Item #2:
Report Of The PCZBA Meeting - September 1, 2015

09/03/15

MEETING AGENDA OF THE
PLAN COMMISSION & ZONING BOARD OF APPEALS
REGULAR MEETING
Tuesday, September 1, 2015 at 7:00 P.M.
Village Hall, 3110 OLD MCHENRY ROAD LONG GROVE, ILLINOIS

1. **Call to Order**

2. **Visitor Business**

3. **New Business;**

   a) **PUBLIC HEARING –** Consideration of amendments to the Village Code for the Village of Long Grove, Title 5, Zoning Regulations, including without limitation modifications to allow certain temporary uses within the "HR" Highway Retail District and other applicable regulations within the Village of Long Grove, Illinois.

4. **Old Business;**

   a) **PUBLIC HEARING (Continued)**: Consideration of an update and proposed amendments to the Village of Long Grove Comprehensive Plan submitted by the Village of Long Grove

5. **Approval of Minutes; August 4, 2015**

6. **Other Business;**

7. **Adjournment:**

   Next Regular Meeting – October 6, 2015

Village Board Representative; (9/8/15) Commissioner Phillips.

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

MEETING PROCEDURES

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

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

Item #2A:

Report Of The PCZBA Meeting - September 1, 2015

Amendments To Village Code Re HR Zoning District Temp Uses

09/03/15

Village of Long Grove Illinois

MEMORANDUM

TO:	Village of Long Grove Planning Commission & Zoning Board of Appeals
FROM:	James M. Hogue, Village Planner
DATE:	August 25, 2015
RE:	Ordinance amendments to the Village Code for the Village of Long Grove, Title 5, Zoning Regulations including without limitation modifications to allow certain temporary uses within the "HR" Highway Retail District and other applicable regulations within the Village of Long Grove.

History

At their August 11th Village Board meeting the Village Board made the following referred this item to the PCZBA for consideration.

The request was initiated by Mr. Kurt Wandrey. Mr. Wandrey is the consultant to Pinnacle Capital 2727 LLC. Pinnacle Capital is the contract purchaser of the former Geimer Green House Property at 2727 Route 53.

The property is located on Illinois Route 53 north of and adjacent to the Menards Development. The property was annexed into the Village in 1998 via Ordinance 98-O-17. The property consists of approximately 14.2 acres of land area (in 2 separate parcels) and is presently zoned HR Highway Retail District (Ord. 2010-O-25) in anticipation of a mixed used development (commercial/office) known as "Arbor Grove". This is the site of the former Geimer Greenhouse. The property is presently occupied by structures associated with the Geimer Greenhouse facility and is currently occupied. The property is bank owned.

Right-of-way for the proposed Rt. 53 expansion abuts the property to the northeast.

As the Arbor Grove development did not progress beyond the preliminary approval stage (and has since expired) and the property was rezoned to the "HR" District the structures on the property are essentially non-conforming and unusable as presently zoned.

PROPOSAL

Petitioners are requesting a text amendment to the Village Code to allow temporary uses within the "HR" Highway Retail District. The HR District has very limited uses as a matter-of- right as most uses are anticipated to be allowed via a PUD within this district.

The petitioners have provided a list of potential uses for consideration as temporary uses. Staff has noted concerns with some of uses proposed. These are listed below in the "Analysis" section of this report. The petitioners are seeking temporary use of the property to generate some sort of revenue on the property to offset costs associated with the property, namely the taxes on the property. The petitioners have suggested a time period of up to three years for a temporary use (see attached application).

It is important to note that while this request is targeted to the former "Geimer Property" this would be a text amendment applicable to all "HR" zoned properties. Currently the "HR" District is limited to the "Geimer Property" and "Menards" but the amendment may be applicable to properties which may also be zoned "HR" in the future.

ANALYSIS

Comprehensive Plan – The property is part of the Lake-Cook/RT. 53 Sub-area. In general this is targeted for commercial use (east & west side of Rt. 53); however, higher density residential development for senior housing is also contemplated (west side of Rt. 53).

HR Zoning District – The "HR" District only allows Opens Space and Parks as permitted uses as a "matter-of-right". Special Uses may be considered as follows;

1. Home improvement stores, retail stores, and restaurants, if approved pursuant to an ordinance granting approval of a planned unit development.

