 1987 AS DOCUMENT 2594571 IN LAKE COUNTY, ILLINOIS.

   PARCEL 2: EASEMENT FOR INGRESS AND EGRESS OVER LOT 6 AND THAT PORTION OF LOT 1 AS MORE FULLY DELINEATED ON THE PLAT OF RED OAKS SUBDIVISION RECORDED DECEMBER 26, 1986 AS DOCUMENT 2519282.

END OF SCHEDULE A

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AMERICAN LAND TITLE ASSOCIATION

ALTA COMMITMENT FOR TITLE INSURANCE

CHICAGO TITLE INSURANCE COMPANY

Commitment Number:

16CB5900250NB

CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Chicago Title Insurance Company

By:

President

Attest:

Secretary

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AMERICAN LAND TITLE ASSOCIATION

SCHEDULE B

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

General Exceptions

1. **Rights or claims of parties in possession not shown by Public Records.**

2. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.**

3. **Easements, or claims of easements, not shown by the Public Records.**

4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**

5. **Taxes or special assessments which are not shown as existing liens by the Public Records.**

6. **We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically.**

7. **Note for Information: The coverage afforded by this commitment and any policy issued pursuant hereto shall not commence prior to the date on which all charges properly billed by the company have been fully paid.**

A 8. Taxes for the years 2015 and 2016.

Taxes for the year 2015 are payable in two installments.

The first installment amounting to $8,635.40 is unpaid of record.

The second installment amounting to $8,635.40 is not delinquent before September 2, 2016.

Taxes for the year 2016 are not yet due and payable.

Permanent Tax No.: 15-30-106-014-0000

O 9. Please be advised that our search did not disclose any open mortgages of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

B 10. (A) terms, provisions, and conditions relating to the easement described as parcel 2 contained in the instrument creating such easement

(B) rights of the adjoining owner or owners to the concurrent use of the easement.

C 11. Rights of way for drainage tiles, ditches, feeders and laterals, If Any. (Affects Parcel 2)

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AMERICAN LAND TITLE ASSOCIATION

SCHEDULE B
(continued)

D 12. Right of Northern Illinois Gas Company, an Illinois Corporation, their successors and assigns, to lay, maintain, operate, renew and remove a gas main and other necessary gas facilities in, upon, under and along the Southerly side of public highway known as Chicago and McHenry road which extends along the Northerly side of or through the Land herein intending a strip 6 rods wide, as granted by instrument dated June 23, 1960 and recorded August 24, 1960 as document 1080102. (Affects Parcel 2).

E 13. Easement provisions contained on the Plat of said Subdivision as follows: a non-exclusive easement for serving the Subdivision and other property with electric, communications, sewer, water and drainage service is hereby reserved for and granted to the Village of Long Grove, other governmental authorities having jurisdiction over the Land subdivided hereon and those public utility companies operating under franchise from the Village of Long Grove, including, but not limited to the Commonwealth Edison Company, the Illinois Bell Telephone Company and North Shore Gas Company, their respective successors and assigns, jointly and severally to install, operate, maintain and remove, from time to time, facilities used in connection with underground transmission and distribution of electricity, sounds and signals, Gas Mains, sewer and water mains and drainage in, under, across, along and upon the surface of the property shown within the dashed lines on the Plat and marked "Easement", and the property designated on the Plat for streets, together with the right to install required service connections under the surface of each Lot to serve improvements thereon, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property within the dashed lines marked "Easement" without the proir written consent of grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

Q 14. Rights of utility companies to maintain electric transformer as shown on survey prepared by United Survey Service, LLC, File No. 2010-19563, dated ~

F 15. Conservancy areas as contained on the Plat of said Subdivision as follows: All areas designated Conservancy district or scenic corridor on this Plat shall be maintained in their natural, undisturbed condition, and no man-made structures of any kind shall be constructed thereon, nor shall any grading be permitted on any conservancy district area or scenic corridor area, except according to the regulations that apply to these areas in the long Grove Code. All natural vegetation shall be preserved and maintained and shall not be mowed, cultivated, sprayed or in any way disturbed without following the required procedures of the Village of Long Grove.

