<u>Item #2A</u>:
Report Of The PCZBA Meeting – July 5, 2016

Village of Long Grove Illinois

TO:	Long Grove PCZBA
FROM:	JAMES M. HOGUE, VILLAGE PLANNER
DATE:	June 28, 2016
RE:	Red Oaks PUD Modification\Redevelopment Proposal

Item: Consideration of a request to modify the previously approved Red Oaks special use permit ("SUP") and planned unit development ("PUD") and/or grant a new special use permit and/or text amendment to permit the demolition/reconstruction and use of certain existing buildings, to modify allowable uses within the PUD, to provide setback relief from the required 15' side and rear yard setback and 20' minimum building separation requirements, to provide relief from off-street parking regulations and/or additional relief necessary and/or appropriate under the zoning code submitted by Mr. Jesse Desoto.

Status: Forwarded by the Village Board 6.14.2016. A complete petition and related items were delivered to Village Staff on 6.20.16. Legal notice was published on 6.20.16 and is therefore timely.

History: The property in question is located on the south side of Old McHenry Road and is commonly known as "Red Oaks". The property is adjacent to property formerly occupied by "The Studio" to the south, Beans & Leaves and The Chatter Box to the West. The space was previously occupied by "Red Oaks Furniture" and has remained vacant since the furniture store went out of business in 2011/2012. The property is situated within the B-1 Historic District.

In 1986 the Village approved the preliminary and final plats for the Red Oaks PUD. These approvals were very specific with regard to uses permitted on lots 1 through 7 which comprise the entire PUD within the development (See attached maps). Structures on lots 1, 2 & 3 were limited in size to the building footprints as presently configured. In the event of destruction or other peril, these buildings could be rebuilt (in potentially different configurations) provided there was no increase in total square footage of retail space contained in those structures or height of the buildings. Lots 1, 2, 3 & 4 were devoted to retail & storage uses only. These uses could be relocated and rearranged in the buildings on any of these lots provided the maximum retail square footage did not exceed more than 11,606 sq. ft. & storage square footage did not exceed 19,667 sq. ft. over the 4 lots.

Lot 5 was originally limited to a two story office building with no retail business establishment of any kind permitted. This was later amended several times to accommodate "The Studio" art gallery & restaurant (presently vacant).

Parcel 7 was made available for the Long Grove Historical Society and was limited to 900 sq. ft of retail space for the Historical Society only and museum and office uses. Further improvements or structures require PCZBA review and approval per this ordinance. This parcel was voluntarily conveyed to the Historical Society by the then owner of the Red Oaks property.

Lot 6 (part of the Stemple Parking Lot) was conveyed to the Village of Long Grove voluntarily the then owner of the Red Oaks property. In light of this dedication parcels 1, 2, 3, & 4 were not required to install any additional parking other than what existed at the time of preliminary approval.

Lot 4 was never developed and is vacant.

Architectural Commission review was also required for any new construction or alteration of structures within the PUD.

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

The petitioner also has plans for other uses within the existing structures on the property which are consistent with the uses found in the B-1 Historic District. Attached is concept plan for proposed uses in the existing structures on Lots 1, 3 & 4 of development. These include retail, restaurant, service/office/storage professional fitness, a performing arts school (existing) and dance studio uses. The dance studio is first and foremost and the driving factor behind the redevelopment effort.

Land Use, Zoning and Locational Data:

1. Proposed Zoning: Amendment of the existing Special Use/PUD; no reclassification required or requested
2. Surrounding Land Uses and Zoning;

Direction	*Existing Use*	*Land Use Plan Designation/Zoning*
NORTH	Commercial/ Public Parking	Historic Business District/"B-1"
SOUTH	Vacant/Woodlands	Residential Minimum 1 Acre Lots/ "R-3"
EAST	Vacant/Woodlands	Residential Minimum 1 Acre Lots/"R-3"
WEST	Public Parking	Historic Business District/"B-1"

3. Location; Lots 1, 3 & 4 Red Oaks PUD; common address of 340 Old McHenry Road.
4. Acreage; 1.46 Acres +/- (63, 990 Sq. Ft.); Lot 1 = 35,180 sq. ft. Lot 3 = 15,688 sq. ft. Lot 3 = 13,123 sq. ft.

Zoning Data

	Existing	Proposed	Zoning Code	PUD
Lot Area	63,990 sq. ft.	63,990 sq. ft.	10,000 sq. ft. per lot	Not specified
Floor Area (Total Floor Area)	Lot 1; 8,862 sq. ft & 4,103 sq. ft. – Lot 3; 1,156 sq. ft., 1,642 sq. ft. & 1,412 sq. ft. TOTAL: 17,175 sq. ft.	No change; replacement structure to utilize existing building footprint.	5,000 sq. ft. maximum w/o SUP.	11,606 sq. ft. retail 19,667 sq. ft. storage TOTAL: 31,283 sq. ft.
Lot coverage	30,930 sq. ft.	No Change	80% (51,192 sq. ft.)	Not Specified
Parking	N/A	None	N/A	Waived per PUD Approval
Height	Unknown	20' +/- (new construction only)	30'- 0	Not Specified

Yard Requirements (Set-Backs);

	Existing	Proposed	Zoning Ordinance	P.U.D.
Front Yard* (North)	35.18 +/- (Least dimension)	No Change	20'	N/A
Side Yard (West)	9.00' +/- (Least dimension)	No Change	15'	N/A
Side Yard (East)	14.42' +/- (Least dimension)	No Change	15'	N/A
Rear Yard (South)	14.00' +/-(Least dimension)	No Change	15'	N/A
Building Separation Multiple Blds.	18.99' +/- (Least Dimension)	No Change	20'	N/A

***As measured from plat of survey; least dimension to a principal structure;**

Issues:

Zoning

a). Structure Size

The property is zoned B-1 Historic Business District. This district has maximum total floor area requirement of 5000 sq. ft. per structure. This area requirement is exceeded in one of the two structures existing structures on Lot 1. Existing floor area for this building is 8,862 sq. ft. and was the "showroom" for the furniture store which previously occupied the property. No changes are proposed to the structure as part of the redevelopment proposal. Structures of greater than 5,000 sq. ft. may per considered via special use permit as follows;

8.Maximum Floor Area In B1 District: Except as authorized by a special use permit pursuant to subsection 5-4-5(A)6 of this chapter (below), the maximum floor area permitted on a lot in the B1 district shall be 5,000 square feet.

6. Building exceeding five thousand (5,000) square feet in floor area. Notwithstanding the limitations contained in footnote 8 of the table in section 5-4-10 of this chapter, a special use may be granted to permit a building, including any addition if applicable, to exceed five thousand (5,000) square feet in floor area, as measured in footnote 8 of the table in section 5-4-10 of this chapter. No application for a special use shall be recommended by the plan commission, nor granted by the village board, unless the application is found to: a) meet the special use standards contained in section 5-11-17 of this title, and b) meet or exceed a minimum of forty (40) criteria points, as allocated in the specific criteria listed below:

(a) The proposed building, including any addition if applicable, maintains and enhances the historic and architectural character of the village, through the use of harmonious architectural styles, materials, colors, and an overall quality of design. (Maximum potential 12 points.)

(b) The proposed building, including any addition if applicable, incorporates a pitched roof design with cedar shake being the preferred roofing material. Additional points may be allocated if the proposed building, including any addition if applicable, uses a stepped or multilevel roof to minimize impact of the building, including any addition if applicable, from neighboring properties. (Maximum potential 12 points.)

(c) The proposed development, including any addition if applicable, will improve landscape buffering within the vicinity of such building, which landscaping shall be depicted on a detailed landscape plan submitted at the time of application for the special use permit. Plantings that soften and buffer hard improvements from the neighboring properties are strongly recommended and will warrant the allocation of more points under this criterion. (Maximum potential 12 points.)

(d) The owner provides or installs off site improvements that provide some beneficial amenities to the village, including, without limitation, decorative lighting, additional landscaping, and paver brick sidewalks or pathways. Any proposed amenity must be reviewed and approved by the village. (Maximum potential 8 points.)

(e) The proposed development, including any addition if applicable, will improve pedestrian or vehicular movement, either through the use of shared parking facilities, improved vehicular circulation, or improved pedestrian amenity or access. (Maximum potential 6 points.)

(f) The proposed development, including any addition if applicable, provides some other beneficial amenities to the village, in the form of, but not limited to: plazas, parks, fountains, public open space, or public artwork. (Maximum potential 6 points.)

(g) The existing or proposed business use is consistent with the permitted uses listed in the B-1A subarea plan of the village's comprehensive plan, even if the lot is not located within the B-1A subarea. The permitted business uses listed for the historic district are the most appropriate uses. (Maximum potential 4 points.)

The plan commission shall evaluate the special use application and make a determination as to the points that will be allocated for each of the above listed criteria, which determination shall be forwarded to the village board for final action on the special use application. The plan commission shall not make a favorable recommendation to the village board, and the village board shall not grant a special use permit, unless such body determines that the application meets or exceeds the forty (40) point minimum. Maximum points for each criterion shall only be allocated if the application demonstrates that every aspect of that particular criterion has been met. If an application partially meets a specific criterion, the plan commission or village board, as the case may be, shall determine the number of points that shall be allocated for that particular criterion based on the materials submitted in the application. No points shall be allocated for any application that fails to meet any of the criteria. The forty (40) point minimum required by this subsection (A)6 shall be a minimum threshold and shall not guarantee that an application meeting the minimum threshold will be granted a special use.

The PCZBA should keep in mind in its evaluation that this structure is existing and that no changes are proposed for this structure other than a change in use. All other structures on the property are below the 5,000 sq. ft. maximum.

b) Demolition\Reconstruction

The petitioner is looking to demolish the north half (2000 sq. ft.) of the southernmost building (adjacent to the Studio) to accommodate a dance studio on Lot 1. The north half of this structure, which was approved as part of the Red Oaks PUD, was limited to and used for storage purposes. This portion of the structure is in a state of disrepair to the point where demolition is required. The petitioner proposes a replacement structure in the exact same footprint using the existing foundation & slab of the demolished building. The south half of the structure ("The Barn") will be incorporated into the dance studio as the dance floor space. Square footage will remain the same for the replacement structure as presently exists.

The replacement structure will complement the remaining barn structure and utilize siding & shingles to match the existing barn. The proposed reconstruction was reviewed and approved by the Architectural Commission on 6.20.16.

The 120 day waiting period on demolition permits has been waived by the Village Board.

Setbacks with this structure are problematic with regard to the side lot line of 15'. Per the plat of survey the setback for this structure is only 10' with 15' being required. This structure is currently non-conforming and may remain as such. The demolition however will remove the non-conformity thus the structure must be rebuilt in a conforming manner or variation of the setback requirement sought. As the petitioner proposes to use the existing building slab & footprint no more relief than presently exists is require. Setback issues are identified below.

c). Setbacks

As noted above setbacks, as mandated for the B-1 District, are not met for several structures. As noted the dimension is the least dimension measured to a principal structure. This dimension may be considered the amount of setback relief to be considered as part of this request. Per the PUD regulations the authority to vary setbacks is limited as follows;

G) Authority To Vary Regulations:

1. Subject to the limitations contained in subsections (E)2(m), (E)2(n), and (G)2 of this section, the planned unit development may depart from strict conformance with the required density, dimension, area, bulk, use, and other regulations for the standard zoning districts and other provisions of this title to the extent specified in the preliminary land use and zoning plat and documents authorizing the planned unit development so long as the planned unit development will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

2. Notwithstanding the provisions of subsection (G)1 of this section, the following limitations will apply:

(a) In no event may a front or side yard setback on a lot be reduced by more than twenty percent (20%) from the setback required for that lot by the underlying zoning district.

(E) Authorized Variations:

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

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

The board of trustees may vary the provisions of this title in the following cases and in no others: (Ord. 2014-O-23, 10-28-2014)

(a) To permit a yard less than the yard required by the applicable regulations.

Side & rear yard setback variations are required and, in particular, for the replacement structure proposed by the petitioner. The required relief is 5 feet for the replacement structure and 6 feet on the existing structure. While an authorized variation, the amount of relief required exceeds the 20% maximum permissible in per the PUD regulations. As a side note, absent the PUD designation on the property there is no cap on the relief which can be requested. The PCZBA has typically looked for the minimum amount of relief necessary with regard to considering variations.

As noted below, multiple structures may be allowed in the B-1 District provided a 20' separation is maintained between structures.

