Item #1:

Report Of The December 6, 2011 PCZBA Meeting

The Executive House PUD - *Continued*

MEETING AGENDA OF THE
PLAN COMMISSION & ZONING BOARD OF APPEALS
REGULAR MEETING
Tuesday, December 6, 2011 at 6:30 P.M.
Village Hall, 3110 OLD MCHENRY ROAD LONG GROVE, ILLINOIS

1. **Call to Order.**

2. **PUBLIC HEARING - Continuation;** Consideration of a request for a Special Use Permit for a Planned Unit Development (PUD), Reclassification of property to the HR-1 zoning District, Preliminary & Final (Phase I) PUD Plan/Plat approval to allow redevelopment of the property under the "HR-1" District Regulations with requested relief to the "HR-1" District Regulations and/or additional relief necessary and/or appropriate under the zoning code to allow property located at 4180 Illinois Route 83, and commonly known as "The Executive House", to redevelop as "The Executive House PUD" under the HR-1 "Highway Retail" zoning district classification within the Village of Long Grove, Illinois.

3. **Approval of Minutes; November 1st Regular Meeting; November 15th Special Meeting.**

4. **Other Business;**

5. **Adjournment:**

Next Regular Meeting – January 3, 2012 - Village Board Representative; (1/10) 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.

STAFF REPORT

TO: LONG GROVE PLAN COMMISSION

FROM: JAMES M. HOGUE, VILLAGE PLANNER

DATE: 11/17/11

RE: PCZBA REQUEST 02-11;

Item: PCZBA PETITION 02-11

Status: Petition revised and submitted 11.7.11 Referral by Village Board 6.14.11. Filing fees & Escrow have been paid. Legal notice published June 27th 2011 and continued to a time, date and place specific and is therefore timely.

History: The property is located on east side of Illinois Route 83 and also immediately adjacent to the Sunset Grove Development to the north. The property contains 4.53 +/- acres of land area and is presently "zoned" by a Consent Decree authorizing the development of an office building. The property is currently occupied by the "Executive House" office building and was developed per the stipulations of the Consent Decree. Technically, the property carries the R-2 District classification however the Consent Decree supersedes the underlying zoning in this instance.

The property was previously subdivided in 2010 to allow for the construction and operation of the Village Water Treatment Plant. The consent decree was also amended. The configuration as shown of the property represents these actions.

Proposal: Consideration of a request for a Special Use Permit for a Planned Unit Development (PUD), Reclassification of property to the HR-1 zoning District, Preliminary & Final (Phase I) PUD Plan/Plat approval to allow redevelopment of the property under the "HR-1" District Regulations with requested relief to the "HR-1" District Regulations and/or additional relief necessary and/or appropriate under the zoning code to allow property located at 4180 Illinois Route 83, and commonly known as "The Executive House", to redevelop as "The Executive House PUD" under the HR-1 "Highway Retail" zoning district classification within the Village of Long Grove, Illinois.

Land Use, Zoning and Locational Data:

1. Proposed Zoning: Special Use Permit for a Planned Unit Development (PUD), Reclassification of property to the HR-1 zoning District, Preliminary Plan/Plat approval to allow redevelopment of the property under the "HR-1" District Regulations with requested relief to the "HR-1" District Regulations. The consent decree will need to be modified as well.
2. Surrounding Land Uses and Zoning;

Direction	*Existing Use*	*Land Use Plan Designation/Zoning*
NORTH	Commercial (Sunset Grove)	Commercial / HR-1 Highway Retail
SOUTH	Agriculture	Commercial/ R-2 Residential
EAST	Residential	Residential / R-2 Residential
WEST	Office	Office / R-2 PUD. (Fairfield Village)

3. Location; east side of Route 83, south of Robert Parker Coffin Road; common address of 4180 RFD.
4. Acreage; 4.54 Acres +/- (197,597 Sq. Ft.)
5. Based upon information available through Lake County GIS, the property contains no Flood Hazard area. Wetlands (non-ADID), per the Lake County Wetlands Inventory, are present in isolated areas on the property.
6. Topography; See attached Map from Lake County GIS.