G 16. Notation contained on the Plat as follows: Notes: 1) all roads within the planned unit development shall remain private roads and responsibility for the maintenance of the roads shall rest solely upon the Lot owners within the planned unit development in accordance with the covenants and restrictions recorded in conjunction with the recording of this Plat.

2) Conservancy area and flood plan limits established at the elevation 723 as shown on the preliminary planned unit devleopment plan.

3) all drainage and detention easements falling outside of Conservancy district as shown hereon, are subject to the same restrictions applicable to conservancy districts, except that man-made improvements are permitted.

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AMERICAN LAND TITLE ASSOCIATION

SCHEDULE B
(continued)

H 17. Notation contained on the Plat of said Subdivision as follows: Lot 6 is designated as "Easement for Access and Utilities to Lots 3, 4, 5, 6, 7 and the Parcel Northwest of and Adjacent to Lot 6". The Westerly 30 feet of Lot is designated "Easement for Access and Utilities to Lots 5, 7 and the Parcel Northwest of and Adjacent to Lot 6".

I 18. Easement for access and utilities over the Northerly, Southerly and Easterly portions of Lot 1 and over Lot 6 as shown on Plat of said Subdivision. (Affects Parcel 2).

J 19. Letter attached to the Plat of Subdivision recorded December 26, 1986 as document 2519282 wherein the chief waterway engineer of the State of Illinois Department of Transportation States: based upon data available to the department, it has been determined that portions of Lots 6 and 7 are subject to flood risk. (Affects Parcel 2).

K 20. Terms and provisions contained in the ordinances by the Village of Long Grove one recorded December 26, 1986 as document 2519283 and one recorded December 26, 1986 as Document 2519284, Ordinance No. 86-0-61, and amended by ordinance recorded February 8, 1990 as Document 2876928, Ordinance No. 2005-0-33 recorded December 21, 2005 as document number 5918264 relating to the special use permit.

L 21. Attention is directed to ordinances by the Village of Long Grove, one recorded May 17, 1988 as document 2682634, one recorded September 27, 1989 as document 2835077, one recorded November 13, 1989 as document 2850237, one recorded April 16, 1990 as document 2895787, one recorded May 10, 1990 as document 2904345, one recorded May 22, 1990 as document 2907287, one recorded July 3, 1990 as document 2921337, one recorded July 9, 1990 as document 2923068, one recorded February 25, 1991 as document 2992387, one recorded April 2, 1991 as document 3003764, one recorded July 23, 1991 as document 3043154, one recorded August 16, 1991 as document 3052172 and one recorded August 16, 1991 as document 3052173, and the terms and conditions contained therein. Said instruments should be considered when dealing with the property insured herein.

M 22. The Land lies within the boundaries of a Special Service area as disclosed by ordinance recorded as document 5920434 , and is subject to additional taxes under the terms of Said Ordinance and subsequent related ordinances.

N 23. Attention is directed to ordinances by the Village of Long Grove, one recorded October 9, 2008 as document number 6399119, one recorded October 9, 2008 as document number 6399120, and one recorded October 9, 2008 as document number 6399121 and the terms and conditions contained therein. Said instruments should be considered when dealing with the property insured herein.

Relating to Tax Increment Redevelopment Plan and Project

END OF SCHEDULE B

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AMERICAN LAND TITLE ASSOCIATION

SCHEDULE B
(continued)

Title Insurance Agent:

Calvin A. Bernstein
491 Laurel Ave.
Highland Park, IL 60035
Phone: (847)433-1980
Fax: (847)433-4740

Authorized Signatory

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AMERICAN LAND TITLE ASSOCIATION

Village of Long Grove Illinois

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

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: Buffalo Creek Brewing, LLC, an Illinois limited liability company

Address: c/o Lawrence M. Freedman of Ash, Anos, Freedman & Logan, L.L.C.
77 W. Washington Street, Suite 1211, Chicago, IL 60602