(B) Special B1 District Use Limitations:

2. Multiple Buildings: More than one structure may be erected and maintained on a single lot, provided that the lot complies with all requirements of this title and all other village ordinances. Where more than one structure is erected and maintained on a single lot, a twenty foot (20') separation must be maintained between structures; provided, however, that covered walkways may be constructed to connect structures if such walkways are not used as commercial areas.

This standard is not met between structures on Lot 2 & 3 with 18.99 feet of separation being the minimum distance between structures.

The relief required for this portion of the request is not an authorized variation. A text amendment will likely be required to provide relief from this standard.

d). Proposed Uses

As noted above the PUD approval limited uses for the property to exclusively retail & storage uses. This is somewhat problematic for redevelopment of the site as it limits potential users for the site.

The petitioner has submitted a list of proposed uses for the site which mirror those permitted and special uses uses found in the B-1 District. Staff does not have an issue with the uses proposed by the petitioner.

Modification of the PUD approval is required however to consider these uses permissible at this location.

e). Special B-1 District Limitations

The following regulations also apply to uses in the B-1 District.

(B) Special B1 District Use Limitations:

1. Nonretail Uses: Notwithstanding the regulations contained in this title that are otherwise applicable, the following use limitations shall apply within the B1 district, unless otherwise approved by an ordinance of the village board, which ordinance shall not require public notice or hearing prior to its adoption:

(a) The aggregate floor area devoted to nonretail uses in the B1 district shall be limited to twenty percent (20%) of ground floor space in the B1 district; and

(b) The number of all ground floor storefronts within the B1 district devoted to nonretail uses shall be limited to twenty percent (20%) of all ground floor storefronts within the B1 district.

2. Multiple Buildings: More than one structure may be erected and maintained on a single lot, provided that the lot complies with all requirements of this title and all other village ordinances. Where more than one structure is erected and maintained on a single lot, a twenty foot (20') separation must be maintained between structures; provided, however, that covered walkways may be constructed to connect structures if such walkways are not used as commercial areas.

3. Sale Of Manufactured Or Produced Goods: All goods or foodstuffs produced or manufactured on any premises situated in the B1 district shall be sold at retail only, not wholesale.

4. 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.

5. Architectural Board Review: All architectural plans for buildings in the B1 district shall be reviewed and approved by the architectural board prior to issuance of any building permit for "new construction" or "major remodeling or improvements", as defined in section 5-11-4 of this title, in accordance with section 5-11-19 of this title. (Ord. 2014-O-19, 9-22-2014)

The PCZBA may wish to review and make recommendations on these standards as they relate to this request. The non-retail floor area requirement comes to mind as possible standard for consideration.

f). Parking

Lot 6 of the Red Oaks PUD was conveyed to the Village for parking purposes. Lot 6 comprises a large portion of the Stemple Parking Lot. Due to this conveyance all future parking requirements were waived per the PUD ordinance for Lots 1, 2, 3, & 4 of the Red Oaks PUD. As a side note, the parking standard for existing or replacement structures in the B-1 District (excepting public assembly & B&B uses) is 5 spaces per 1000 sq. ft. of floor area. Using the gross floor area of the site, 80 parking spaces would be required for Lot 1 & 3 of the Red Oaks property.

g). Misc. Issues\Considerations

Landscaping – the petitioner proposes to "spruce up" and maintain the existing landscaping on-site. No changes are proposed to the landscaping on-site save the addition of two (2) benches to be placed in the brick paver area on the Old McHenry Road side of the structure at 340. These "hardscape" improvements were reviewed and approved by the AC on 6.20.16 (see attached).

Site Lighting - The existing lighting fixtures on-site will be utilized. These fixtures will be cleaned up and reconditioned as necessary. No new fixtures (which would require additional AC review and approval) are contemplated at this time.

Signage - The petitioner proposes a ground sign, including a "header" 14"x 40" (3.87 sq. ft.) and five (5) hanging panels beneath the header measuring 6" x 32" (1.33 sq. ft. each x 5) for a total of 6.67 square feet (total signage 10.54 sq. ft.). The signage will be mounted on the existing post in front of the Red Oaks Development. All signs will be double faced. This signage was reviewed and approved by the AC on 6.20.16 (see attached).

Conclusions:

In 1986 the Village approved the preliminary and final plats for the Red Oaks PUD. These approvals were very specific with regard to uses permitted on the various lots (1 through 7 which comprise the entire PUD. Lots 1, 2, 3 & 4 were devoted to retail & storage uses only provided the maximum retail square footage did not exceed more than 11,606 sq. ft. & storage square footage did not exceed 19,667 sq. ft. over the 4 lots.

The petitioner has redevelopment plans for Lots 1, 3 & 4 of "Red Oaks" which has remained vacant since the furniture store went out of business in 2011/2012. These redevelopment plans leave the site largely intact. These include retail, restaurant, service/office/storage professional fitness, a performing arts school (existing) and dance studio uses. The dance studio is first and foremost and the driving factor behind the redevelopment effort. Modification of the uses permitted within the PUD needs to be considered by the PCZBA. Uses as proposed in the

application for amendment of the existing Special Use Permit\ PUD are allowed as a permitted or special uses within the underlying zoning district.

The property is zoned B-1 Historic Business District. This district has maximum total floor area requirement of 5000 sq. ft. per structure. This area requirement is exceeded in one of the two structures existing structures on Lot 1. Existing floor area for this building is 8,862 sq. ft. and was the "showroom" for the furniture store which previously occupied the property. No changes are proposed to the structure as part of the redevelopment proposal. Structures of greater than 5,000 sq. ft. may per considered via special use permit and should be addressed by the PCZBA.

The PCZBA may wish to review and make recommendations on the "Special B-1 District Limitations" as well. The non-retail floor area requirement comes to mind as possible standard for consideration.

While the site will remain largely intact demolition of the north half (2000 sq. ft.) of the southernmost building (adjacent to"The Studio") to accommodate a dance studio on Lot 1 is contemplated. This portion of the structure is in a state of disrepair to the point where demolition is required. The replacement structure will be of the exact same size as the existing structure and will complement the remaining barn structure in terms of architectural style and materials. The proposed reconstruction was reviewed and approved by the Architectural Commission on 6.20.16. Setback relief is required however.

Side & rear yard setback variation relief is required for the existing structures and in particular the replacement structure proposed by the petitioner. The required relief is 5 feet for the replacement structure and 6 feet on the existing structure. While an authorized variation, the amount of relief required exceeds the 20% maximum permissible in per the PUD regulations. As a side note, absent the PUD designation on the property there is no cap on the relief which can be requested. The PCZBA has typically looked for the minimum amount of relief necessary with regard to considering variations.

Multiple structures may be allowed on a lot or parcel in the B-1 District provided a 20' separation is maintained between structures. This standard is not met between structures on Lot 2 & 3 with 18.99 feet of separation being the minimum distance between structures.

The relief required for this portion of the request is not an authorized variation. A text amendment will likely be required to provide relief from this standard.

Parking is not an issue and future parking requirements for lots 1-4 were waived as part of the Red Oaks PUD approval.

Landscaping & site lighting are not proposed to change. Signage was reviewed and approved by the Architectural Commission. It is suggested the PCZBA incorporate the recommendations of the 6.20.16 AC meeting regarding this request into any recommendations formulated by the Commission.

Issues for PCZBA Consideration

The following issues are noted per staff review of the proposal. This list may not be all inclusive as further issues may arise as part of the public hearing process.

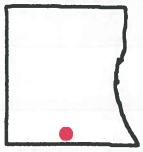
- Consideration of modifications to the PUD regarding allowable uses for the property;
- Consideration of structure larger than 5000 sq. ft. in the B-1 District via a Special Use Permit ;
- Consideration and\or recommendation recommendations on the "Special B-1 District Limitations" as it relates to this request;
- Setback relief as required including building separation requirements.
- Incorporation of the AC recommendations of the 6.20.16 meeting, relating to this request, in any motion for approval of the proposal;

The Commission is reminded that as a Special Use necessary and reasonable conditions may be placed on proposal to help to mitigate any "externalities" associated with the project.

Respectfully Submitted,

James M. Hogue
Village Planner

Lake County, Illinois



LakeCounty
Geographic Information System

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

Map Printed on 6/28/2016

N

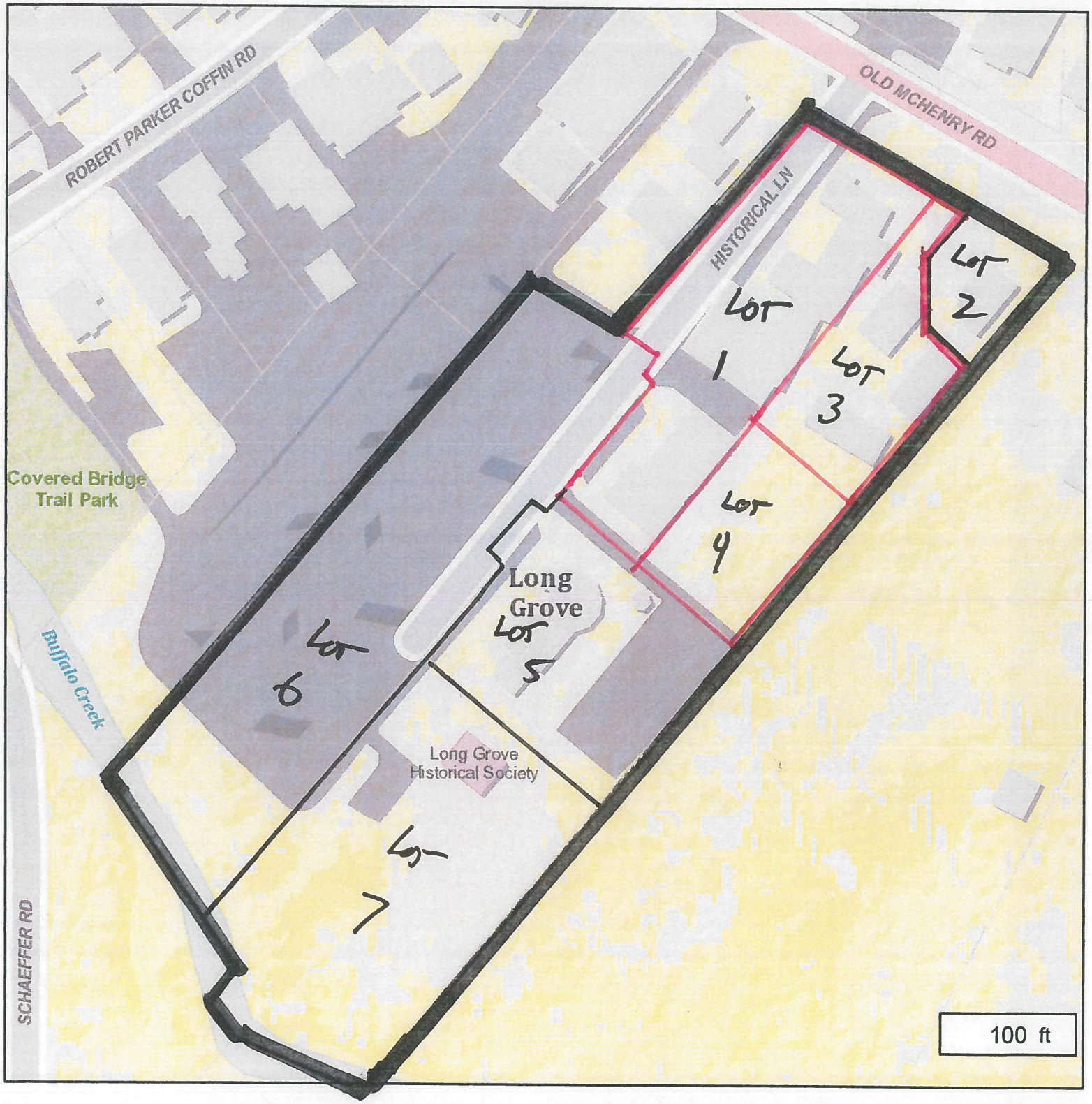
RED OAKS P.U.D.

SUBJECT PROPERTY

Tax Parcels

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

Lake County, Illinois



LakeCounty
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Map Printed on 6/28/2016

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RED OAKS PUD BOUNDARY

LOTS 1, 3 + 4

Tax Parcels

Municipalities

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

Lake County, Illinois

LakeCounty
Geographic Information System

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

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RED OAKS PUD BOUNDARY

Tax Parcels

Trails

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

Plan overview for the Property known as the Red Oaks of Long Grove.
340-344 Old McHenry Rd Long Grove IL.

There are 5 separate buildings located on the property.