Zoning Data

	Existing	Proposed	Zoning Code ***	PUD
Lot Area	197,597 sq. ft.	3 Lots; Lot 1 – .71 Ac. (30,800 sq. ft.) Lot 2 - 1.38 Ac. (60,198 sq. ft.) Lot 3 – 1.06 Ac. (46,185 sq. ft.) 3 (Outlots) (60,414 sq. ft. – non-buildble)	N/A – modified by Sunset Grove Development.	N/A
Floor Area (Total Floor Area)	19,000 sq. ft. (Exec. House)	15.4% (30,554 sq. ft.)* (Phase 3 – Maximum)	16% by right; 23% max. w/PCZBA recommendation.	N/A
Lot Coverage (In Square Feet)	N/A**	66% (130,985 Sq. Ft.) Phase 3 Maximum	60% by right; 75% max. w/ PCZBA recommendation.	N/A
F.A.R.	N/A**	15.5% - Phase 3 Maximum	16%	N/A
Height	N/A**	27.5 feet	N/A	N/A

* Existing structure to remain in Phase I. Phase I floor area = 19,000 sq. ft. Executive House & 4,254 sq. ft. for the PNC Bank. Phase I Total; 23,254 sq. ft.

** R-2 Regulations not applicable; modified by Consent Decree

*** HR-1 regulations

Yard Requirements (set-backs);

	Existing*	Proposed**	Zoning Ordinance***	P.U.D.
Front Yard	100'	96'	30'	N/A
Side Yard	N/A	30'	30'	N/A
Side Yard	N/A	67'	30'	N/A
Rear Yard	200'	185.5'	30'	N/A

* Setbacks established per Consent Decree

** Proposed Phase 3; measured from periphery of property- interior setbacks are less.

*** HR-1 District Regulations

Issues/Conclusions:

Overall Development Plan;

As proposed the property would redevelop in three phases. Phase I is the most immediate phase and would consist of the division of the property (3 buildable lots; 3 non-buildable outlots), the installation of infrastructure and the construction of the PNC Bank on Lot 1 of the development. The existing "Executive House" office building would remain on Lot 2 in this development phase. Parking for the "Executive House" is shifted from the rear of the structure to the front and side of the structure. Lot 3 would be platted but remain vacant in this development phase. The existing "spine" road from the Sunset Grove Development is continued south in this phase of development necessitating the relocation of the existing parking.

Phase II would consist of the construction of a two story office building on Lot 3, including parking and underground stormwater detention. The existing "Executive House" office building remains as does the reconfigured parking.

Phase III (shown in two possible configurations as Phase III & IIIa) is the final phase of development and consists of the redevelopment of Lot 2 and the demolition of the "Executive House" office building. Improvements to Lots 1 and 3 remain unchanged in this phase of development.

Timing of Phases 2 and 3 are unknown at present.

The three proposed outlots will not contain structures. Outlot "A" will be the continuation of the "spine" road south from the Sunset Grove Development. Outlot "B" will contain some parking and largely be uses for stormwater detention. Both the parking and detention area "spill over" onto the treatment plant property owned by the Village. An easement from the Village will be required to accommodate this configuration of parking and detention and has been requested as part of the proposal. Outlot "C" comprises the existing 50' landscape buffer which was mandated in the consent decree. This landscape buffer will remain intact and serve to screen the residents along Arlington Heights Road from the development.

