

Item #2:

**Resolution Waiving Notice & Waiting Period For Partial
Demolition Of 340 Old McHenry Road (Red Oaks Warehouse)**

VILLAGE OF LONG GROVE
RESOLUTION NO. 2016-R-__

**A RESOLUTION GRANTING A WAIVER FROM THE PUBLIC NOTICE REQUIREMENT &
120 DAY WAITING PERIOD FOR ISSUANCE OF A DEMOLITION PERMIT
(340 Old McHenry Road – Former Red Oaks Warehouse Building)**

WHEREAS, pursuant to Section 105 of the Long Grove Building Code, no demolition permit shall be issued any earlier than 120 days after the filing of a completed application for a demolition permit unless such waiting period is waived by the Village Board of Trustees; and

WHEREAS, the owner of the property located at 340 Old McHenry Road ("**Property**") filed an application for a demolition permit and requested that the Village Board of Trustees waive the required public notice and 120 day waiting period; and

WHEREAS, the Village Board of Trustees has determined that it is in the best interests of the Village to grant the requested waiver from the public notice and 120 day demolition permit waiting period;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF LONG GROVE, LAKE COUNTY, ILLINOIS, THAT:

Section 1: Recitals. The recitals set forth above are incorporated as a part of this Resolution by this reference.

Section 2: Waiver of Demolition Waiting Period. The Village Board hereby waives the public notice and 120 day waiting period required by Section 105 of the Long Grove Building Code conditioned upon payment of all outstanding reimbursable expenses related to the subdivision approvals for the property for issuance of a demolition permit for the Property.

Section 3: Effective Date. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

Passed This 14th Day Of June, 2016.

AYES: (6)

NAYS: (0)

ABSENT: (0)

Approved This 14th Day Of June, 2016.

ATTEST:

Village President, Angela Underwood

Village Clerk, Heidi Locker-Scheer

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 with 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

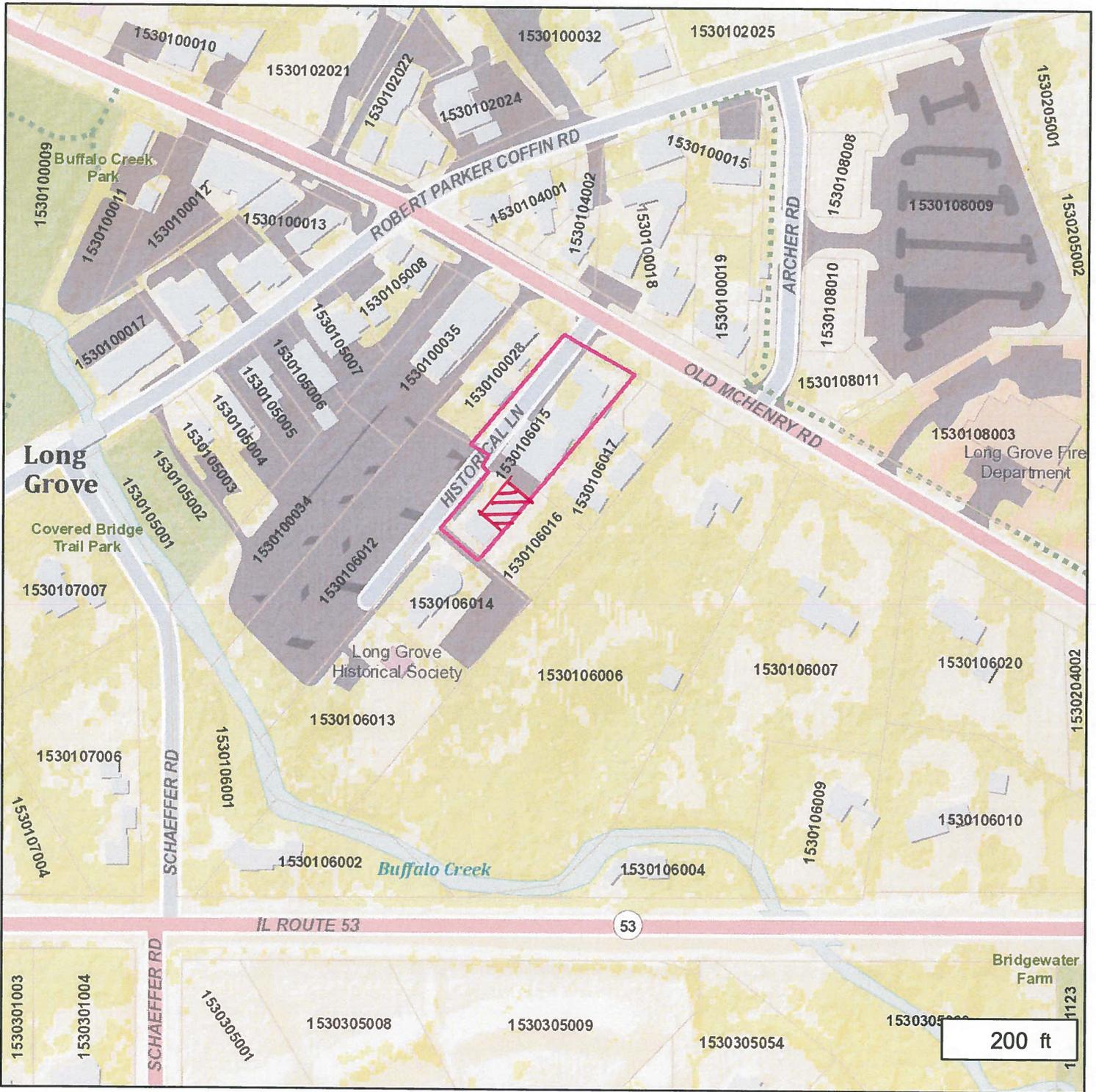
This structure is currently being used for both of these purposes. The first floor will continue to be dedicated as storage for property tenants, the second floor will continue to be used as offices.