The first structure is what we like to refer to as "**Big Red**", it consists of the original historical home dated 1866 (roughly 1200 sf) , as well as, a vast amount of space built as additional showroom space totaling approximately 9000 sf.

The goal for "Big Red" is to divide it into 3 separate units. **UNIT 1** - Front main building (1200 sf) representing a unique space to match the downtowns current store front set up. This space would be dedicated to some form of service or retail space, the current landscape design along Old McHenry Rd. will be kept intact, proper maintenance and repairs will be made to restore the homes front yard to an inviting and ascetically pleasing space. This will be done through fresh paint,carpentry repairs, foliage and the addition of two benches for public seating.

Unit 2 - We would like to redesign the middle section of the building to accommodate a medium size restaurant (3500 sf). This could include outdoor seating located behind Big Red. There are no specific drawings to reflect the vision in this space, as we are still in pursuit of the "right fit" restaurant.

Unit 3 - No specific use has been determined at this time, this space would have a variety of possible uses from retail, service or offices. Approximate size is 3700 sf.

Second structure, the **Fred Astaire Dance Studio**. Approximate 4100 sf
This building is located next to the Art Gallery (Blue Building).
Half of the structure is in good shape, the other half is in very poor condition. The space in great shape will be converted to our Grand Ballroom. This space is designed for the day to day lessons, as well as, to accommodate our social dance events.
We plan to remove the other half of the building that is in dire conditions and replace it will a replica structure safe and sturdy. This space will encompass our , lobby, restrooms , offices and an additional dance floor used for practice.

Third structure, The **Performing Arts School**. Approximately 2500 sf
This building is currently occupied by the Performing arts center of Long Grove.
Our intention is to keep the current tenant and lease in place.

Fourth structure, **Personal Fitness Center**. Approximately 3300 sf
The goal of this space is to create a workout facility that caters to busy schedules and the high end service expectations of both working and retired professionals. Primary services will be one on one training sessions, personally designed for overall physical health, fitness and injury recovery goals.

Fifth structure, **Storage and Offices space**. Approximately 3000 sf
This structure is currently being used for both of these purposes. The first floor will continue to be dedicated as storage for property tenants, the second floor will continue to be used as offices.

General schedule/timeline of Property development.

The dance studio will be the first and for most focus for redevelopment. Our goal is to transfer our existing business to this location by November of 2016, sooner if we can make it happen. We understand there is a 120 day waiting period for demolitions, we would like to request this wait period be waived, we are providing photos of the existing structure in an effort to expose the dire condition it is in. Along side the development of the studio, we plan to make repairs to the historical storefront, as well as, the exterior of all the buildings. The goal would be to bring the property to a more visually pleasing appearance.

As we attract and attain tenants we will be developing the different structures alongside the different uses.

Jesse DeSoto

404 W Half Day Road, Buffalo Grove, IL 60089 | 847.848.4768 | desotojesse@gmail.com

Red Oaks Application Exhibit Items:

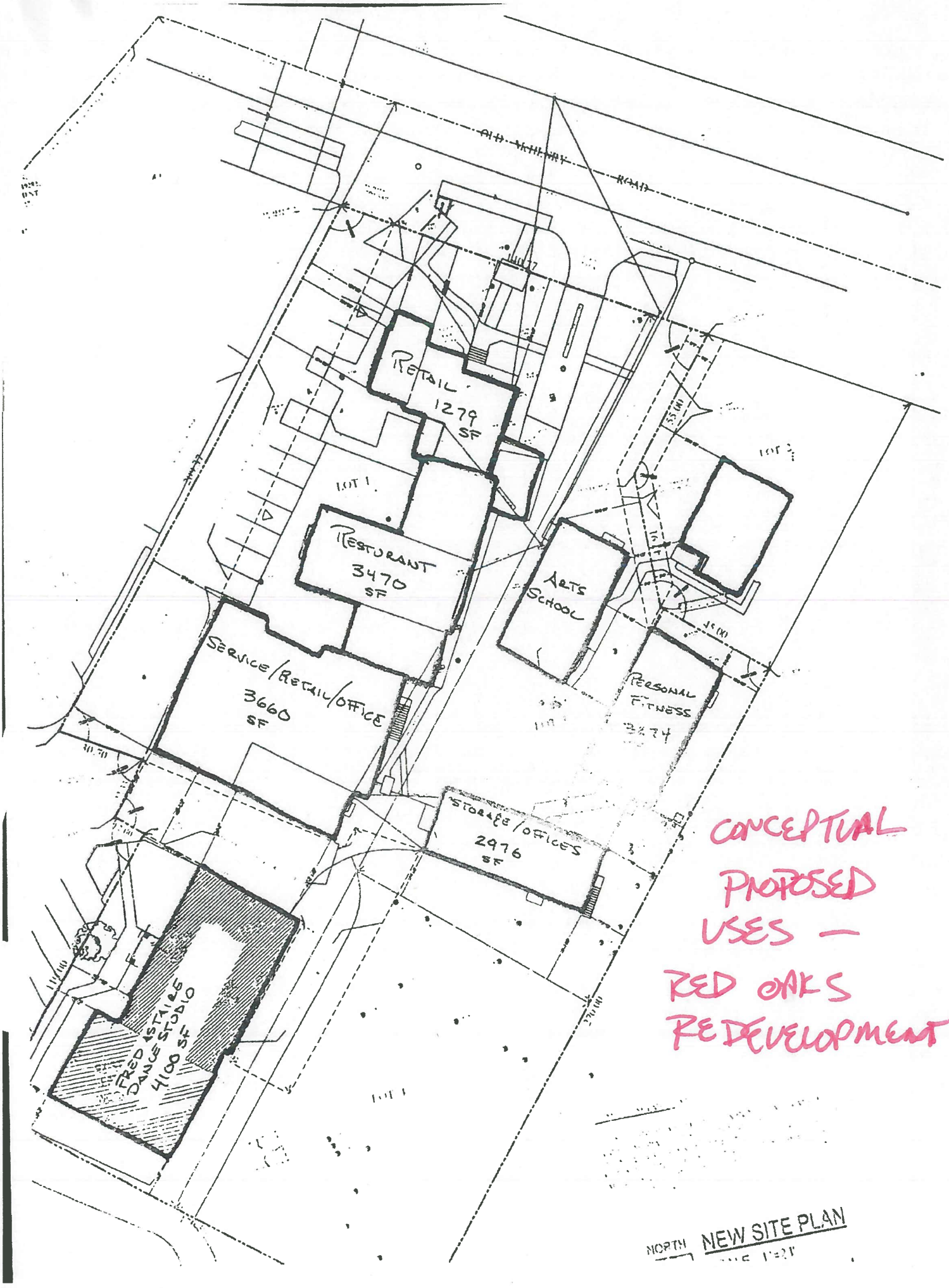
6. **Parking Calculations** – The existing parking lot is suitable. Further parking exempted from previous PUD

7. **Landscape Plans** – Will be maintaining all of the existing landscape and scenic corridor areas, we're just cleaning out and freshening up, not changing. Only adding 2 outdoor wrought iron benches in front of building 340 in the existing empty spaces for them, please refer to the attached photo and dimensions

8. **Lighting Plans** – Will be using all existing light posts, just cleaning them up and replacing bulbs as needed

9. **Sign Plans** – Will be adding only signage types and designs as approved by the Village that are consistent with existing Village guidelines. The main signage will be hung from the existing sign post at the main entrance on Old McHenry Road and will be a design as per provided examples from the Village. Individual businesses will of course display their business name on a small sign on their individual buildings from a design and guidelines as per provided examples from the Village. Once the graphics and dimensions for any signs are received to us from our selected local professional sign company we will submit our Sign Permit Application with the Village's Architectural Commission for approval before we pursue the production of any signage

13. **Other Information** – Mr. Jesse DeSoto and Birdy Bros LLC are excited to bring "life" back to the fabulous Red Oaks section of Historical Downtown Long Grove. Mr. DeSoto's goal is to provide the much needed respectable care to the historical buildings of Red Oaks and to install local friendly businesses at this grand location that both Village commerce and the great community of Long Grove deserve. Mr. DeSoto will be relocating one of his existing businesses, the Fred Astaire Dance Studio of Buffalo Grove, to the big "barn" location of Red Oaks. The Fred Astaire Dance Studio of Buffalo Grove has been in business for over the past 11 years and is consistently ranked as one of the top Fred Astaire Dance Studio franchises in the United States. Moving this location to Red Oaks will bring a steady flow of customers from all over the northwest Chicagoland area to Historical Downtown Long Grove.



CONCEPTUAL
PROPOSED
USES —
RED OAKS
REDEVELOPMENT

Jesse DeSoto

404 W Half Day Road, Buffalo Grove, IL 60089 | 847.848.4768 | desotojesse@gmail.com

Red Oaks of Long Grove #340-344 Planned Unit Development Proposed Uses –

We wish to include all of the following for potentially adding as new commercial businesses to lease units to in the Red Oaks. All listed are business types taken from the Permitted Uses 62014 – 5-4-2: Permitted Uses File as per provided to us by the Village of Long Grove -

- Dance Instruction
- Dance Studio
- Professional/Consulting/Administrative Offices
- Private Mail Center/UPS/Fedex Store
- Travel Agency
- Sporting Goods Store
- Clothing/Apparel/Clothing Accessories Store
- Jewelry Store
- Art Gallery
- Ceramics/Pottery/Sculpture Instruction and/or Shop
- Fine Arts School
- Music Instruction and Music Store
- Performing Arts School
- Baked Goods Store
- Bakery
- Golf Shop
- Barber Shop
- Beauty Salon
- Nail Salon
- Day Spa and Salon
- Delicatessen/Sandwich Shop
- Candy Store
- Ice Cream Shop
- Coffee Shop
- Florist
- Trophy/Awards Shop
- Picture Frame Shop
- Lighting Fixtures Store
- Pizzeria
- Restaurant
- Wine Tasting
- Alcoholic Bar/Cocktail Lounge/Tavern
- Vitamin/Nutritional Supplement Store
- Footwear and Leather Goods Repair Shop
- Law Office
- CPA Office
- Insurance Office
- Real Estate Office

- Architect Office
- Engineers Office
- Surveyors Office
- Building Inspectors Office
- Interior Design Office
- Graphic Design/Services Office
- Advertising/Media Agency
- Printing Services
- Photography Studio
- Physician's Office
- Dentist Office
- Physical Therapy Office
- Physical Fitness Services
- Yoga and Pilates Studio
- Martial Arts Studio
- Theater Company
- Dinner Theater
- Tutoring School
- Liquor Store
- Formal Wear Store
- Optical Goods Store
- Animal Grooming

As well as the below businesses which are not specifically mentioned on the list but are similar to those that are -