Services

a. **Water;** as proposed the development would be served by the newly created deep well owned by the Village. The service of the property with Village water was anticipated and the water system is adequately sized to provide service to this property.

b. **Sewer;** per the village code all properties developing as PUD's under the HR-1 District Regulations must be serviced by public sanitary sewer systems. Sanitary sewer is prposed to be utilized.

c. **Stormwater;** stormwater is proposed to be managed utilizing a detention pond which will be constructed as part of "Phase I". Underground detention is proposed on Lot 3 and would constructed as part of "Phase II" of the proposal. Stormwater improvements anticipated for "Phase I" should be adequate for the existing "Executive House" and proposed PNC Bank as well as the road ways and parking areas anticipated as part of this phase of development.

Traffic

Petitioner has submitted a traffic study for the proposal prepared by KLOA Consultants (Tab 8 of the submittal).

As proposed access to the development would be via a cross-access agreement with the Sunset Grove Development at Robert Parker Coffin Road and a restricted right-in/right-out access. Relocation of the existing entrance to the Executive House, approximately 50' to the south, and restricting this access to right-in/right-out only is proposed.

The project is anticipated to have a minimal impact on the existing roadway as recently improved to accommodate the Sunset Grove development. A conveyance was made to IDOT along Rt. 83 to accommodate the intersection improvements at Robert Parker Coffin Road. No further roadway or traffic control improvements are recommended in conjunction with the proposal.

With regard to "Phase I" of the proposal the traffic study notes adequate stacking and internal circulation to accommodate the bank drive-through and no impacts to the internal traffic circulation and surrounding roadway network are anticipated. Wayfinding signage is recommended to direct vehicles to the drive-through system.

Parking

The HR-1 District requires parking as follows;

Use	Required Spaces
All permitted uses not otherwise listed below	5.0 for each 1,000 square feet of customer sales and service, storage, and/or office gross floor area
Banks	1 for each 250 square feet of gross floor area, plus 3 off street waiting (loading) spaces for each drive-through lane
Grocery store	10 for each 1,000 square feet of gross floor area
Restaurants	8 for each 1,000 square feet of gross floor area

While specific uses were not identified in the submittal the site plans for the development identify the following;

Phase I - Bank (4,254 sq. ft.) & existing office building (19,000 sq. ft.)
Total Parking proposed for Phase 1 = 114 spaces
Required Parking Phase 1 = 112 spaces
Additionally, the bank will provide stacking (loading spaces) of 5 spaces per drive through lane which exceeds the minimum of 3 required by the HR-1 District regulations.

Phase II adds another 18,300 sq. ft. of office space and 83 parking spaces; per the HR-1 District Regulations 92 spaces would be required.

At full build out the development will provide 195 parking spaces.

Lighting

A lighting plan has been submitted (See Tab 2 of the application submittal – photometrics included). Per the Village Code this proposal would be considered as "Class 2" lighting. All commercial building lighting and parking lot lighting in this class requires AC approval.

Metal Halide lamps (@ 250 watts per fixture) are proposed for parking lot lighting. A Halide light source may be permitted with AC review and approval however, light sources over 200 watts are not permitted.

Two (2) types of decorative fixture are proposed for the external lighting and appear to be similar if not identical to the fixtures installed in the Sunset Grove Development of the north. Eleven (11) in total fixtures are proposed. Height of the fixtures was not identified. Fixtures may be 15' tall as a matter of right. Taller fixtures require AC approval. Uniformity in the lighting fixtures is desirable and anticipated to be an item suggested as part of the "master plan" being considered for the downtown and Rt 83 corridor.

External lighting may not glare or "escape" into traffic or onto adjoining properties. This appears to have been met based upon the photometrics submitted. Variations to the exterior lighting requirements may be granted by the AB for "good cause".

Elevations

Aside from the PNC Bank (for which elevations are included –Tab 3) the specific tenants and/ or anchors have yet been identified as a part of this proposal the exact detail of building elevation is unknown at this time. Petitioner has included photographs (Tab 2) representing concepts of what the structures proposed for the property will look like largely mirroring the Sunset Grove Development.