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.

Lake County, Illinois



Lake County
Geographic Information System

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

Map Printed on 6/8/2016
Parcel 1530106015 is outlined.

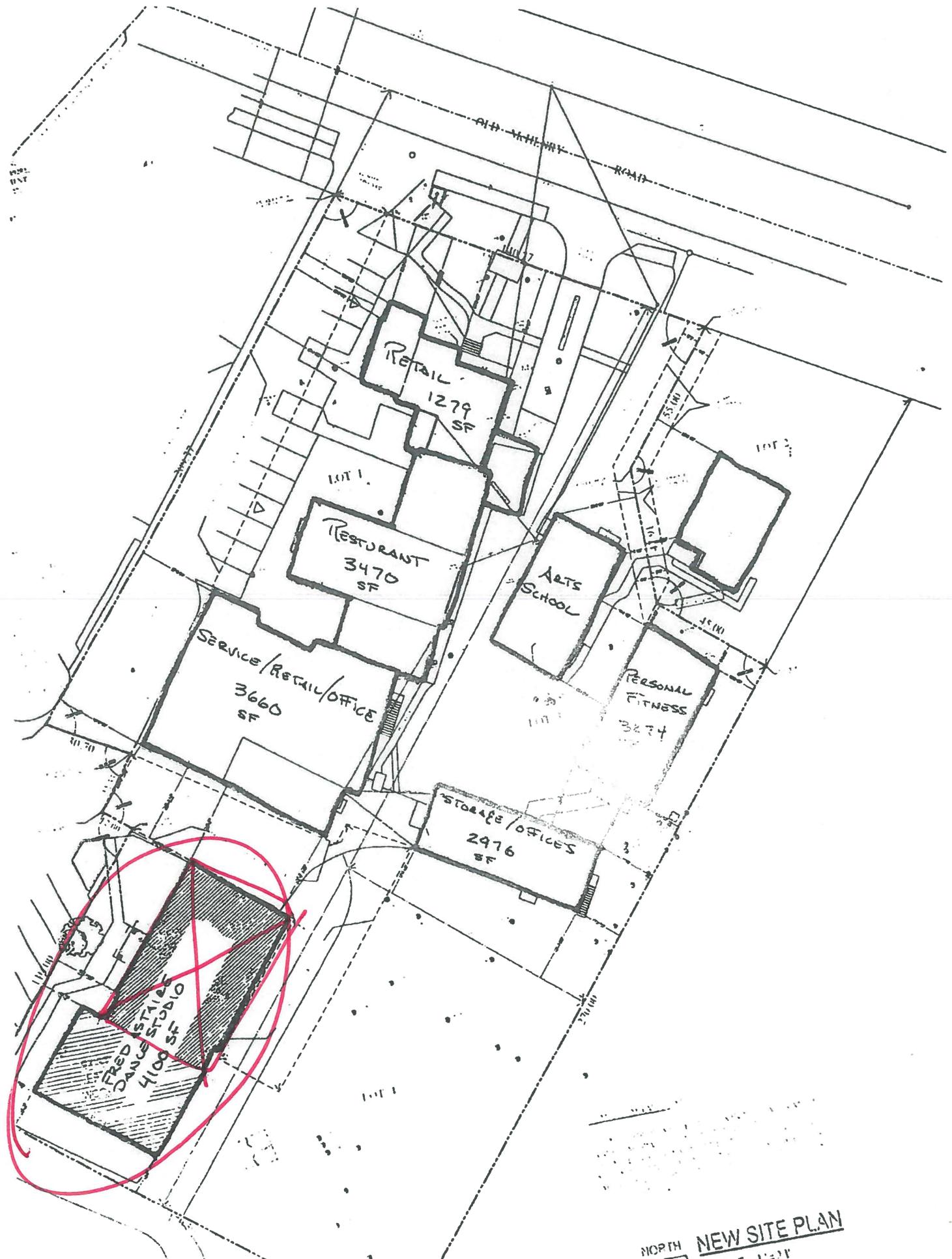
N

- Tax Parcels
- Tax Parcels
- Municipalities
- Trails

TO BE DEMOLISHED

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.