- Personal Training/Health & Fitness Studio
- Cigar Shop

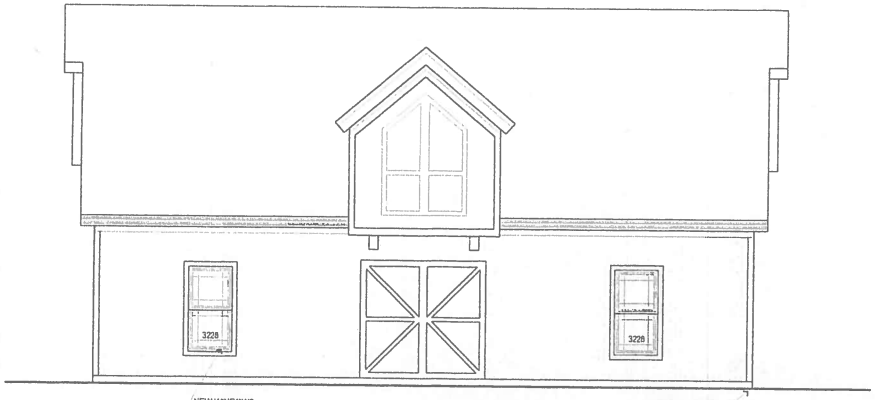
6/10/16

Red Oaks of Long Grove existing main sign post located on Old McHenry Road

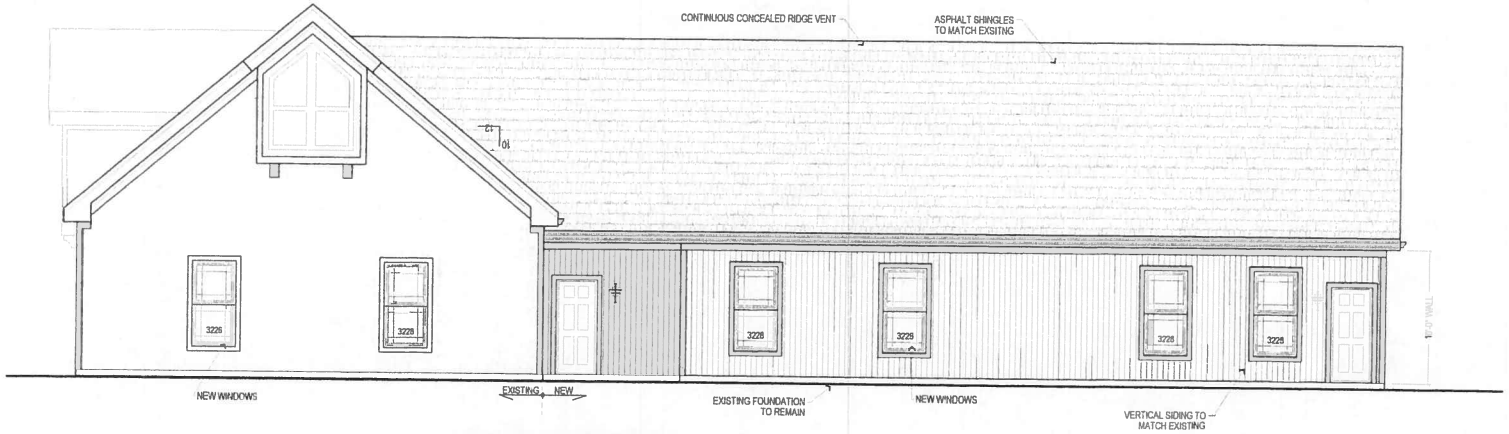
All that is presently requested to be installed (as pictured in the attached) is the main Red Oaks "header" panel at the top of the post and then the first tenant panel of Fred Astaire Dance Studio. Additional tenant panels are not being produced at this time. In the future when new tenants are leased we will then submit additional Sign Applications and specs to the Village for approval. We anticipate a maximum of only 5 panels will ever be hung from this main sign post.

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

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



WEST ELEVATION
SCALE: 1/4" = 1'-0"



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

WEST AND SOUTH VIEW

REAR VIEW

SKIFFINGTON ARCHITECTS LTD.
Cell 847-803-8255
skiffingtonarchitects.com

SKIFFINGTON ARCHITECTS, LTD.
DAVID PATRICK SKIFFINGTON, A.I.A.
250 NORTH TRAIL, HAWTHORN WOODS, IL 60047
TELEPHONE AND FAX (847) 438-3714 EMAIL dpskiff@comcast.net

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

DRAWN BY
DPS

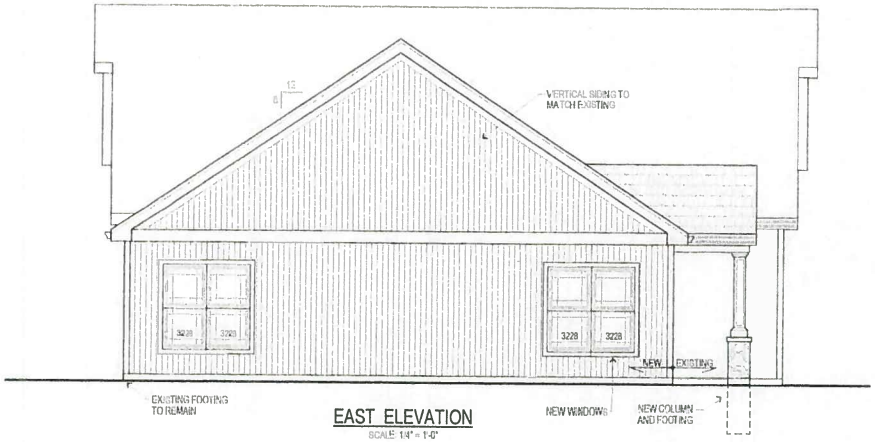
CHECKED BY

DATE
4/23/16

REVISIONS

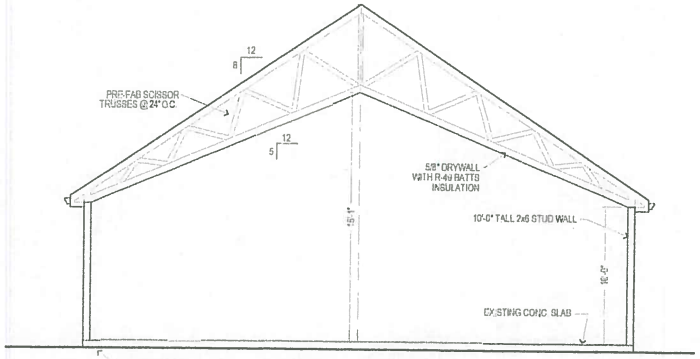
PROJECT NO
misc db
2016_longgrove.db

SHEET NO
4
OF 3 SHEETS



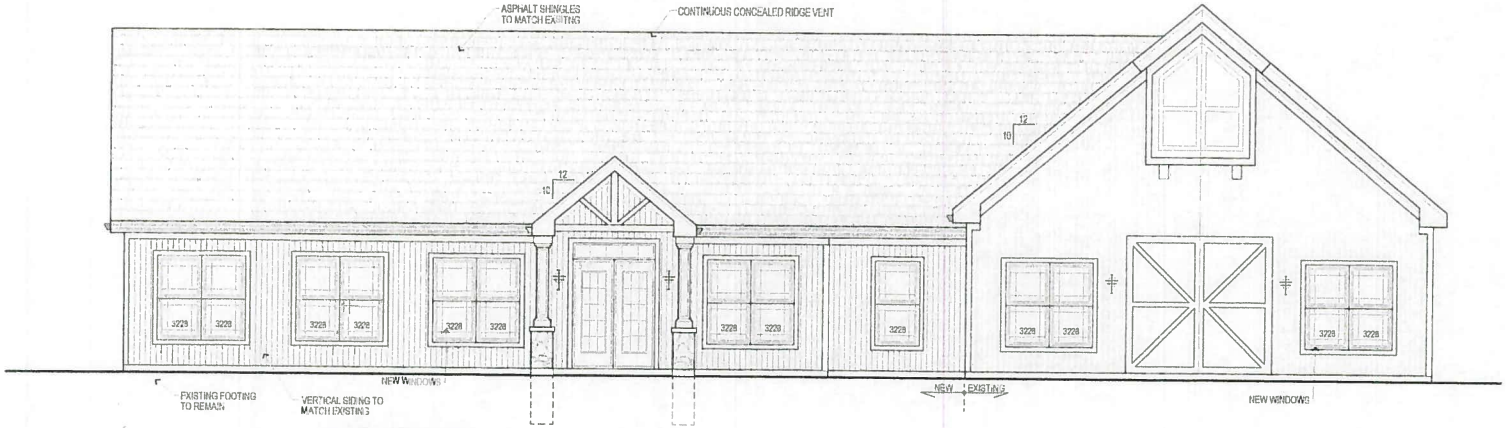
EAST ELEVATION

SCALE: 1/4" = 1'-0"



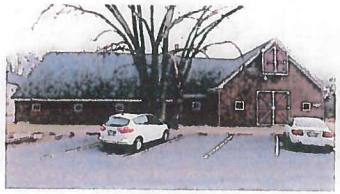
BUILDING SECTION

SCALE: 1/4" = 1'-0"

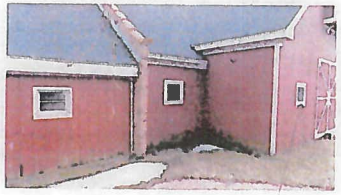


NORTH ELEVATION

SCALE: 1/4" = 1'-0"



FRONT VIEW



FRONT VIEW

FRONT VIEW

REAR VIEW

SKIFFINGTON ARCHITECTS LTD
Cell: 847-809-6255

SKIFFINGTON ARCHITECTS, LTD.
DAVID PATRICK SKIFFINGTON, A.I.A.
29N NORTH TRAIL, HAWTHORN WOODS, IL 60047
TELEPHONE AND FAX (847) 438-3214 E-MAIL dpsk-ltd@comcast.net

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

DRAWN BY: DPS

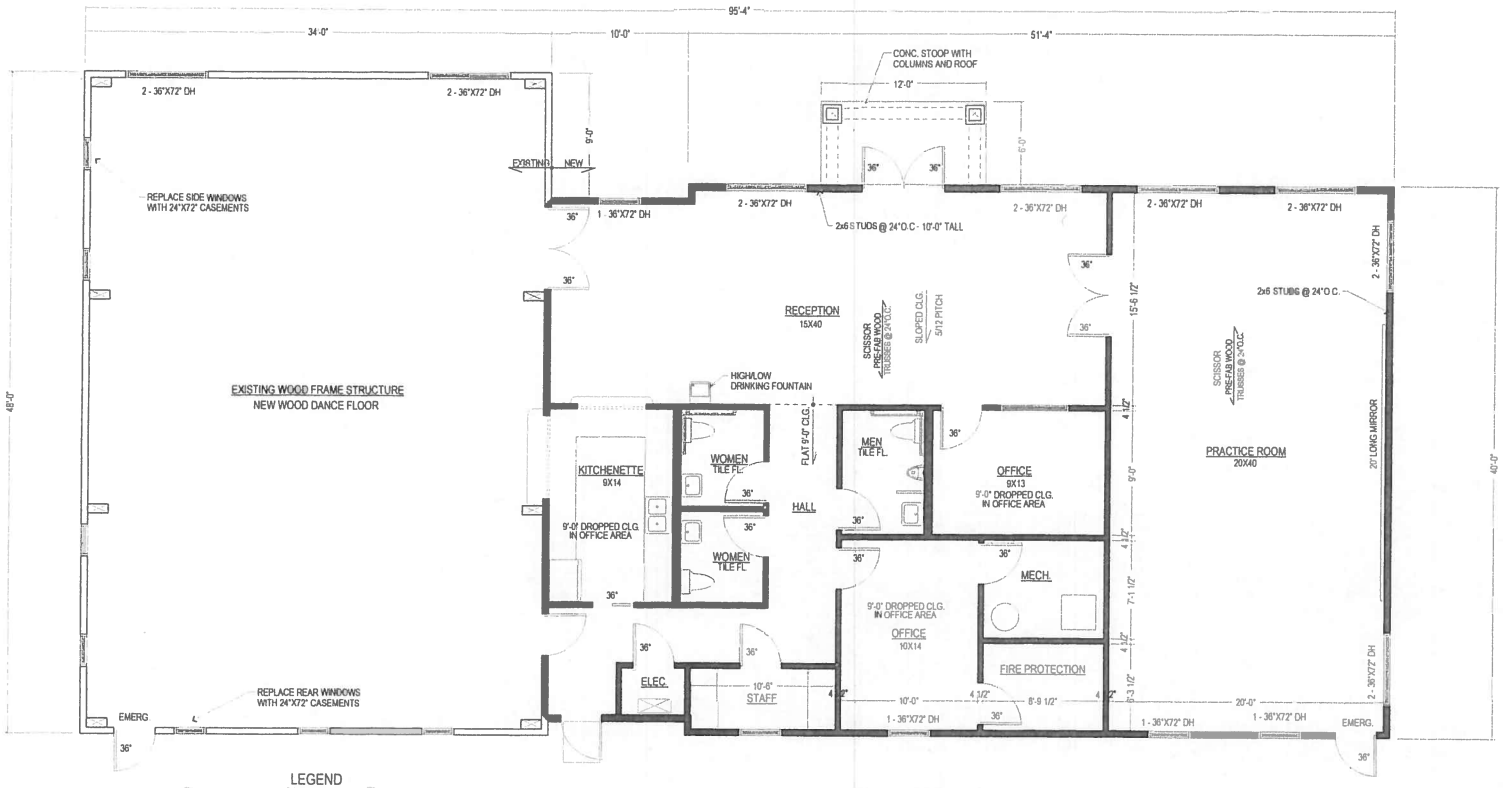
CHECKED BY:

DATE: 4/15/16

REVISIONS:

PROJECT NO: mun db 2016_longgrove db

SHEET NO: 3 OF 1 SHEET



LEGEND

- NEW DOOR
- EXIST. DOOR
- NEW WALL
- EXISTING WALL

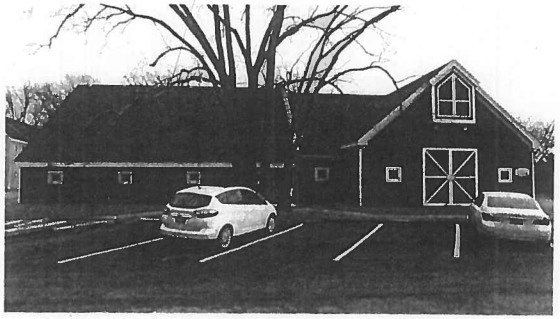
NORTH

NEW FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

4068 SF - EXISTING

REMOVE THIS HALF OF BUILDING



EXISTING BUILDING

SKIFFINGTON ARCHITECTS LTD
Cell 847-809-8255
skiffingtonarchitects.com

SKIFFINGTON ARCHITECTS, LTD.
DAVID PATRICK SKIFFINGTON, A.I.A.
250 NORTH TRAIL, HAWTHORN WOODS, IL 60047
TELEPHONE AND FAX (847) 438-3714 EMAIL dpskiff@comcast.net

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

DRAWN BY DPS

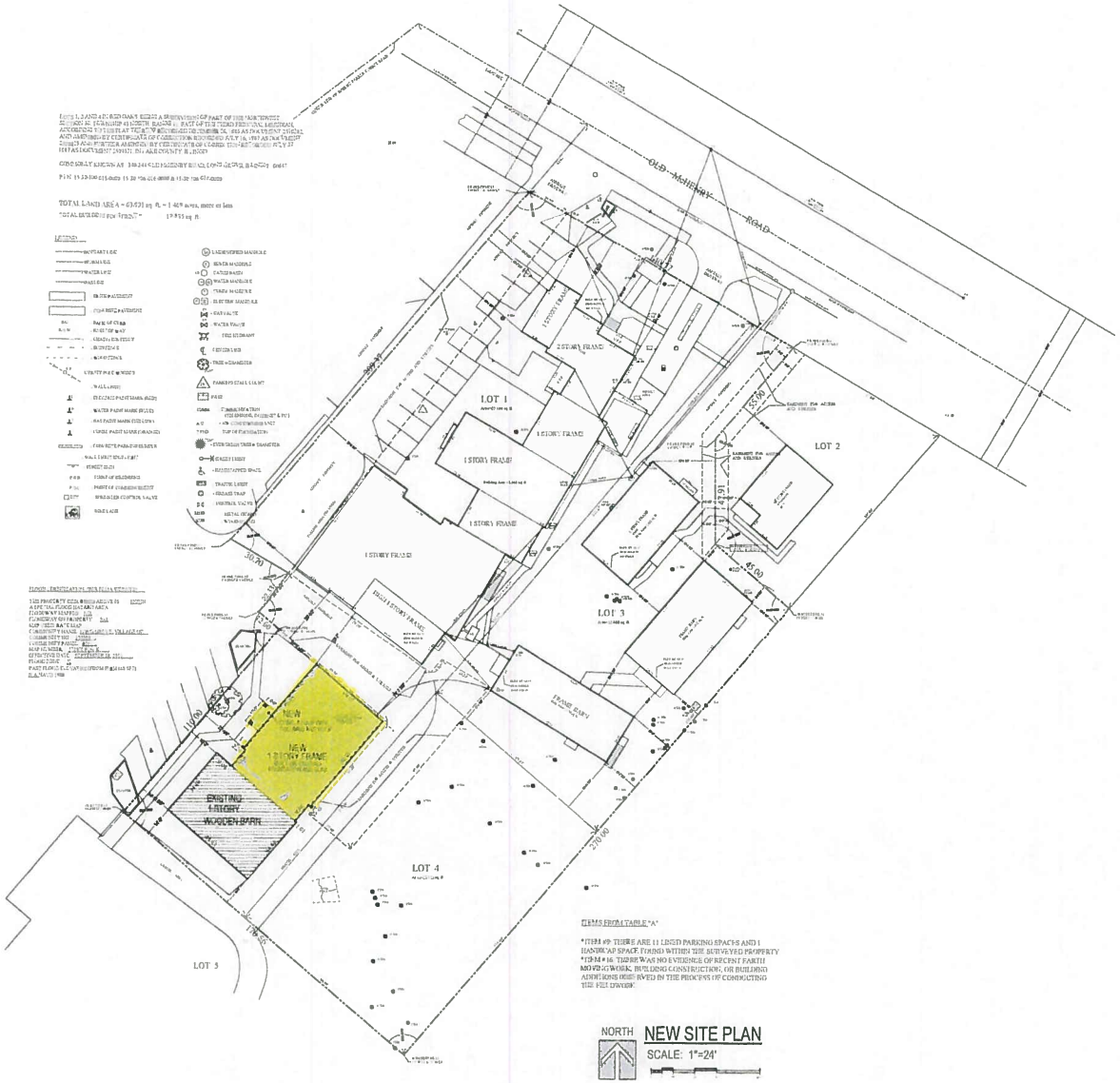
CHECKED BY

DATE 4/15/16

REVISIONS

PROJECT NO misc db 2016_longgrove.db

SHEET NO. 2 OF 3 SHEETS



SKIFFINGTON ARCHITECTS LTD.
Cell 847.609.8266

SKIFFINGTON ARCHITECTS, LTD.
DAVID PATRICK SKIFFINGTON, A.I.A.
250 NORTH TRAIL, HAWTHORN WOODS, IL 60047
TELEPHONE AND FAX (847) 433 3714 EMAIL dpsa_#@sbcglobal.net

ADDITION AND REMODELING
DANCE CENTER
340-344 LONG GROVE ROAD,
LONG GROVE, ILLINOIS

DRAWN BY
DPS

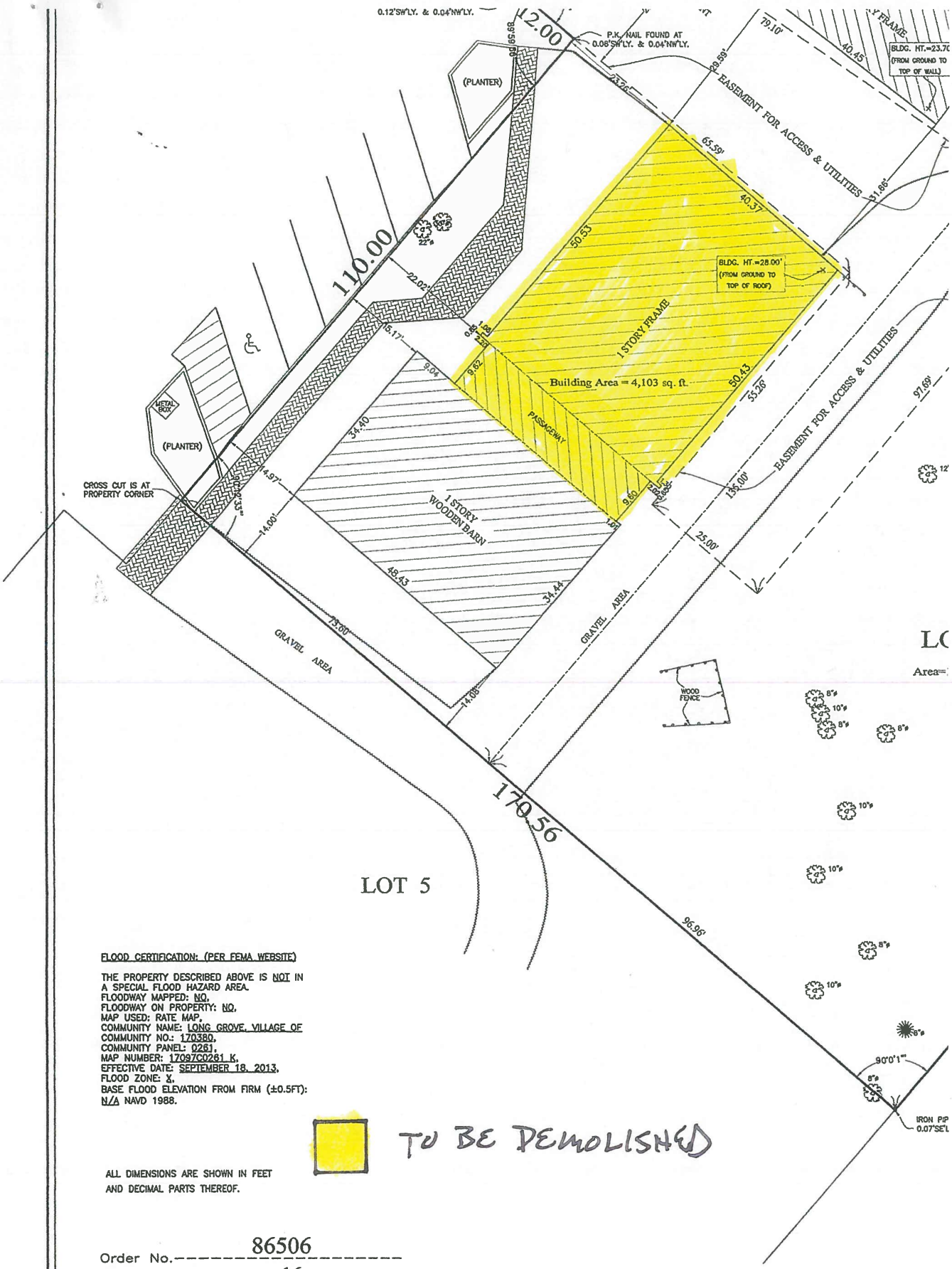
CHECKED BY

DATE
5/4/16

REVISIONS

PROJECT NO
misc.dib
2016 longgrove.dib

SHEET NO
SITE
OF 4 SHEETS



FLOOD CERTIFICATION: (PER FEMA WEBSITE)

THE PROPERTY DESCRIBED ABOVE IS NOT IN A SPECIAL FLOOD HAZARD AREA.
FLOODWAY MAPPED: NO.
FLOODWAY ON PROPERTY: NO.
MAP USED: RATE MAP.
COMMUNITY NAME: LONG GROVE, VILLAGE OF
COMMUNITY NO.: 170380.
COMMUNITY PANEL: 0261.
MAP NUMBER: 17097C0261 K.
EFFECTIVE DATE: SEPTEMBER 18, 2013.
FLOOD ZONE: X.
BASE FLOOD ELEVATION FROM FIRM (±0.5FT): N/A NAVD 1988.