2. Such other uses as may be consistent with the village's comprehensive plan and expressly authorized pursuant to an ordinance granting approval of a planned unit development.

Uses Proposed by the Applicant -

Staff notes the following concerns (in red) with some of these uses and in particular those involving outdoor storage and activities;

Landscape nursery and landscape equipment sales – OK – with any proposed temporary use the closer to the previous Geimer use the better.

Self-storage facility – Indoor; no new construction of "lockers" outside existing buildings.

Outdoor storage of vehicles, equipment and material for the owner's uses and for third parties. - As noted we have concerns with outdoor storage; the village code does not currently make provisions for outdoor storage as principal use anywhere in the village.

Construction material yard – Same Concerns as above;

Contractor office/ yard – Office internal to existing structures should be OK; if outdoor storage is part of the yard, same concern w/ outdoor storage.

Boat storage – Indoor in existing structures should be acceptable subject to Fire Protection District approval.

Motor vehicle towing services - Indoor in existing structures should be acceptable subject to Fire Protection District approval.

IDOT equipment yard – A very broad and undefined use for the property.

Entertainment – Batting Cages and Go-Carts – Indoor in existing structures should be acceptable subject to Fire Protection District approval; we currently make no provision for such use in the zoning code however.

Taxicab, Limo offices and storage - Indoor in existing structures should be acceptable subject to Fire Protection District approval

.

Recycling Center – We have concerns with materials being brought on-site; the Village had an enforcement issues with a mulching operation on this site as well as a huge fire hazard

.

Equipment rental, storage and leasing - Indoor in existing structures should be acceptable subject to Fire Protection District approval.

Conclusions

A request for a text amendment to the Village Code to allow temporary uses within the "HR" Highway Retail District is being proposed. The HR District has very limited uses as a matter-of- right as most uses are anticipated to be allowed via a PUD within this district.

While the request is targeting the Geimer property this is a text amendment which would potentially apply to existing and future "HR" zoned properties.

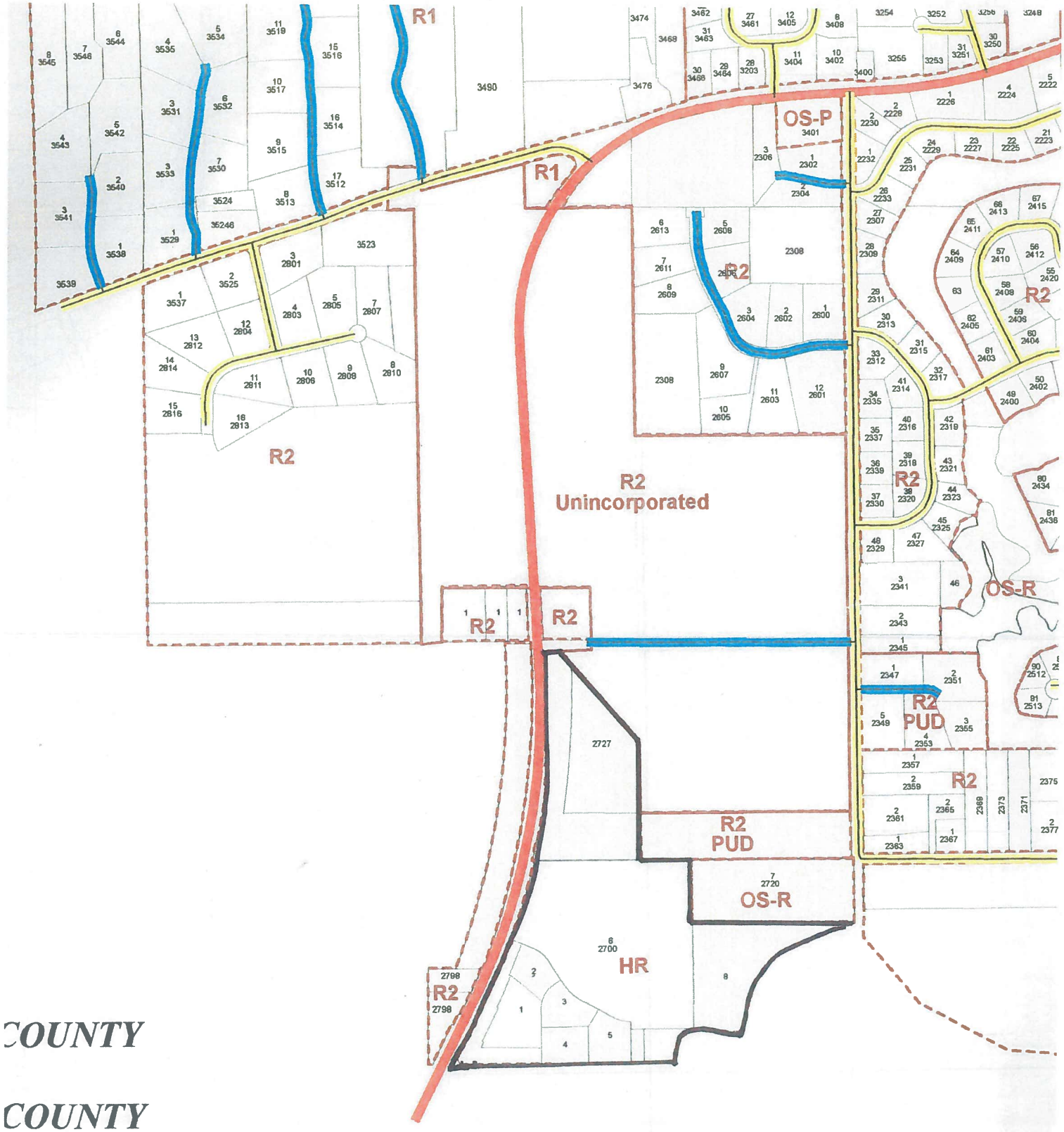
The petitioners have provided a list of potential uses for consideration as temporary uses. Staff has noted concerns with some of uses proposed. Staff is of the opinion that closer the temporary uses are to the previous use of the property as a greenhouse\nursery the better as this relates specifically to the Geimer property. The potential for these uses to be placed on other "HR" properties should also be consideration of the PCZBA.