In general, masonry & stone building facades and in some instances siding is contemplated. Asphalt\Fiberglass shingles are also proposed and some metal roofing. EFIS panels along the top of cornices are anticipated.

Review and approval of all elevations by the AC will be required. Submission of concepts has been done in previous developments where the tenant mix has not been fully identified; namely the Menards and Arbor Grove developments.

Landscaping

A landscape plan is attached (Tab 6) as part of the submittal package as well as a tree preservation plan/ tree survey (Tab 4).

Perimeters of the site as well as parking lot islands as some building perimeters are proposed to be landscaped. A list of plantings is also attached to the landscape plan. The existing 50 landscape buffer on the east side of the property will remain untouched.

Review and approval of this plan by the AC is also required.

It appears that most trees on the property are non-protected species from the Village Tree Preservation Ordinance. White Pines (a non-protected species) appears to be the dominant tree species on-site.. Any protected species removed per the Village Tress preservation ordinance are subject to the terms and conditions of that ordinance.

This plan has been submitted to the Village Arborist for consideration as well.

Signage

General sign placement and wall signage, aside from PNC Bank (Tab 3) and existing "Executive House" (existing pylon sign to remain through Phases 1 & 2), has not been identified, but final review and approval of signage can be done on a case by case basis by the Architectural Commission once tenants have been identified.

It is suggested wall signage be handled as was done with the Long Grove Commons, Sunset Grove Developments and Arbor Grove Developments.

Village Comprehensive Plan

This property falls within the boundaries of the "Illinois Route 83 Sub-District" as part of the "Downtown Master Plan" adopted in June of 2008. Excerpts of this document are included for the consideration of the PCZBA. The "Conceptual Framework" of this document in general identifies the potential for commercial development along Rt. 83. Additionally, the "spine" road is identified as running through the entire sub-district.

Long term the plan identifies this area for "future development" and encourages the redevelopment of this area with commercial, retail, hospitality, residential and office uses. In general a mix of uses is anticipated for this sub-district.

Improved pedestrian access, including pathways is also encouraged as part of this planning effort.

As proposed the development is generally consistent with the Village Comprehensive Plan.

Proposed Land Uses

Per the Long Grove Village Code the following uses within the HR-1 District must be approved as part of the PUD ordinance;

(D) HR-1 District:

1. Grocery stores, drugstores, retail stores, coffee shops, dry cleaning plant and store, restaurants, community centers, and outdoor dining, if approved pursuant to an ordinance granting approval of a planned unit development, which planned unit development may only include either: a) property located exclusively within the HR-1 district or b) property located within the HR-1 and one or more of the OS districts.

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.

As proposed a bank, office space, and potential retail stores and/or restaurant are proposed for this site. No additional uses are listed in the application.

These uses would need to be part of the PUD approval ordinance to be considered for this site. Typically, other uses have been considered under the overall "umbrella" of the PUD proposal. If other potential uses are to be considered at this time they should be discussed and made a part of the PUD approval ordinance. Only those uses contained within the approval ordinance may be considered for this site.

Should other uses be proposed for this site, outside of those specifically contained within the approval ordinance, amendment of the approval ordinance, at a minimum, will be required.

The petitioner should also be aware of the "Special Use Limitations" of the HR-1 District as follows;

(E) Special HR-1 District Use Limitations:

1. Nonretail Uses: Notwithstanding the regulations contained in this title that are otherwise applicable, the aggregate gross floor area devoted to nonretail uses in connection with an approved planned unit development shall be limited as follows, unless otherwise expressly authorized in the ordinance granting approval of the planned unit development:

(a) In a planned unit development containing a grocery store, the aggregate gross floor area devoted to nonretail uses shall be limited to sixteen percent (16%) of the gross floor area in the planned unit development.

(b) In a planned unit development that, because of physical limitations or recorded use restrictions, is not designed to include a grocery store, the aggregate gross floor area devoted to nonretail uses shall be limited to fifty percent (50%) of the gross floor area in the planned unit development.