Telephone Number: 312-346-1390 E-mail Address: lmfreedman@aflaw.com

Fax number: 312-346-7847

Applicant's Interest in Property: Affiliate of contract purchaser

1.2 Owner (if different from Applicant).

Name: 360 Historical Lane LLC

Address: c/o Calvin Bernstein, 491 Laurel Avenue, Highland Park, Illinois, 60635

Telephone Number: 847-433-1980 E-mail Address: cbernstein@sambernlaw.com

Fax number: 847-433-4740

1.3 Property.

Address of Property: 360 Historical Lane, Long Grove, IL 60047

Legal Description: See Exhibit "A" Parcel Index Number(s): 15-30-106-014-0000

Present Zoning Classification B1 Size of Property (in acres) .59

Has any zoning reclassification, variation, or special use permit/PUD been granted for the Property?
Yes: X No:

If yes, please identify the ordinance or other document granting such zoning relief: 86-R-14

Describe the nature of the zoning relief granted: N/A

Present use of Property:

Residential _____ Commercial __X____ Office_____ Open Space _____ Vacant_____

Other (explain) _____

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

	Zoning Classification	Land Use
North:	B1	Commercial
South:	R-3	Vacant
East:	R-3	Vacant
West:	B1	Commercial

1.4 Trustees Disclosure.

Is title to the Property in a land trust? Yes_____ No__X___

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).

_____ Appeal

_____ Code Interpretation

_____Variation

__X__ Special Use Permit (non-PUD)

_____ Zoning Map Amendment (rezoning)

__X__ Zoning Code Text Amendment

_____ Preliminary PUD Plat

_____ 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.

(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.

(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.

(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.

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

1.7 <u>Supplemental Information (per specific request)</u>:

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

__X__ 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"

__X__ 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.

<u>Special Data Requests</u>. 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: Lawrence M. Freedman
c/o Ash, Anos, Freedman & Logan. LLC

Professional: attorney

Address: 77 W. Washington St, # 1211
Chicago, Illinois 60602

Telephone: 312-346-1390

E-mail: lmfreedman@aflaw.com

Name: Ryan P. Nestor
Barker Nestor Inc.

Professional: architects and engineers

Address: 600 W. Cermak Road
Chicago, Illinois 60616

Telephone: 847-763-1692

E-mail: rnestor@barkernestor.com

Name: _____

Professional: _____

Address: _____

Telephone: _____

E-mail: _____

Name: _____

Professional: _____

Address: _____

Telephone: _____

E-mail: _____

1.9 Village Officials or Employees.

Does any official or employee of the Village have an interest, either directly or indirectly, in the Property? Yes: _____ No: X