Concerns have been noted by staff with some of the proposed uses, particularly as they relate to outdoor activities on the property including storage of equipment and materials.

Also, the time-line for "temporary" should be considered with the proposed uses. Three years has been proposed as the maximum duration of temporary uses on the Geimer site. At what point does a "temporary use" become permanent and what mechanisms should be in place to ensure a temporary use does not "default" into a permanent use? How could this impact other "HR" zoned properties?

Again is important to note that while this request is targeted to the former "Geimer Property" this would be a text amendment potentially applicable to all "HR" zoned properties. Currently the "HR" District is limited to the "Geimer Property" and "Menards" but the amendment may be applicable to properties which may also be zoned "HR" in the future.

It is hoped some the "mechanics" of this proposal will be discussed and serve to formulate the actual text for the amendment (if deemed appropriate within this district) as a result of the hearing process.



COUNTY

COUNTY

☐ PROPERTIES CURRENTLY ZONED "HR" HIGHWAY RETAIL DISTRICT

Environmental Planning & Design

Kurt Wandrey
Principal

James Hogue, Director of Planning
Village of Long Grove
Box 3110 R.F.D.
Long Grove, IL 60047

September 1st 2015

Subject: Establishment of a text amendment to the HR zoning district providing for "temporary uses" for the Geimer Property located at 2727 Route 53.

Dear Mr. Hogue,

In response to your August 3rd comments related to the list of proposed temporary uses that we submitted for your consideration, we have modified the request as noted below to reflect the current anticipated uses. We would like this letter to be used as an outline for our discussion at tonight's PCZBA meeting. Thanks for your input, hopefully we have addressed your concerns and we look forward to finalizing the format of the text amendment this evening.

Proposed uses:

- Seasonal retail sale of Landscape nursery plants, flowers and landscape equipment.
- Self-storage or warehousing facility (all material to be contained totally within the existing structure).
- Contractor office and/or material storage in relation to the general contractors primary operations
- IDOT equipment yard for the seasonal storage of snowplows and road repair equipment and supplies.
- Entertainment – Batting Cages and Go-Carts contained within the existing structures.
- Equipment rental, storage and leasing located within existing structures.
- Motor vehicle towing services, contained with in the existing structures.
- Seasonal retail sales stores such as Halloween decorations or Christmas decorations and trees.