TO BE DEMOLISHED

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

Order No. 86506

Scale: 1 inch= 16 FEET

Field Completion Date: 21 APRIL 2016

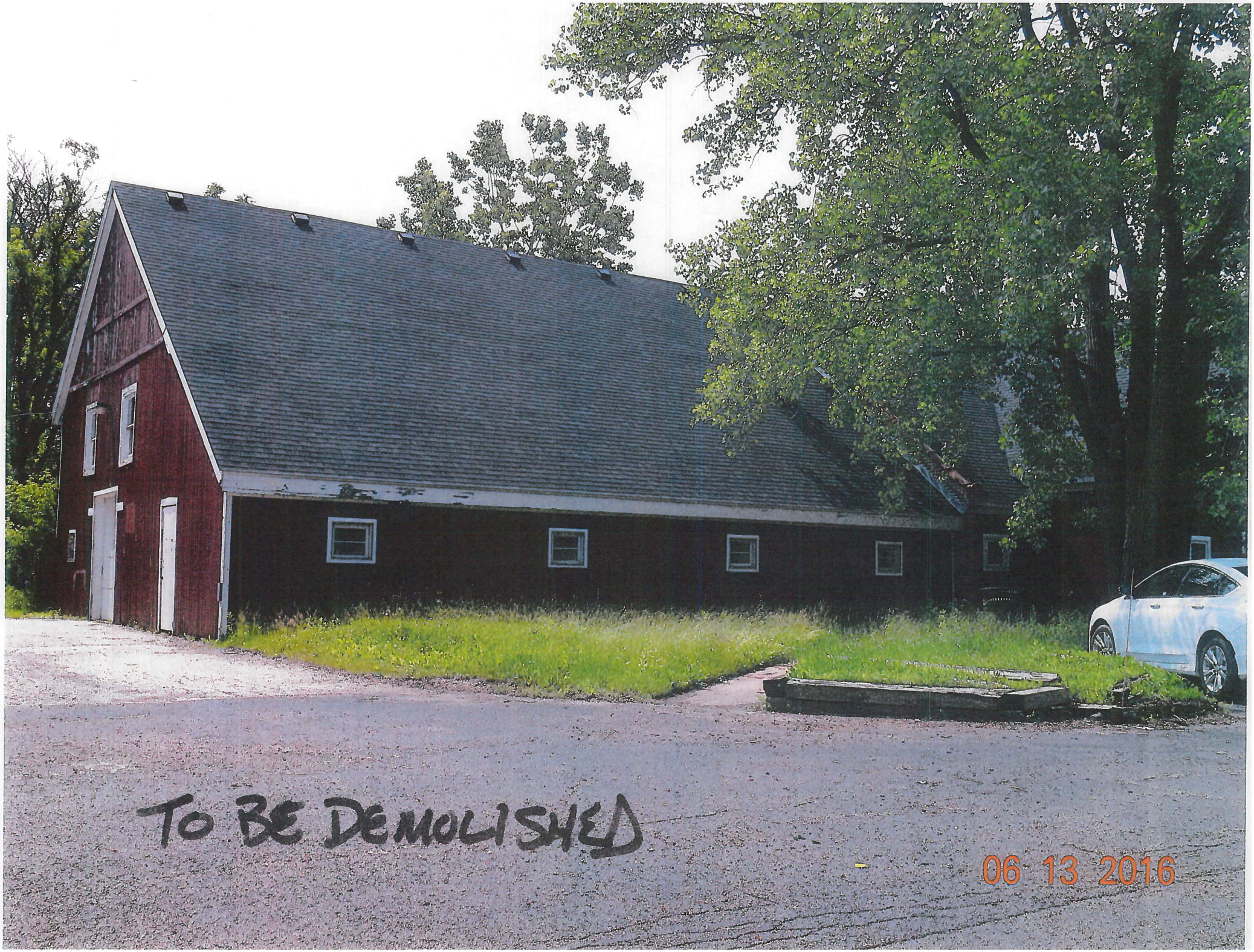
Ordered by: JESSE DESOTO

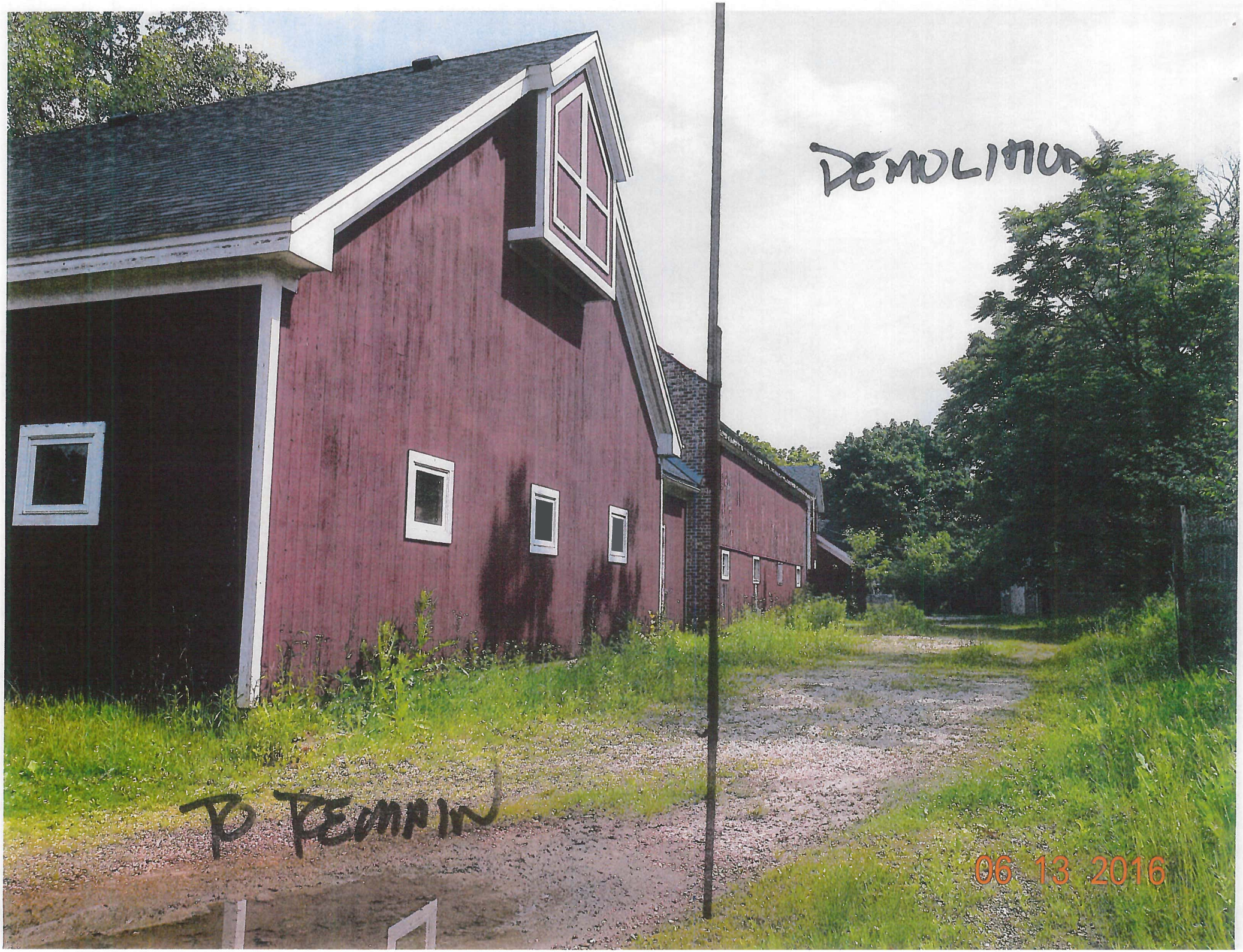
GRAPHIC SCALE

16 0 8 16 32

(IN FEET)
1 inch = 16 ft.

AVAILABLE
FORESITE
TO REMAIN
06 13 2016


TO BE DEMOLISHED
06 13 2016


DEMOLITION
TO REMAIN
06 13 2016

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: JESSE D. SOTO / BIRDY BROS LLC

Address: 1099 MIDLOTHIAN RD HAWTHORN WOODS IL 60047

Telephone Number: 847 848 4768 E-mail Address: DESOTOJESSE@GMAIL.COM

Fax number: 847 634 1119

Applicant's Interest in Property: DANCE STUDIO

1.2 Owner (if different from Applicant).

Name: SPIRIT LAKE ACQUISITION I L.L.C.

Address: 2425 OLYMPIC BLVD SUITE 20E SANTA MONICA, CA. 90404

Telephone Number: 310 315 8839 E-mail Address: RISHI@EVOREPARTNERS.COM

Fax number: 310 315 8837

1.3 Property.

Address of Property: 340-344 OLD MC HENRY RD LONGGROVE IL 60049

Legal Description: Please attach Parcel Index Number(s): 1530106015 1530106016 1530106017

Present Zoning Classification B-1 Size of Property (in acres) 1.5

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

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

Describe the nature of the zoning relief granted: _____

Present use of Property:

Residential _____ Commercial X Office _____ Open Space _____ Vacant X

Other (explain) _____

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

	Zoning Classification	Land Use
North:	B-1	Business
South:	B-1	Business
East:	R-3	Residental
West:	B-1	Business

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

_____ Special Use Permit (non-PUD)

_____ Zoning Map Amendment (rezoning)

_____ Zoning Code Text Amendment

_____ Preliminary PUD Plat

X Final PUD Plat Amending Final PUD.

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"

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

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

_____ Zoning Code Text Amendment: See Form "D"

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

__X__ 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: DAVID SKIFFINGTON
Professional: ARCHITECTS
Address: 250 N. TRL. HAWTHORN WOODS
Telephone: 847 809 8255
E-mail: DPSKIFF@COMCAST.NET

Name: RTM SERVICES
Professional: CONTRACTOR
Address: 173 SYCAMORE HAWTHORN WOODS
Telephone: 847 361 2135
E-mail: TODDMETZLER@COMCAST.NET

Name: DAVID S. HORWICH
Professional: ATTORNEY
Address: 321 N. CLARK ST. CHICAGO
Telephone: 312 980 3868
E-mail: DHORWITCH@SHAWFISHMAN.COM

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: $ 1100.00

_____ Planning Filing Fees. Amount: $ d

_____ Minimum Professional Fee/deposit Escrow. Amount $ 5000.00

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.**

_____	JESSE D SOTO
Name of Owner	Name of Applicant
_____	_____
Signature of Owner Date	Signature of Applicant Date

* SEE ATTACHED LETTER FROM SELLER.

From: Alissa Adler <aa@podolsky.com>
Date: May 17, 2016 at 5:25:05 PM CDT
To: JESSE DeSoto <desotojesse@gmail.com>
Cc: Adam J Tarantur <ajt@podolsky.com>
Subject: Confirmation

Jesse,

Please feel free to share the following with the Village of Long Grove:

This email confirms that Mr. Desoto is the contract buyer of the property and is authorized to make requests and appeals during the pendency of the contract. Seller reserves the right to withdraw or modify any requests or appeals made by Mr. Desoto in the event that the purchase transaction does not close as contemplated.

Alissa Adler
Managing Principal
Podolsky|Circle CORFAC International

847.444.5770 Direct
847.997.0770 Cell
2610 Lake Cook Road, Suite 100
Riverwoods, IL 60015

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

LOTS 1, 3 AND 4 IN RED OAKS, BEING A SUBDIVISION OF PART OF THE NORTHWETS ¼ 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

PIN: 15-30-106-015, 15-30-106-016 & 15-30-106-017

Common Address: 340-344 Old McHenry Road, Long Grove, Illinois 60647

[END]

LEGAL NOTICE
VILLAGE OF LONG GROVE, ILLINOIS
NOTICE OF PUBLIC HEARING FOR CONSIDERATION OF AMENDMENT(S) TO THE RED OAKS PLANNED UNIT DEVELOPMENT SUBDIVISION, EXISTING SPECIAL USE PERMIT (SUP), VARIATIONS, ZONING CODE TEXT AMENDMENTS AND/OR ADDITIONAL RELIEF NECESSARY AND/OR APPROPRIATE UNDER THE ZONING CODE TO ALLOW THE DEMOLITION/RECONSTRUCTION OF CERTAIN EXISTING BUILDINGS, SETBACK AND PARKING RELIEF, AND MODIFICATION OF THE ALLOWABLE USES WITHIN THE APPROVED PUD.

NOTICE IS HEREBY GIVEN that on Tuesday, July 5, 2016 at 7:00 P.M. a public hearing will be held at the regular meeting of the Plan Commission & Zoning Board of 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 to modify the previously approved Red Oaks special use permit ("SUP") and planned unit development ("PUD") and/or grant a new special use t to permit the demolition/reconstruction and use of certain existing buildings, to modify allowable uses within the PUD, to provide setback relief from the required 15' side and rear yard setback and 20' minimum building separation requirements, to provide relief from off-street parking regulations and/or additional relief necessary and/or appropriate under the zoning code for property legally described as follows:

LOTS 1 THROUGH 7 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 CERTIFICATE OF CORRECTION RECORDED JULY16, 1987 AS DOCUMENT NUMBER 2590825, AND FURTHER AMENDED BY CERTIFICATE OF CORRECTION RECORDED JULY 27, 1987, AS DOCUMENT NUMBER 2594571, IN LAKE COUNTY, ILLINOIS.

Commonly known as: "Red Oaks" 340 Historical Lane, Long Grove, Illinois, 60047.

PIN#(s) 15-30-106-012, 15-30-106-013, 15-30,106-014, 15-30-106-015, 15-30-106-016, 15-30-106-017 and 15-30-106-018

The relief sought by the request is particularly related to Lots 1, 3, & 4 of the Red Oaks Subdivision as legally described above (PINs 15-30-106-016, 15-30-106-017 and 15-30-106-018)

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
June 20, 2016 (4444262)

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Paddock Publications, Inc.

Daily Herald

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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 June 20, 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 # 4444262

Village of Long Grove Illinois

MEMORANDUM

TO:	Long Grove PCZBA
FROM:	James M. Hogue, Village Planner
DATE:	June 29, 2016
RE:	Village Plan Update – Community Assessment Report; Workshop results; Draft Sub- Area Recommendations.

Since the May Meeting substantial progress has been made on the plan update.

The Community Assessment Report was completed and is available on –line at https://longgrovecompplan.wordpress.com. This is a lengthy and comprehensive document which was nicely done. In the interest of saving paper please visit the website noted above to review this document.

Also attached are the Draft Recommendations for the Sub-Area plans as a result of the workshop held in April.

These were considered by the Steering Committee and then posted to the webpage for review and comment before being presented in draft form as part of the plan update.

Progress continues on a draft document which should be ready for public hearing in late August or September.

The website is the best way to stay informed and comment on plan progress to date.