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: $ 100.00

_____ Planning Filing Fees. Amount: $ 1,000.00

_____ Minimum Professional Fee/deposit Escrow. Amount $ 5,000.00

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.**

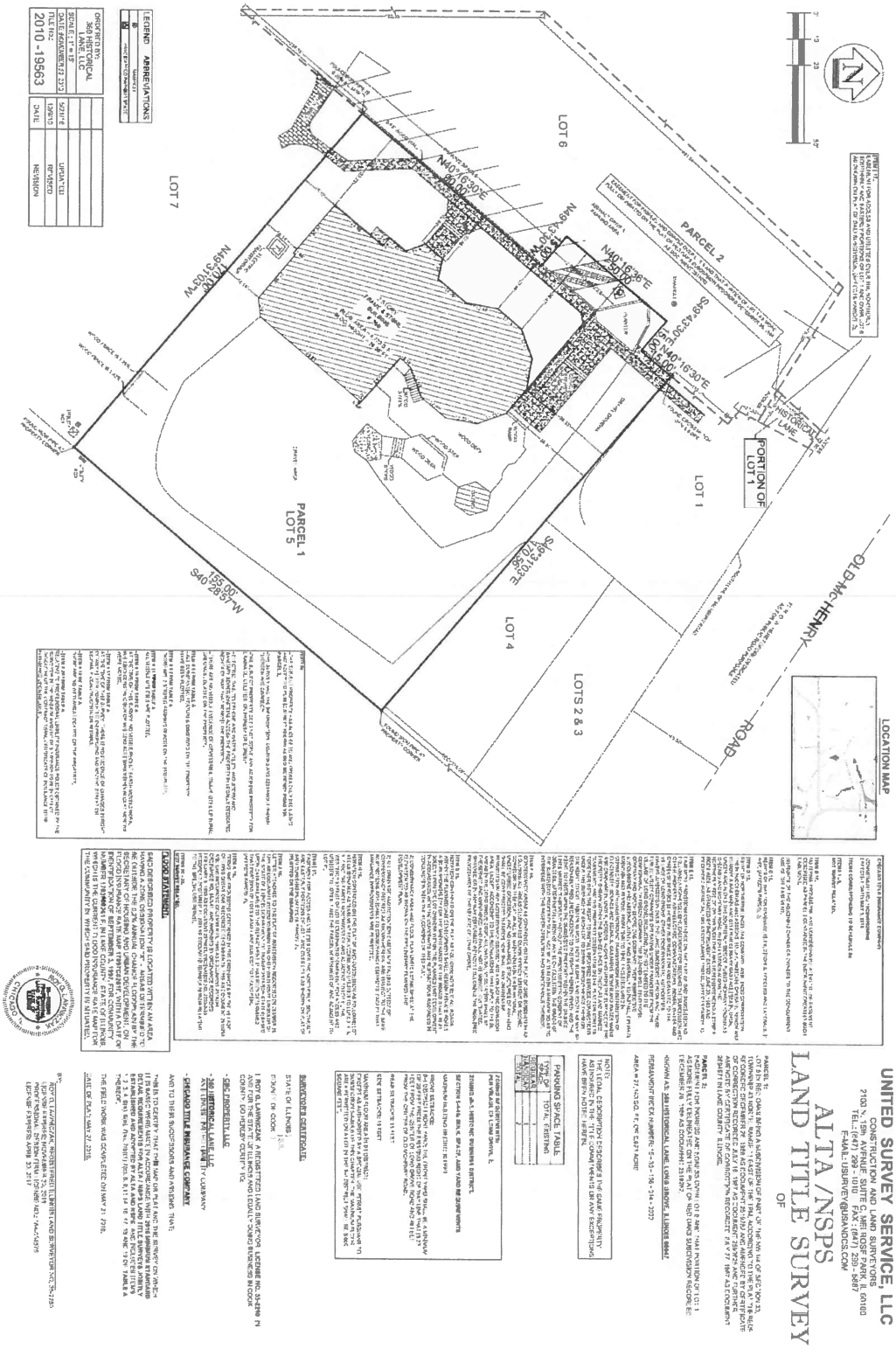
360 Historical Lane LLC Name of Owner	Buffalo Creek Brewing LLC Name of Applicant
By:_____ Signature of Owner Date	By:_____ Signature of Applicant Date

Exhibit "A"
Legal Description

PARCEL 1: LOT 5 IN RED OAKS BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 26, 1986 AS DOCUMENT 2519282 AND AMENDED BY CERTIFICATE OF CORRECTION RECORDED JULY 16, 1987 AS DOCUMENT 2590825 AND FURTHER AMENDED BY CERTIFICATE OF CORRECTION RECORDED JULY 27, 1987 AS DOCUMENT 2594571 IN LAKE COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS OVER LOT 6 AND THAT PORTION OF LOT 1 AS MORE FULLY DELINEATED ON THE PLAT OF RED OAKS SUBDIVISION RECORDED DECEMBER 26, 1986 AS DOCUMENT 2519282.

Survey



Supplemental Information
Form "B" –June 2007

Village of Long Grove
Plan Commission Zoning Board of Appeals
Supplemental Application Information
(Special Use Permit – Non-PUD)

FORM "B"

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 Special Use Permit (non-PUD).

Applications for Special Use Permit (SUP). In addition to the information required in the General Zoning Application, every Application for a **Special Use Permit** shall provide the following supplemental information:

(a) 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 ATTACHED)***

(b) 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 conformity shall be stated.

(THE REQUESTED APPROVAL CONFORMS TO THE OFFICIAL COMPREHENSIVE PLAN)

Fee Schedule for Special Use Permits (Per 12-12-2 Village Code

1. Filing fee	100.00
2. Planning fee	1,000.00
3. Professional fee escrow minimum deposit, which may be greater as determined by the village manager commensurate with scope of project	5,000.00**

**** PROFESSIONAL FEE ESCROWS MUST BE MAINTAINED AT THE $5,000.00 MINIMUM DEPOSIT LEVEL.**

Village of Long Grove
Plan Commission Zoning Board of Appeals
Supplemental Application Information
(Zoning Code Text Amendment)

FORM "D"

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 Zoning Code Text Amendment

Applications for a Comprehensive Plan or Zoning Code Text Amendment. In addition to the information required in the General Zoning Application, every Application for a **Zoning Code Text Amendment** shall provide the following supplemental information:

(a) The exact wording of the proposed text amendment. ***(SEE ATTACHED)***

(b) A statement of the need and justification for the proposed text amendment. ***(SEE ATTACHED)***

(c) 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 conformity shall be stated.