We understand that all of the above uses would need to be reviewed by the Village, the Fire Protection District, and a specific permit issued with appropriate restrictions and performance standards identified.

Let us know if you need further documentation at this time.

Kurt Wandrey
Environmental Planning & Design

Environmental Planning & Design

Kurt Wandrey
Principal

James Hogue, Director of Planning
Village of Long Grove
Box 3110 R.F.D.
Long Grove, IL 60047

August 4th 2015

Subject: Establishment of a text amendment to the HR zoning district providing for "temporary uses" for the Geimer Property located at 2727 Route 53.

Dear Mr. Hogue,

On behalf of Pinnacle Capital 2727 LLC we are submitting the attached application and Legal Description for the Geimer property for your review and consideration. We note that paragraph 4 of the listed special uses states as follows:

"Such other uses as may be consistent with the village's comprehensive plan and expressly authorized pursuant to an ordinance granting approval of a planned unit development".

We are requesting that the Village consider amending the ordinance to establish one or more of the uses listed below on a temporary basis for a period of up to three years. In as much each of the proposed uses will have unique requirements we understand that we will be require to submit to you the details associated with each land use proposal at the time we enter into a lease for the property and request the appropriate Special use permit. This will give both the village and the owner the benefit of leaving the final land use policy for the property open until such time that the village finalizes the comprehensive plan update.

We have listed below the following "Temporary Uses" for your consideration. Please let us know your thoughts and schedule us for the next available board meeting to discuss further details.

Proposed uses:

Landscape nursery and landscape equipment sales
Self-storage facility
Outdoor storage of vehicles, equipment and material for the owner's uses and for third parties.
Construction material yard
Contractor office/ yard
Boat storage
Motor vehicle towing services
IDOT equipment yard
Entertainment – Batting Cages and Go-Carts
Taxicab, Limo offices and storage
Recycling Center
Equipment rental, storage and leasing

Let us know if you need further documentation at this time.

Kurt Wandrey
Environmental Planning & Design

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: Kurt Wandrey, Environmental Planning & Design

Address: 4005 Royal Fox Drive, Saint Charles, Illinois

Telephone Number: 847-875-9513 E-mail Address: kurtwandrey@gmail.com

Fax number: _____

Applicant's Interest in Property: Consultant to Contract Owner, Pinnacle Capital 2727 LLC

1.2 Owner (if different from Applicant).

Name: Contract Purchaser, Pinnacle Capital 2727 LLC

Address: 555 Corporate Woods Parkway, Vernon Hills, Illinois 60061

Telephone Number: 847-634-9400 E-mail Address: JLevin@aportho.com

Fax number: 847-634-2900

1.3 Property.

Address of Property: 2727 Route 53, Long Grove, Illinois

Legal Description: Please attach Parcel Index Number(s): 14-35-400-042 & 14-35-400-044

Present Zoning Classification Long Grove HR Size of Property (in acres) 14.21 Acres

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: 2010-0-24, 2010-0-26

Describe the nature of the zoning relief granted: Special use for an Office Commercial PUD, expired

Present use of Property:

Residential _____ Commercial X Office _____ Open Space _____ Vacant X

Other (explain) Exisiting commercial greenhouse building has closed for business and remains vacant.

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

	Zoning Classification	Land Use
North:	Lake County R-2	Vacant
South:	HR PUD	Home Improvement Center
East:	Lake County R-2	Vacant
West:	Lake County AG/OS	Vacant

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)

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"

_____ 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: John Mays
Professional: Attorney, Gould & Ratner
Address: 222 North LaSalle St. Chicago, IL
Telephone: 312-236-3241
E-mail: jmays@gouldratner.com

Name: Kurt Wandrey
Professional: Land use & Zoning
Address: 4005 Royal Fox Dr. St. Charles, Il
Telephone: 847-875-9513
E-mail: kurtwandrey@gmail.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).