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

teska

MEMORANDUM

To: Comprehensive Plan Steering Committee

James Hogue, AICP, Community Development Director

David Lothspeich, Village Manager

From: Konstantine T. Savoy, AICP, Principal

Todd Vanadilok, Senior Associate

Date: May 11, 2016

SUBJECT: ***Specific Sub-Area Plans: Draft Recommendations & Workshop Summary***

A key element of Long Gove's Comprehensive Update process is the determination of the land use, design, and transportation policies that will direct the development of the several large undeveloped tracks of land within the Village. Each of the concepts summarized below reflect the information from Teska's Assessment Report, and the results of input received at the EnVision Long Grove Workshop in April, 2016. Based on the Committee's direction, Teska will amended the concept plans and incorporate them into the draft Comprehensive Plan update to be provided for Committee review in early July.

EnVision Long Grove Workshop

Approximately 100+ participants at the Workshop were invited to participate in two engagement exercises to assist the Village in understanding the preferences, ideas, and concerns for the development of each of five sub-areas.

Image Preference Survey. The first exercise involved participants in evaluating images of various land use types and architectural styles. The purpose of the Image Preference Survey is intended to identify the architectural standards and other elements of building and site design that should be encouraged in the Village for commercial and higher density residential land uses. The results of this survey will be translated into design guidelines to establish a unified, high quality character for Long Grove. A summary of the results of the survey is provided in Appendix A.

'Building the Vision' © - Design Charrette. Workshop participants were involved in a hands-on exercise to cooperatively create plans for each specific sub-area. Each of the five sub-areas had two table groups that were given air photo base maps, "Plan-it-Toys"© (three-dimensional block models of various types of development), and markers to express their ideas for the future of each area. Participants worked

together in small table groups using these mapping tools to communicate their preferred land use and urban design ideas more effectively in a visual form. The purpose of this cooperative exercise is to provide an opportunity for all ideas to be expressed by creating their own "vision" for each sub-area. In instances were differences of opinion were voiced, alternative land use concept were prepared or ideas were recorded to ensure every voice was heard. Results from the design charrette were used by the Teska Team and ideas evaluated as part of the recommended development and design guidelines for each specific sub-area. The results of this exercise are summarized in Appendix B.

Memo Purpose:

The Steering Committee is requested to evaluate and provide guidance on the draft concept development plans for each of the five sub-areas, in light of the findings of the Assessment Report and input from stakeholders at the vision workshop, and to recommend a course of action for each key sub-area. Based upon the Steering Committee's guidance, Teska will modify and refine the concept plans for inclusion in the draft Comprehensive Plan Update. Once direction is provided, Teska will also integrate the bike path system as suggested on the Village trail plan. To assist the Committee in its evaluation, provided below is a summary of the key features of each development concept. For each of the land use types illustrated on the maps and discussed below the image preference survey results will serve as the guidelines for the desired character of each use.

1. MIDLOTHIAN ROAD. The focus of this sub-area is to capitalize on the existing retail node at the intersection of Midlothian Road and IL Route 60, by expanding commercial and office uses. The balance of the property is heavily influenced by extensive floodplains and wetlands, thereby providing an opportunity for a planned residential development that both takes advantage of and orients residential uses to open spaces and associated trail opportunities. The plan integrates both the Diamond Lake Sports complex and the West Oak Middle School by providing road connections that will improve access to these facilities by Long Grove residents, and improve overall walkability.

   - LAND USE
     - *Residential*: Three residential land use types provide a transition from the existing rural residential subdivisions to the west and north, and to commercial development.

     - *Commercial:* Expansion of neighborhood oriented retail along Midlothian, and professional office opportunity as a complimentary use to the existing retail and services uses in the Mundelein Meadows retail center.

   - TRANSPORTATION ACCESS
     - Three full access roads are proposed along Midlothian, with interconnections to the existing access road serving the retail center and the sports complex and school.
     - The extension of Breckenridge Drive is recommended to provide an alternative access to the existing subdivision, and to improve the connectivity and walkability of Long Grove neighborhoods.

2. **Route 22/Old McHenry Road**. The presence of the existing agricultural use provides an opportunity to build on the farming community history of the area by promoting the development of a Farm-to-Market commercial enterprise, and associated seasonal produce garden area. The season garden could not only provide produce, but native plants and seed for Long Grove residents use in restoring conservation areas. The garden area could also be supported by the new residential neighborhood providing healthy living choices, similar to arrangements provided residents in the Prairie Crossings, a conservation oriented community in Grayslake IL.

   - Land Use
     - *Residential*: Three residential land use types provide a transition from the existing rural residential subdivisions to the north, and to commercial development.
     - *Commercial*: Farm-to-Market specialty commercial and associated seasonal garden
   - Transportation Access
     - IDOT Strategic Regional Arterial plans for Route 22 will permit only one full access to Route 22, with a secondary right-in and right-out access.
     - Access to Old McHenry Road takes advantage of two existing access points to the family day camp.
     - Connection to the rural single-family areas on the end of the site would be provided by a private road due to the cost of crossing the floodplain and the limited number of developable lots.

3. **Triangle Area (Historic Downtown).** Although not containing historically significant uses, the 'triangle area' is an important part of Long Grove's historic downtown center. It represents an opportunity to both expand Long Grove's unique district and to provide supportive land uses that provide a walk-in market for local businesses, and attractive location for younger and older home buyers.

   - Land Use
     - *Residential*: Attached single-family dwelling serve to provide a market for Long Grove residents and serve as a transitional use to the Downtown commercial area. The intent is that each group of units will be designed to represent the similar scale of other historic buildings in the area.
     - *Commercial*: As provided for in the Downtown Plan, limited expansion of Downtown retail is proposed as an extension of the alignment of Archer Road, with a signature, high-quality retail use at the gateway to Downtown at Old McHenry and Route 53. All new commercial uses should be subject to the architectural guidelines for the Downtown to ensure Long Grove's brand is maintained.

- TRANSPORTATION ACCESS
  - Extension of Archer Road to the south to improve circulation to align with existing streets, connect with public parking areas, and to provide more parking via on on-street spaces.
  - The additional of a minor access road to serve the attached single-family uses.

4. SUNSET GROVE. In terms of long term economic opportunity, both from direct impact of potential new sales, and indirect impact to expand the residential base to support businesses in the larger Downtown area, this sub-area is a high priority development opportunity site. The overall plan capitalizes on the access and visibility to Route 83, a high volume regional arterial road, by establishing a mixed-use district providing opportunities to expand commercial and supportive residential uses, while maintaining scenic corridors and conservancy areas.

   - LAND USE
     - *Residential*: Higher density forms of residential use (cluster and attached single-family housing) are recommended to serve as a walk-in market for commercial uses, provide housing options, and to create a transition between commercial and residential areas.

     - *Commercial*: Commercial expansion consists of both smaller scale shopping centers, similar to the Sunset Grove development, office uses, and opportunities for 'mid-sized' retail stores ranging from 30,000 to 50,000 sq. ft.

   - TRANSPORTATION ACCESS
     - Access to the largest commercial concentration on southern '15 acres' is dependent on IDOT granting of complete, full access at the current signal at the extension of Route 53.
     - One full access road serving the property north of Aptakisic Road to align with the access to Sunset Grove. Other access to properties from Aptakisic are likely to be limited to right in and out due to the planned median as part of Lake County's improvements plans.
     - Access to the Ballybunion and nursery take advantage of existing curb-cuts, which will likely need to be accepted by IDOT as part of new development proposals. The current design of the median in Route 83 provides for full access to these properties.

5. LAKE COOK ROAD/ROUTE 53. This sub-area's convenient access to major regional road corridors and the IL 53 expressway, combined with large tracks of available land for development (exclusive of wetlands), continues to be the Village most significant opportunity for expansion of its sales tax base. The area can support a large-box retail use similar to Menards.

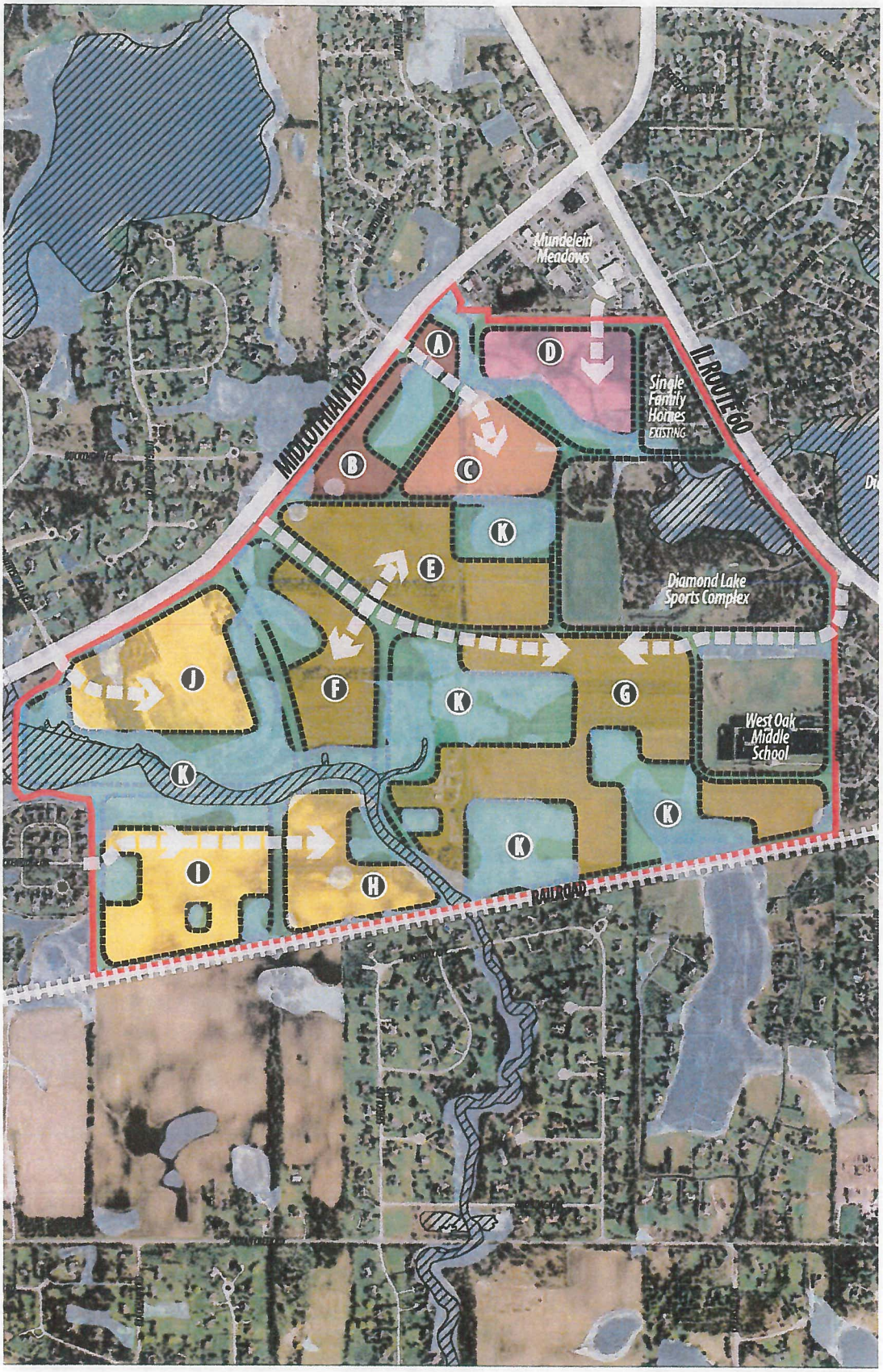
- LAND USE
  - *Residential*: Rural residential uses are maintained along the Hicks Road corridor, with both senior and cluster housing options for properties west of Route 53. The type senior housing contemplated at this location would be different from other recently approved assisting living communities, with homes consisting of smaller lot, independent living development in a maintenance free environment with high quality recreational and social amenities, all connected with an extensive trail system.

  - *Commercial*: Large box retail use at southern end of the sub-area, with office/commercial and specialty business/manufacturing use (e.g. Finch Beer) opportunities.

- TRANSPORTATION ACCESS
  - Access to the large-box retail site G should be coordinated with Menard's existing signalized intersection.
  - An additional full signalized access to be coordinated with the existing access to Finch Beer, to provide access to residential development to the west and east.
  - Secondary road access to the large residential area to the west of IL 53 and the office use area C provides both improved options for egress and enhances development potential.