NORTH NEW SITE PLAN
1/15/21

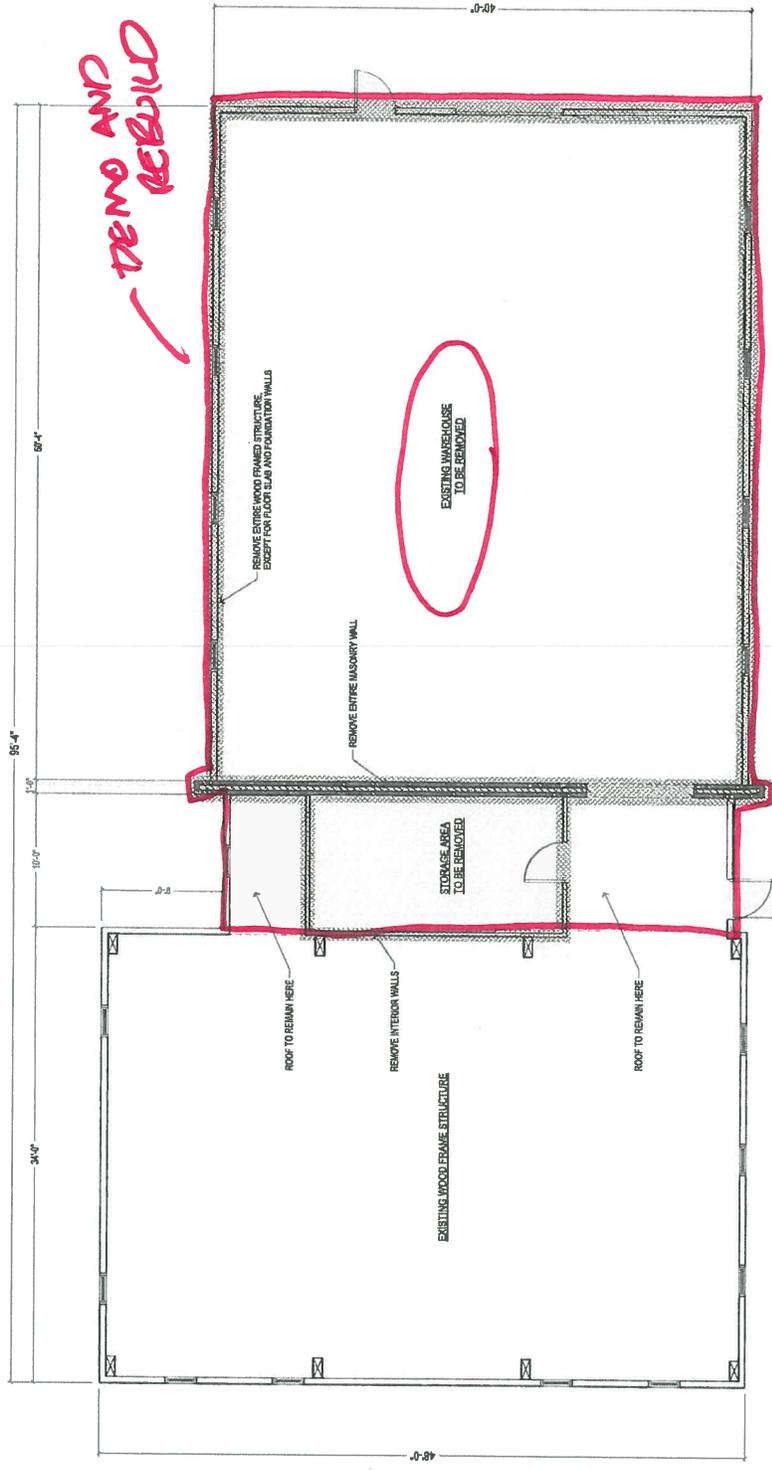


SKIFFINGTON ARCHITECTS, LTD.
 259 NORTH TRAIL, LAWRENCEWOOD, IL 60527
 DAVID PATRICK SKIFFINGTON, AIA
 TELEPHONE AND FAX (647) 483-2714 EMAIL: dskiff@skiffington.com

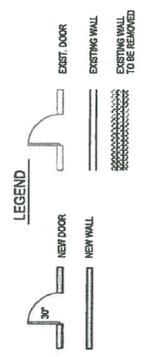
ADDITION AND REMODELING
 DANCE CENTER
 LONG GROVE ROAD
 LONG GROVE, ILLINOIS

COUNTRY: USA
 CREDIT: [blank]
 DATE: 3/7/19
 DESIGNER: [blank]

PROJECT NO.: 2018_03030002_02
 SHEET NO.: 1
 OF 1 SHEET



EXISTING FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 4088 SF - EXISTING