__X__ Fully completed Application with applicable supplementary information

__X__ Non-refundable Filing Fee. Amount: $ $100.00

__X__ Planning Filing Fees. Amount: $ $1,000.00

__X__ 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.**

Name of Contract Purchaser	Kurt A Wandrey Environmental Planning Name of Applicant
Signature of Contract Purchaser	Signature of Applicant Aug 4th 2015 Date
Date	

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.

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

(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.

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.**

File Number: **70002003**

EXHIBIT "A"

THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35; THENCE NORTH 86 DEGREES 07 MINUTES 06 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, 684.63 FEET TO THE EASTERLY LINE OF ILLINOIS STATE HIGHWAY NO. 53 AS DEDICATED PER INSTRUMENT RECORDED JUNE 16, 1936 AS DOCUMENT 425678; THENCE NORTHERLY ALONG SAID EASTERLY LINE OF ILLINOIS STATE HIGHWAY NO. 53, BEING A CURVED LINE CONVEX EASTERLY AND HAVING A RADIUS OF 4132.65 FEET, AN ARC DISTANCE OF 1189.23 FEET TO A POINT OF TANGENCY IN SAID LINE {THE CHORD OF SAID ARC BEARS NORTH 09 DEGREES 20 MINUTES 43 SECONDS EAST, 1185.13 FEET); THENCE NORTH 01 DEGREES 06 MINUTES 05 SECONDS EAST ALONG THE EASTERLY LINE OF SAID ILLINOIS STATE HIGHWAY NO. 53, BEING A LINE TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, 138.96 FEET TO THE NORTH LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 86 DEGREES 04 MINUTES 36 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION, 81.69 FEET TO THE SOUTHWESTERLY LINE OF F.A.P ROUTE 432 PER WARRANTY DEED RECORDED NOVEMBER 16, 1993 AS DOCUMENT 3435170; THENCE SOUTH 35 DEGREES 03 MINUTES 18 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE OF F.A.P ROUTE 432, BEING A LINE 150.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTHWESTERLY OF AND PARALLEL WITH THE TRANSIT LINE OF F.A ROUTE 61 AS SHOWN ON THE PLATS OF SURVEY RECORDED JUNE 22, 1971 AS DOCUMENT 1508620, 792.40 FEET TO AN INTERSECTION OF SAID LINE WITH THE EAST LINE OF SAID QUARTER QUARTER SECTION AT A POINT 616.00 FEET, AS MEASURED ALONG SAID EAST LINE, SOUTH OF THE NORTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 03 DEGREES 58 MINUTES 34 SECONDS WEST ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION, 702.13 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4; THENCE NORTH 89 DEGREES 56 MINUTES 44 SECONDS WEST {NORTH 86 DEGREES 07 MINUTES 06 SECONDS WEST - RECORD) , ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, 664.34 FEET TO THE POINT OF BEGINNING: THENCE CONTINUING NORTH 89 DEGREES 56 MINUTES 44 SECONDS WEST, ALONG SAID SOUTH LINE, 20.59 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF ILLINOIS STATE HIGHWAY NUMBER 53 {HICKS ROAD); THENCE NORTHERLY, 685.01 FEET, ALONG SAID EASTERLY RIGHT-OF-WAY AS DEDICATED PER DOCUMENT NUMBER 425678, BEING A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 4,137.22 FEET (4,132.65 FEET - RECORD), A CHORD BEARING NORTH 09 DEGREES 04 MINUTES 01 SECONDS EAST, AND A CHORD DISTANCE OF 684.24 FEET; THENCE SOUTH 88 DEGREES 40 MINUTES 30 SECONDS EAST, 10.01 FEET, TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHERLY, 103.87 FEET, ALONG A CURVE 10.00 FEET EASTERLY OF AND CONCENTRIC WITH SAID EASTERLY RIGHT-OF-WAY, CONCAVE WESTERLY, HAVING A RADIUS OF 4,147.22 FEET, A CHORD BEARING SOUTH 05 DEGREES 02 MINUTES, 02 SECONDS WEST, AND A CHORD DISTANCE OF 103.86 FEET; THENCE SOUTH 84 DEGREES 14 MINUTES 55 SECONDS EAST, 10.00 FEET, TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHERLY, 146.51 FEET, ALONG A CURVE 20.00 FEET EASTERLY OF AND CONCENTRIC WITH SAID EASTERLY RIGHT-OF-WAY, CONCAVE WESTERLY, HAVING A RADIUS OF 4,157.22 FEET, A CHORD BEARING SOUTH 06 DEGREES 45 MINUTES 39 SECONDS WEST, AND A CHORD DISTANCE OF 146.50 FEET; THENCE SOUTH 82 DEGREES 13 MINUTES 46 SECONDS EAST, 10.00 FEET, TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHERLY, 305.13 FEET, ALONG A CURVE 30.00 FEET EASTERLY OF AND CONCENTRIC WITH SAID EASTERLY RIGHT-OF-WAY, CONCAVE WESTERLY, HAVING A RADIUS OF 4,167.22 FEET, A CHORD BEARING SOUTH 09 DEGREES 52 MINUTES 05 SECONDS WEST, AND A CHORD DISTANCE OF 305.06 FEET; THENCE NORTH 78 DEGREES