(THE REQUESTED APPROVAL CONFORMS TO THE OFFICIAL COMPREHENSIVE PLAN)

Fee Schedule for Zoning Code Text Amendments (Per 12-12-2 Village Code).

1. Filing fee	$ 100.00
2. Planning fee:	
Text amendment	$ 1,000.00
3. Professional fee escrow minimum deposit, which may be greater as determined by the village manager commensurate with scope of amendment	$ 5,000.00**

**** PROFESSIONAL FEE ESCROWS MUST BE MAINTAINED AT THE $5,000.00 MINIMUM DEPOSIT LEVEL.**

REQUESTED TEXT AMENDMENTS

Applicant is requesting that the definition of a Class O Taproom be amended as provided in the blacklined version of the Class O Taproom provision attached hereto.

Applicant is requesting an amendment to the definition of a Class O Taproom for the following reasons:

a. To clarify that the beverages which are served in a taproom, and are currently described only defined as "beer" also allows for "ale";

b. To expand the size of containers which may be used for sales for offsite consumption to also include kegs and howlers as well as growlers;

c. To permit the sale of samples without requiring that customers be part of a tour; and

d. To increase the maximum size of an individual sample from 3 fluid ounces to 4 fluid ounces in order to be competitive and compatible with that which is allowed in taprooms under the ordinances of the neighboring community in Mundelein.

Applicant is also requesting a Text Amendments to B-4-5 (A) to: (a) allow for the production of beer and ale as a special use in the B-1 District; (b) allow for an outdoor beer garden as a special use in the B-1 District; (c) allow outdoor dining as a special use in the B-1 District; (d) allow a banquet facility as a special use in the B-1 District; and allow for the production of beer and ale as a special use in the B-1 District.

(O) Class O Taproom:

1. Classification: Class 0 licenses shall authorize the operation of a taproom on the same premises, and under the same ownership, as a breweryor craft brewery operated in compliance with state and federal licenses authorizing the manufacturing, storage, distribution, and sale of alcoholic beverages. A Class O license shall authorize the following at a taproom:

    a. Retail sale of beer or ale produced on the premises at a bar or table for indoor or outdoor on- premises consumption;

    b. Retail sale of beer or ale produced on the premises in its original, sealed package for off-premises consumption, provided that such beer or ale shall be sold only in packs of not less than four cans or bottles, or bottles containing not less than 750 ml of beer or ale which packs may contain different varieties of beer or ale;

    c. Retail sale of beer or ale produced on the premises in kegs, growlers, or howlers for off-premises consumption, provided that such growlers or howlers contain not less than 32 fluid ounces, nor more than 68 fluid ounces, and are properly sealed for transport in compliance with state and federal law; and

    d. Beer and ale tastings of beer or ale produced on the premises, provided that:

        i. The beer or ale tastings occur as part of a brewery tour on the premises; and

        ii. The beer tastings comply with all applicable state and federal laws and, in any event, do not exceed five samples of ~~three~~four fluid ounces each per prospective purchaser per day.

2. The retail portion of the Class O licensed establishment, including beer tastings, shall be closed from two o'clock (2:00) a.m. through nine o'clock (9:00) a.m., during which times no alcoholic liquor shall be sold, or offered for sale or tasting, on the premises.

3. Number: **Zero 1**

4. Fee: $2,750.00

REQUESTED SPECIAL USES AND AMENDMENTS TO EXISTING SPECIAL USES

Applicant is requesting:

a. That the parking requirements of Ordinance 95-0-10 be eliminated and that no on-site parking be required.

b. The granting of a special use for an outdoor beer garden.

c. The granting of a special use for outdoor dining.

d. The granting of a special use for a banquet facility.

e. The granting of a special use for production of beer and ale.

f. The granting of a special use for the operation of a taproom.