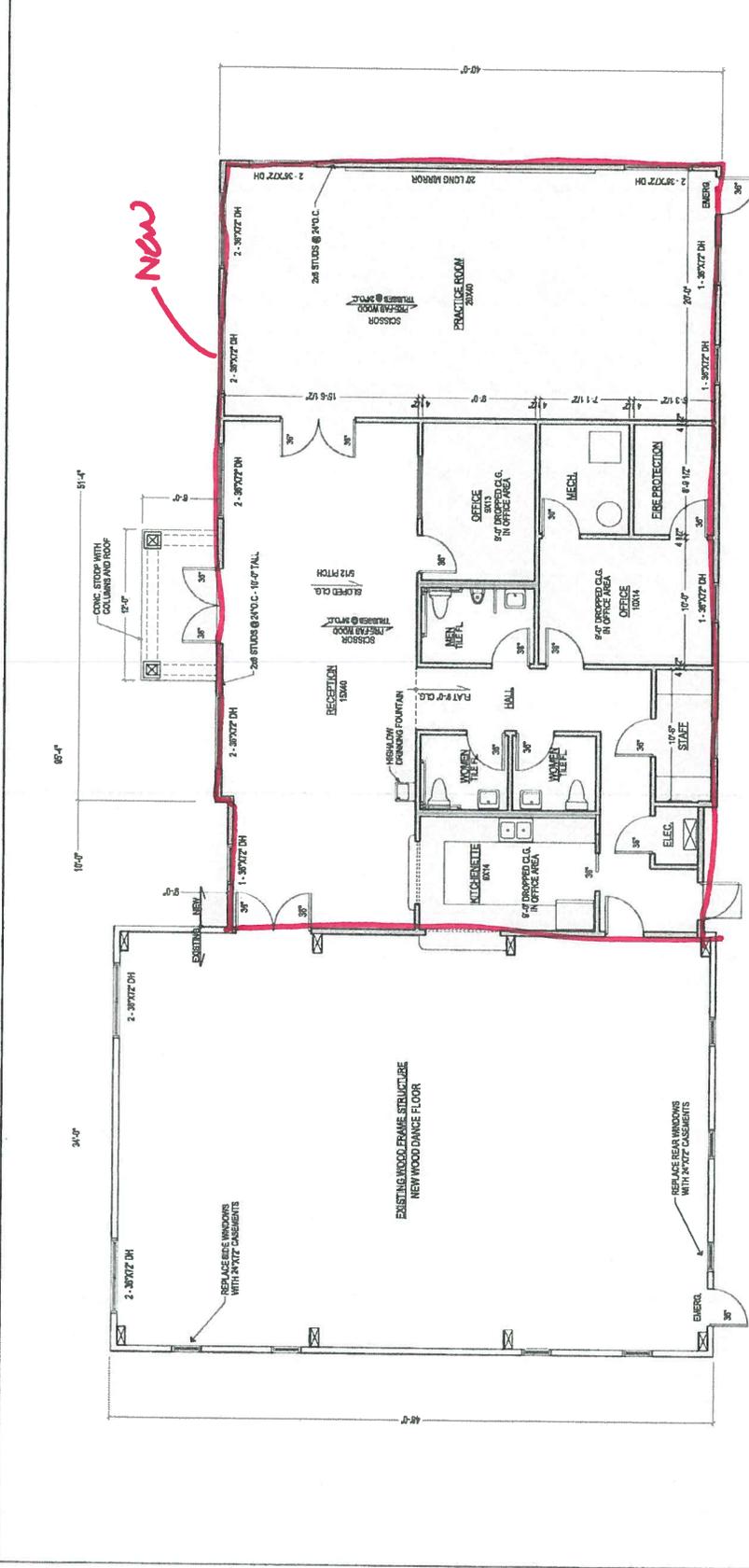


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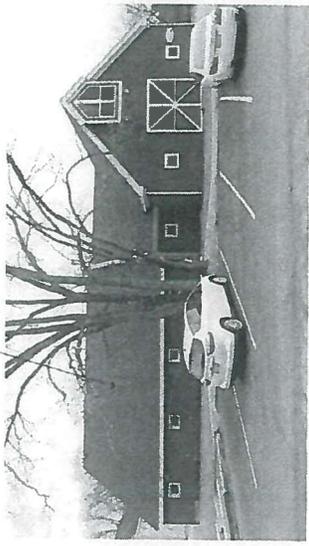
ADDITION AND REMODELING
 DANCE CENTER
 LONG GROVE ROAD,
 LONG GROVE, ILLINOIS