Copyright American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

02 MINUTES 03 SECONDS WEST, 10.00 FEET, TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHERLY, 128.93 FEET, ALONG A CURVE 20.00 FEET EASTERLY OF AND CONCENTRIC WITH SAID EASTERLY RIGHT-OF-WAY, CONCAVE WESTERLY, HAVING A RADIUS OF 4,157.22 FEET, A CHORD BEARING SOUTH 12 DEGREES 51 MINUTES 16 SECONDS WEST, AND A CHORD DISTANCE OF 128.93 FEET, TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

Copyright American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

LEGAL NOTICE
VILLAGE OF
LONG GROVE, ILLINOIS
NOTICE OF A PUBLIC
HEARING FOR
CONSIDERATION OF
AMENDMENTS TO THE
VILLAGE CODE FOR THE
VILLAGE OF LONG
GROVE, TITLE 5, ZONING
REGULATIONS WITHIN
THE VILLAGE OF LONG
GROVE, ILLINOIS

PUBLIC NOTICE IS HEREBY GIVEN that on Tuesday, September 1, 2015 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 proposal for amendment to the Village Code for the Village of Long Grove, Title 5, Zoning Regulations, including without limitation modifications to allow certain temporary uses within the "HR" Highway Retail District and other applicable regulations within the Village of Long Grove, Illinois. Persons attending the hearing shall have the opportunity to provide written and oral comments and questions concerning the proposed amendments.

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 17, 2015 (4416622)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published August 17, 2015 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Baltzer
Authorized Agent

Control # 4416622

Item #2B:

Report Of The PCZBA Meeting - September 1, 2015

Updates To Comprehensive Plan - Consultant Update

09/03/15

Village of Long Grove Illinois

MEMORANDUM

TO:	Village of Long Grove Planning Commission & Zoning Board of Appeals
FROM:	JAMES M. HOGUE, Village Planner
DATE:	August 25, 2015
RE:	Public Hearings – Village Plan Update; Consultant Services

At the August 11, 2015 Village Board Meeting the Board directed staff to extend the deadline for solicitation of consultant services to August 31st.

The reason for the extension, based upon the low number (3) of initial responses received, was two-fold; 1) the Board was interested in toe qualifications for a "broader range of talent" and, 2) being responsible in the bidding/selection process to ensure the best product for the best price.

Staff targeted nine (9) firms specifically and send RFQ's to them specifically (see the attached list. Of these, one firm, The Lakota Group declined the invitation. With the three (3) responses previously received a minimum of eleven (11) potential candidates exist for the plan update.

Staff should have updated information for the PCZBA at meeting time as the deadline for submittals is 5:00 PM Monday, August 31st 2015.

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

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

- Final development of a plan document, including maps and graphics, which builds upon past planning accomplishments and provides an update to the current Comprehensive Plan for the Village based upon public input, community desires, and PCZBA and Village Board input.

Consultant Selection Process

The first step in the selection process is a Request for Qualifications (RFQ). Based on the qualifications submitted, the Village Board will identify the most qualified individuals, firms or entities. In the second step, the Board will issue a Request for Proposal (RFP) to a very limited group of the most qualified candidates. Recipients of the RFP invitation can be assured that the number of finalist applicants is limited. The individual, firm or entity offering the most desirable proposal within the general scope of work outlined above and in accordance with the RFP will be designated the most qualified candidate and will be asked to negotiate a final proposal with the village.