LEGAL NOTICE
VILLAGE OF
LONG GROVE, ILLINOIS

NOTICE OF PUBLIC HEARING FOR CONSIDERATION OF AMENDMENT(S) TO THE RED OAKS PLANNED UNIT DEVELOPMENT SUBDIVISION, THE EXISTING SPECIAL USE PERMIT (SUP) OR ISSUANCE OF A NEW SPECIAL USE PERMIT, A ZONING CODE TEXT AMENDMENT, PARKING RELIEF, OUTDOOR DINING/BEER GARDEN, BANQUEST FACILITY, AND/OR ADDITIONAL RELIEF NECESSARY AND/OR APPROPRIATE UNDER THE ZONING CODE TO ALLOW A BREWERY/TAPROOM INCLUDING MODIFICATIONS TO THE CLASS "O" LIQUOR LICENSE DEFINITION FOR LOT 5 OF THE RED OAKS PUD AS PREVIOUSLY APPROVED ALL WITHIN THE B-1 HISTORIC DISTRICT.

PUBLIC NOTICE IS HEREBY GIVEN that on Tuesday, September 6, 2016 at 7:00 P.M. a public hearing will be held at the regular meeting of the Plan Commission & Zoning Board Appeals of the Village of Long Grove, Lake County, Illinois, at the Long Grove Village Hall, 3110 RFD, Long Grove, Illinois 60047, (unless otherwise posted) in connection with a request submitted by Buffalo Creek Brewing LLC to modify the previously approved Red Oaks special use permit ("SUP") and planned unit development ("PUD") and/or grant a new special use permit to allow a brewery/taproom, banquet facility, outdoor dining and outdoor beer garden, the production of beer & ale, parking relief, a zoning code text amendment to include the production and sale of beer & ale in the B-1 District, amendments to the Class "O" liquor license definition to allow beer & ale production, sizes of containers for off-site consumption, to permit sample sales w/o being part of a facility tour and a sample size of 4 oz instead of three and/or additional relief necessary and/or appropriate under the zoning code to allow the proposed use of the property. The property in question is legally described as follows;

PARCEL 1: LOT 5 IN RED OAKS, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 26, 1986 AS DOCUMENT NUMBER 2519282 AND AMENDED BY CRETIFICATE OF CORRECTION RECORDED JULY 27, 1987 AS DOCUMENT NUMBER 2594571, IN LAKE COUNTY, ILLINOIS.

PARECL 2: EASEMENT FOR INGRESS AND EGRESS OVER LOT 6 AND THAT PROTION OF LOT 1 ASMORE FULLY DELINEATED ON THE PLAT OF RED OAKS SUBDIVSION RECORDED DECEMBER 26, 1986 AS DOCUMENT 2519282.

Commonly known as: 360 Historical Lane, Long Grove, Illinois, 60047.

PIN# 15-30-106-014

Persons attending the hearing shall have the opportunity to provide written and oral comments and questions concerning the proposal. The above information, together with the plans for the property, will be available for inspection at the Long Grove Village Hall, 3110 RFD, Long Grove, Illinois during regular business hours.

The Plan Commission & Zoning Board of Appeals reserve the rights to continue the hearing to a later date and time should that become necessary.

James M. Hogue
Village Planner
Village of Long Grove

Published in Daily Herald August 18, 2016 (4449616)

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, Glenview

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 August 18, 2016 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 Paula Baltzer
Authorized Agent