SUBAREA SITE 1

Midlothian Road



A COMMERCIAL
NET ACREAGE: 2.6 ac (5.3 ac GROSS)
FLOOR AREA: 22,000 sq ft GFA

B COMMERCIAL
NET ACREAGE: 7.0 ac (12.5 ac GROSS)
FLOOR AREA: 61,000 sq ft GFA

C TOWNHOUSES
NET ACREAGE: 13.5 ac
UNITS: 95 dwelling units

D PROFESSIONAL OFFICES OR TOWNHOUSES
NET ACREAGE: 13.1 ac (17.0 ac GROSS)
FLOOR AREA: 143,000 sq ft GFA
-OR- UNITS: 92 dwelling units

E CLUSTER SINGLE FAMILY RESIDENTIAL
NET ACREAGE: 23.7 ac (30.1 ac GROSS)
UNITS: 60 dwelling units

F CLUSTER SINGLE FAMILY RESIDENTIAL
NET ACREAGE: 13.9 ac (22.1 ac GROSS)
UNITS: 44 dwelling units

G CLUSTER SINGLE FAMILY RESIDENTIAL
NET ACREAGE: 39.4 ac (91.5 ac GROSS)
UNITS: 183 dwelling units

H RURAL SINGLE FAMILY RESIDENTIAL
NET ACREAGE: 15.0 ac (18.2 ac GROSS)
UNITS: 15 dwelling units

I RURAL SINGLE FAMILY RESIDENTIAL
NET ACREAGE: 19.3 ac (30.2 ac GROSS)
UNITS: 19 dwelling units

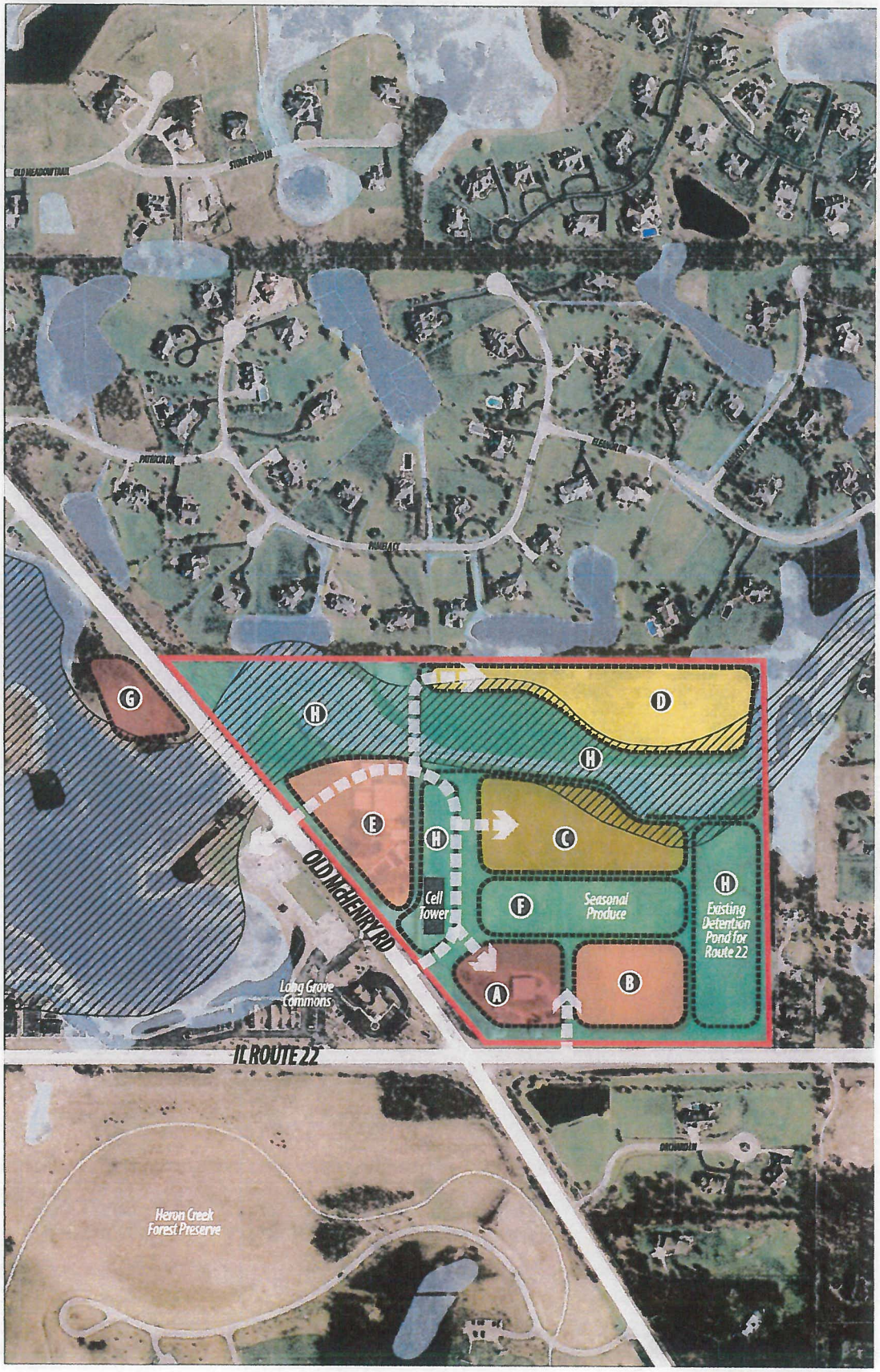
J RURAL SINGLE FAMILY RESIDENTIAL
NET ACREAGE: 21.9 ac (43.9 ac GROSS)
UNITS: 22 dwelling units

K ENVIRONMENTALLY SENSITIVE OPEN SPACE

Average residential densities used to calculate number of dwelling units: 2.00 du/ac for cluster single family; 1.00 du/ac for rural single family; and 7.00 du/ac for townhouses and senior living facilities. Densities are applied to net acreage for rural single family, townhouses, and senior living. However, cluster single family applies the density rate to gross acreage to integrate natural features into site design. The floor area ratio (FAR) applied for commercial and office is 0.20 and 0.25, respectively.

SUBAREA SITE 2

Route 22 / Old McHenry Road



A FARM-TO-MARKET COMMERCIAL
NET ACREAGE: 2.1 ac (2.6 ac GROSS)
FLOOR AREA: 18,000 sq ft GFA

B TOWNHOUSES
NET ACREAGE: 2.5 ac (3.0 ac GROSS)
UNITS: 17 dwelling units

C CLUSTER SINGLE FAMILY RESIDENTIAL
NET ACREAGE: 4.1 ac
UNITS: 8 dwelling units

D RURAL SINGLE FAMILY RESIDENTIAL
NET ACREAGE: 4.8 ac (11.3 ac GROSS)
UNITS: 4 dwelling units

E TOWNHOUSES
NET ACREAGE: 3.6 ac
UNITS: 25 dwelling units

F SEASONAL PRODUCE
NET ACREAGE: 3.3 ac

G COMMERCIAL
NET ACREAGE: 1.0 ac
FLOOR AREA: 9,000 sq ft GFA

H ENVIRONMENTALLY SENSITIVE OPEN SPACE

Average residential densities used to calculate number of dwelling units: 2.00 du/ac for cluster single family; 1.00 du/ac for rural single family; and 7.00 du/ac for townhouses and senior living facilities. Densities are applied to net acreage for rural single family, townhouses, and senior living. However, cluster single family applies the density rate to gross acreage to integrate natural features into site design. The floor area ratio (FAR) applied for commercial and office is 0.20 and 0.25, respectively.

SUBAREA SITE 3

Triangle Area - Historic Downtown

A COMMERCIAL
NET ACREAGE: 1.0 ac
FLOOR AREA: 8,700 sq ft GFA

B TOWNHOUSES
NET ACREAGE: 2.1 ac (4.1 ac GROSS)
UNITS: 20 dwelling units

C TOWNHOUSES
NET ACREAGE: 0.5 ac
UNITS: 4 dwelling units

D COMMERCIAL
NET ACREAGE: 0.8 ac
FLOOR AREA: 7,000 sq ft GFA

E ENVIRONMENTALLY SENSITIVE OPEN SPACE

Average residential densities used to calculate number of dwelling units: 2.00 du/ac for cluster single family; 1.00 du/ac for rural single family; and 7.00 du/ac for townhouses and senior living facilities. Densities are applied to net acreage for rural single family, townhouses, and senior living. However, cluster single family applies the density rate to gross acreage to integrate natural features into site design. The floor area ratio (FAR) applied for commercial and office is 0.20 and 0.25, respectively.

SUBAREA SITE 4

Sunset Grove / Ballybunion

A CLUSTER SINGLE FAMILY RESIDENTIAL
NET ACREAGE: 13.5 ac
UNITS: 27 dwelling units

B ATTACHED SINGLE FAMILY RES
NET ACREAGE: 7.5 ac
UNITS: 53 dwelling units

C TOWNHOUSES
NET ACREAGE: 6.7 ac
UNITS: 47 dwelling units

D TOWNHOUSES
NET ACREAGE: 2.1 ac
UNITS: 15 dwelling units

E COMMERCIAL
NET ACREAGE: 5.1 ac
FLOOR AREA: 44,000 sq ft GFA

F COMMERCIAL
NET ACREAGE: 3.3 ac
FLOOR AREA: 29,000 sq ft GFA

G OFFICE
NET ACREAGE: 2.2 ac
FLOOR AREA: 24,000 sq ft GFA

H GREEN BOULEVARD / OPEN SPACE

I COMMERCIAL
NET ACREAGE: 10.4 ac
FLOOR AREA: 90,000 sq ft GFA

J RURAL SINGLE FAMILY RESIDENTIAL
NET ACREAGE: 4.5 ac
UNITS: 4 dwelling units

K TOWNHOUSES
NET ACREAGE: 2.9 ac
UNITS: 21 dwelling units

L TOWNHOUSES
NET ACREAGE: 2.7 ac
UNITS: 19 dwelling units

M NATURAL TRANSITIONAL BUFFER
NET ACREAGE: 0.4 ac

N CLUSTER SINGLE FAMILY RESIDENTIAL
NET ACREAGE: 7.5 ac
UNITS: 15 dwelling units

Average residential densities used to calculate number of dwelling units: 2.00 du/ac for cluster single family; 1.00 du/ac for rural single family; and 7.00 du/ac for townhouses and senior living facilities. Densities are applied to net acreage for rural single family, townhouses, and senior living. However, cluster single family applies the density rate to gross acreage to integrate natural features into site design. The floor area ratio (FAR) applied for commercial and office is 0.20 and 0.25, respectively.

SUBAREA SITE 5

Lake Cook Road / Route 53

A OFFICE
NET ACREAGE: 9.2 ac (13.1 ac GROSS)
FLOOR AREA: 100,000 sq ft GFA

B CLUSTER SINGLE FAMILY RESIDENTIAL OR SENIOR LIVING
NET ACREAGE: 48.2 ac (65.0 ac GROSS)
UNITS: 130 dwelling units (CLUSTER)
-or- 337 dwelling units (SENIOR)

C OFFICE
NET ACREAGE: 14.9 ac (25.8 ac GROSS)
FLOOR AREA: 162,000 sq ft GFA

D RURAL SINGLE FAMILY RESIDENTIAL
NET ACREAGE: 31.2 ac
UNITS: 31 dwelling units

E CLUSTER SINGLE FAMILY RESIDENTIAL OR SENIOR LIVING
NET ACREAGE: 20.5 ac (34.3 ac GROSS)
UNITS: 68 dwelling units (CLUSTER)
-or- 140 dwelling units (SENIOR)

F RURAL SINGLE FAMILY RESIDENTIAL
NET ACREAGE: 33.4 ac
UNITS: 33 dwelling units

G LARGE FORMAT RETAIL OR DISTRIBUTION
NET ACREAGE: 27.1 ac (53.3 ac GROSS)
FLOOR AREA: 236,000 sq ft GFA

H COMMERCIAL (MENARDS OUTLOTS)
NET ACREAGE: 7.0 ac
FLOOR AREA: 61,000 sq ft GFA

I ENVIRONMENTALLY SENSITIVE OPEN SPACE

Average residential densities used to calculate number of dwelling units: 2.00 du/ac for cluster single family; 1.00 du/ac for rural single family; and 7.00 du/ac for townhouses and senior living facilities. Densities are applied to net acreage for rural single family, townhouses, and senior living. However, cluster single family applies the density rate to gross acreage to integrate natural features into site design. The floor area ratio (FAR) applied for commercial and office is 0.20 and 0.25, respectively.