Prospective candidates should submit a statement of interest and qualifications (requirements noted below). The information submitted should be explicit and informative. Six (6) copies of each should be submitted along with a PDF format file that can be distributed electronically. Submissions should be limited to thirty (30) pages or less.

Two Village Trustees and Village of Long Grove staff, including contractual staff, will review the submitted qualifications and recommend one or more qualified individual, firm or entity to interview with the Village. After conducting interviews, one or more candidates will be recommended to the Village Board to receive RFP invitations. If after review by the Village, the credentials and experience of one candidate far exceeds those of all others, the Village Board, acting on the recommendation of staff, may choose to designate only that candidate to submit additional RFP documentation. The anticipated timeline for the first stage of the selection process is as follows:

- Deadline for RFQ submittal: August 31, 2015.
- Interviews with select qualified candidates: Beginning the Week of September 7, 2015
- Recommendation to the Village Board: September 22, 2015
- Issuance of RFP to final candidate(s) October 13, 2015
- Request for Qualifications

RFQ Submittal Requirements (limited to 30 pages Maximum)

- A letter of interest including composition of the project team, principal in charge, project manager and\or principal contact;
- A Table of Contents;
- The names and responsibilities of all parties participating in the planning process;
- List and describe the principals for each firm, their length of association and general background;
- A concise narrative clearly indicating the nature and type of services that would be provided to the village;
- A strategy for plan creation and the ability to involve the public & stakeholders in the process;
- For each individual, firm or entity, a description of overall qualifications, specific experience on at least three (3) similar projects, and references for those projects;

PUBLIC NOTICE
VILLAGE OF LONG GROVE, ILLINOIS

NOTICE OF REQUEST FOR QUALIFICATIONS FOR CONSULTING SERVICES TO UPDATE THE COMPREHENSIVE PLAN FOR THE VILLAGE OF LONG GROVE

PUBLIC NOTICE IS HEREBY GIVEN that the Village of Long Grove, Lake County, Illinois is seeking qualified consulting services for the creation of an updated Comprehensive Plan for the Village of Long Grove. A Request for Qualifications ("RFQ") is available at the Village Hall Office, 3110 Old McHenry Road, during regular business hours, 8:00 a.m. until 5:00 p.m., on Weekdays and on the Village of Long Grove Web Page www.longgrove.net.

The deadline for the submission of proposals has been extended to no later than 4:00 p.m. on Monday August 31, 2015. Please submit six (6) hard copies and one (1) electronic (.pdf) version of your proposal to Village Manager David Lothspeich at 3110 RFD, Long Grove, Illinois 60047. Please refer to the detailed RFQ and respond as outlined in that document. It is expected that one or more qualified candidates will be selected for interviews with the Village before recommendations are made to the Village Board. Based upon those recommendations, the Village Board will then select one or more candidates to receive a Request for Proposals (RFP) and be invited to submit a detailed proposal for this project.

If you have any questions regarding this request, please contact Village Manager David Lothspeich or Village Planner James Hogue during regular business hours, 8:30 a.m. – 5:00 p.m. Monday through Friday. Your attention to this matter is greatly appreciated.

David A. Lothspeich
Village Manager
Village of Long Grove
847-634-9440
dlothspeich@longgrove.net

2015 COMPREHENSIVE PLAN RFQ
LIST OF CONSULTANTS

BUSINESS	ADDRESS	CSZ
Allen L. Kracower & Associates, Inc.	900 North Shore Drive, #205	Lake Bluff, IL 60044
SB Friedman Development Advisors	221 N La Salle Dr, #820	Chicago, IL 60601
Hitchcock Design Group	180 N Wacker Dr, #003	Chicago, IL 60606
Camiros, Ltd	411 S Wells, #400	Chicago, IL 60607
The Lakota Group	116 W Illinois St, Flr 7	Chicago, IL 60654
Vandewalle & Associates Inc.	247 W Freshwater Way	Milwaukee, WI 53204
Vierbicher	999 Fourier Dr, #201	Madison, WI 53717
Rolf C. Campbell & Associates	910 Woodlands Parkway	Vernon Hills, IL 60061

+
TESKA
SCB
HOUSEAL