Control # 4449616

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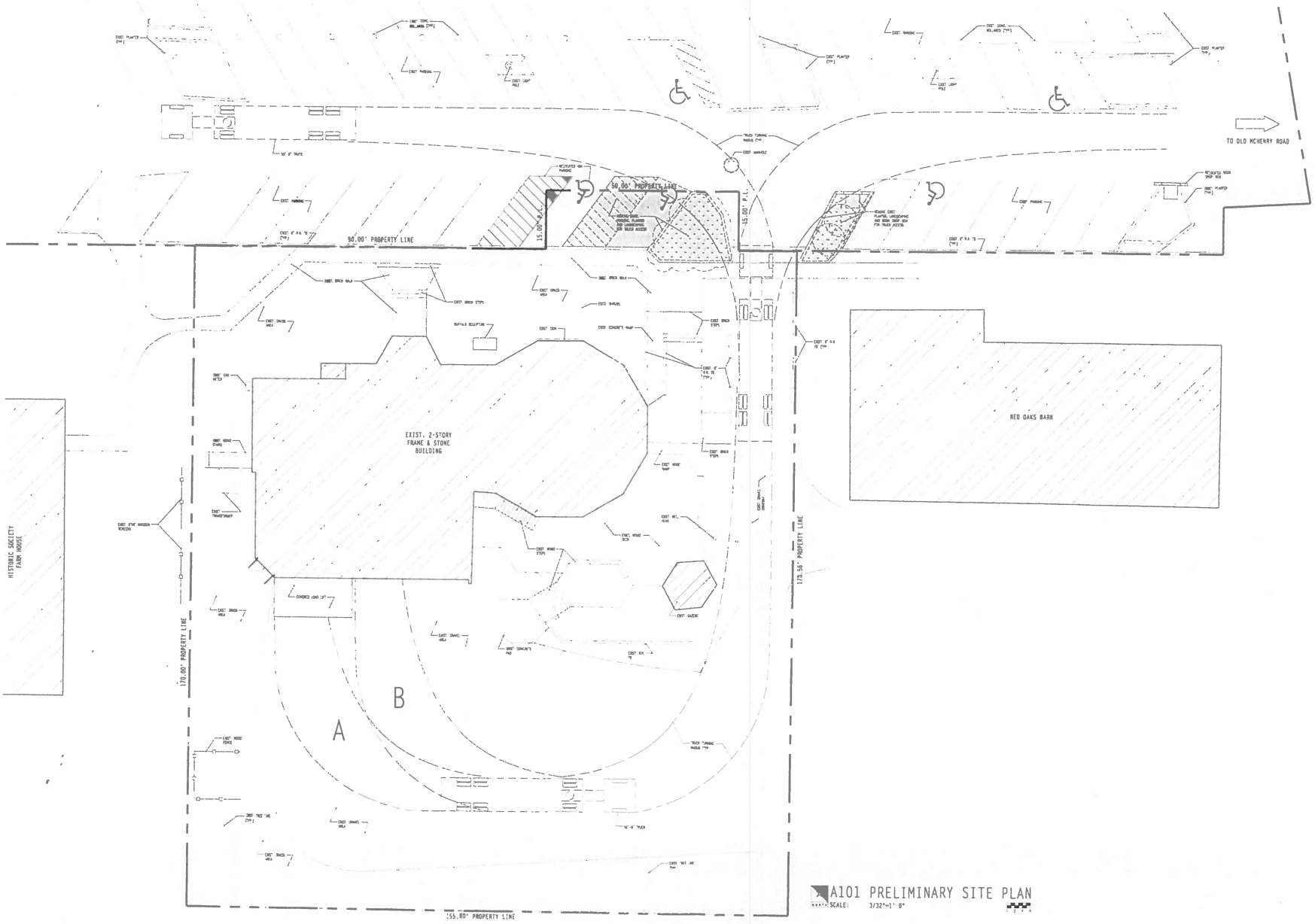
AUG 22 2016
VILLAGE OF LONG GROVE



A101 PRELIMINARY SITE PLAN
SCALE: 3/32"=1'-0"

+barker/nestor+
ARCHITECTS
600 W CHICAGO AVE CHICAGO, IL 60616 TEL 61-1-602 FAX 61-1-602

PRELIMINARY SITE PLAN FOR:
BUFFALO CREEK BREWING COMPANY
360 HISTORICAL LANE
LONG GROVE, IL 60047

REVISION	ISSUE DESCRIPTION	ISSUE DATE
	PRELIMINARY SITE PLAN	22 JULY 16

PROJECT NUMBER:
FILE NAME:
DRAWN BY: MJ
APPROVED:
DRAWING TITLE: PRELIMINARY SITE PLAN
DRAWING SCALE: AS SHOWN
DATE ISSUED: 01/20/2016

PROFESSIONAL SEAL:

SHEET NUMBER:
A1