DRAWN BY
 DATE
 CHECKED BY
 REVISIONS

PROJECT NO.
 SHEET NO.
 2
 OF 3 SHEETS

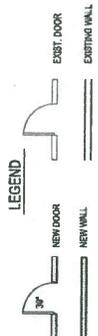


REMOVE THIS HALF OF BUILDING



EXISTING BUILDING

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



LEGEND

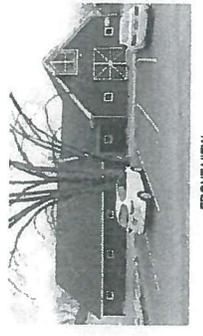
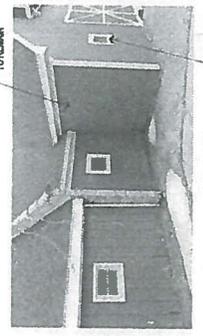
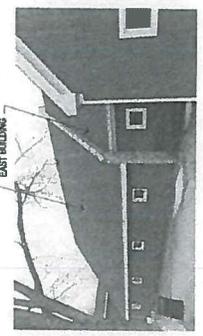
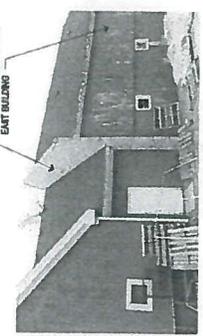
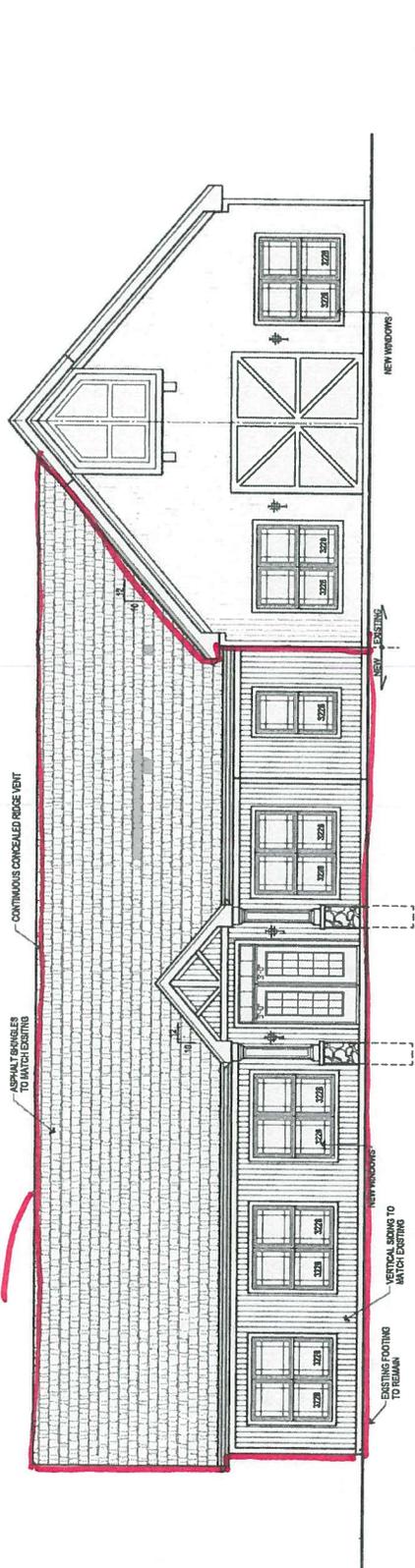
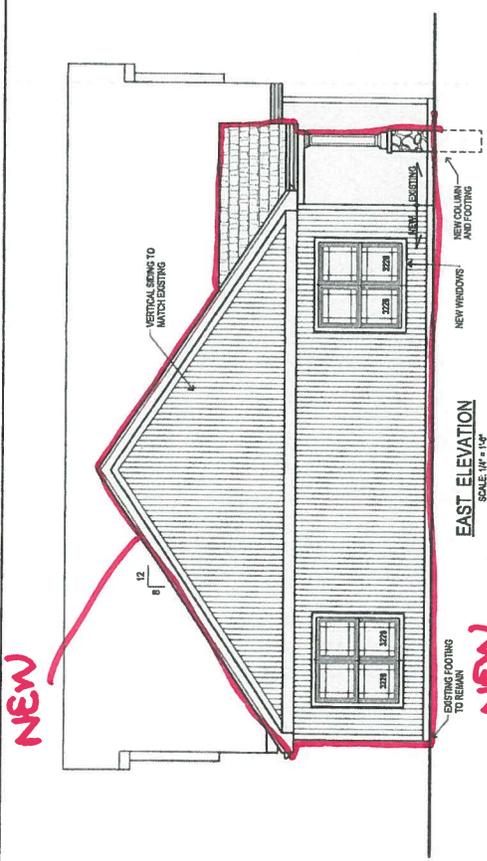
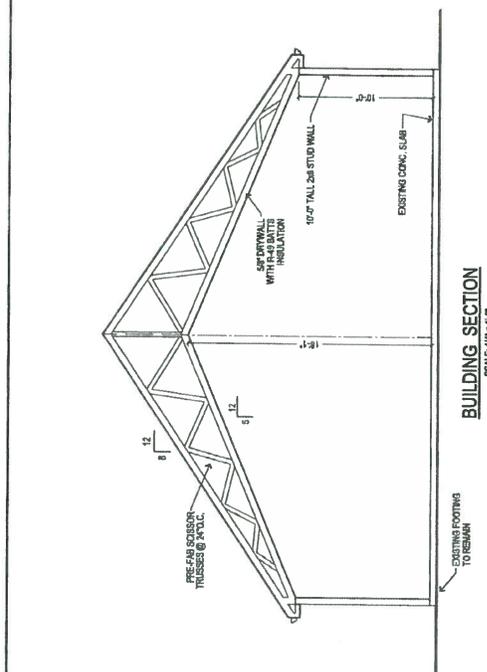


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ADDITION AND REMODELING
DANCE CENTER
LONG GROVE ROAD,
LONG GROVE, ILLINOIS

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DATE	4/15/18
REVISION	
PROJECT NO.	2018_SKIPP000006
SHEET NO.	3
OF 1 SHEET	



REAR VIEW
REMOVE WALL AND ENTIRE EAST BUILDING

FRONT VIEW
REMOVE WALL AND ENTIRE EAST BUILDING

FRONT VIEW
REMOVE WALL AND ENTIRE EAST BUILDING

FRONT VIEW
REMOVE WALL AND ENTIRE EAST BUILDING



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

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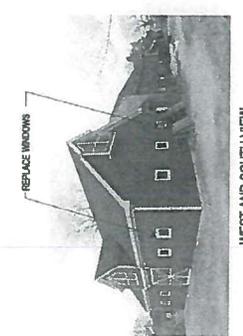
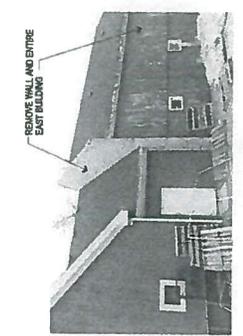
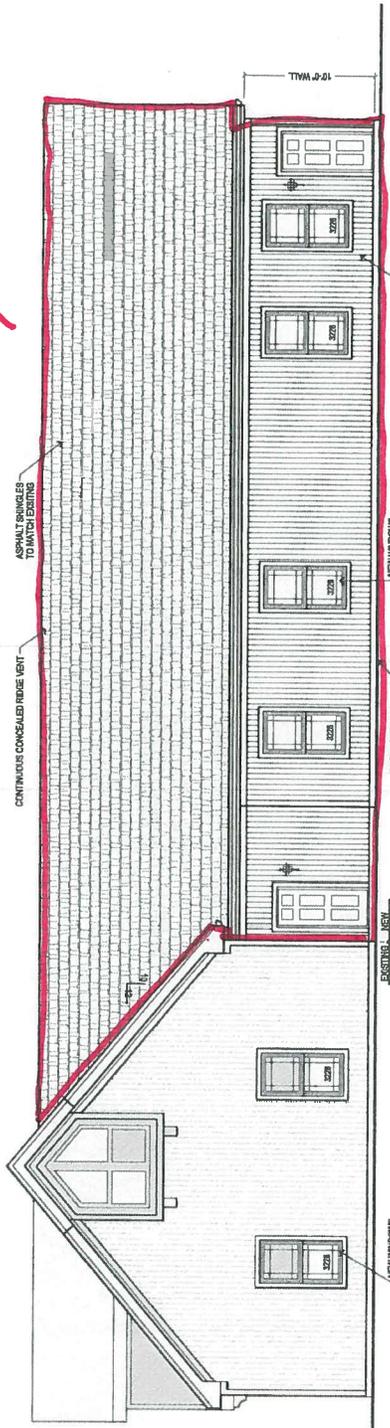
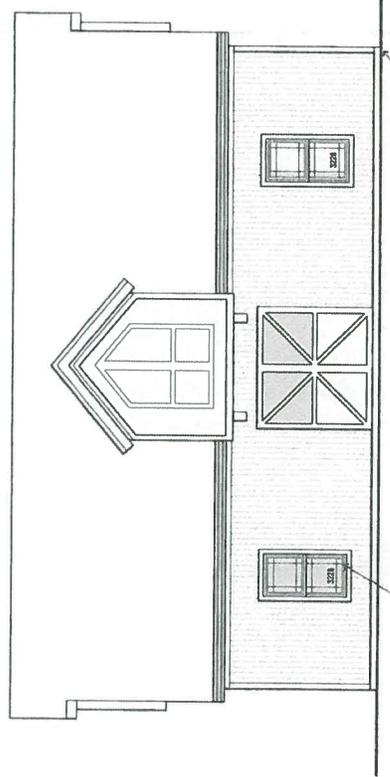
DATE
4/22/18

REVISIONS

PROJECT NO.
181018-0000000000

MEETING

4
OF 3 SHEETS



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