2. Sanitary Sewer Systems In The HR-1 District: All developments located in the HR-1 district and approved as part of a planned unit development shall be served by public sanitary sewer systems.

3. Storefronts: The ordinance granting approval of a planned unit development in the HR-1 district may restrict the number of storefronts within the planned unit development.

4. Dry Cleaning Plants: No dry cleaning plant may operate in the HR-1 district unless it is a closed loop system or other system meeting all current state environmental standards. The ordinance granting approval of a planned unit development in the HR-1 district may include additional requirements to minimize potential environmental impacts of such a plant.

5. Outdoor Business Activities: Unless otherwise approved pursuant to an ordinance granting approval of a planned unit development in the HR-1 district, all sales, storage, and displays in connection with a business use in the HR-1 district shall be in fully enclosed buildings. (Ord. 2008-O-7, 2-26-2008)

Preliminary Plat

A preliminary plat as well as preliminary engineering plans have been submitted as part of the application submittal (Tab 4). In general the preliminary plat conforms to the requirements of Title 6, Chapter 3, Section 6-3-2, "Preliminary Plats" of the Village Subdivision Code.

Lot sizes & Setbacks

The PUD regulation for the Village requires a minimum lot size of 14 acres for consideration as a PUD in the HR – 1 district. An exception is made for lesser acreage as follows;

12. Minimum Area For HR-1 District Planned Unit Development: The minimum area for any planned unit development approved under the HR-1 district regulations (including property within or without the HR-1 district) is 14 acres, except for a planned unit development planned in an integrated and compatible manner with an adjacent planned unit development of 14 acres or more.

Petitioner has cited this exception in their application for PUD.

The plat identifies three (3) buildable lots and three (3) outlots on the 4.54 acre parcel. The buildable Lots 1, 2 & 3 will contain 30,800; 60,199 and 46,097 square feet of land area respectively. Lot sizes average 45,699 square feet of land area. The HR-1 district mandates a minimum individual lot size of 20,000 square feet.

While conforming to lot requirements for the underlying HR-1 District, Lot 1 as proposed conflicts, 6-4-3 (D) of the Village Subdivsion Code which states;

(D) Building Sites: Every lot shall contain a suitable building site which must consist of thirty three thousand (33,000) square feet or more, exclusive of marshes, flood plains, scenic corridor easements, conservancy district areas and lakes. However, where a part of the lot is or may become subject to flooding, minimum floor elevation may be required. (1979 Code)

This standards has been typically applied to residential developments, however, the subdivision code does not make a distinction between commercial and residential land use with regard to the 33,000 sq. ft standard. Lot 1 is proposed as the PNC Bank site and appears viable with the lot size as proposed.

Lots 2 & 3 as proposed comply with this standard. The HR-1 District also mandates a minimum Lot width of 100'. All buildable lots as proposed will meet this standard.

The HR-1 District mandates setbacks of 30' for all front, side and rear yards. The structures as proposed in Phase I meet this standard.

Phase II as proposed would require a reduction of the front yard setback from 30' to 5' petitioner has requested relief from this requirement in the application. Petitioner has suggested a "main street" feel for this development. The reduction in setback supports this goal. Furthermore, reduction of this requirement allows the 50' buffer to the rear of the property to remain intact and allows for a north south extension of the "spine" road through the development.

Phase III as contemplated would require relief of the side yard setback to 9 feet.

Yard requirements may be altered as follows;

13. Yard Requirements For HR-1 District Planned Unit Development: The yard requirements for a planned unit development approved under the HR-1 district regulations may be modified in accordance with subsection 5-11-18(E)2(j) of this title.

5-11-18 (E)2(j) states the following;

(j) Yards: The required yards along the periphery of the planned unit development shall be at least equal in width or depth to that of the adjacent zoning district; provided, however, the required yards within any lot and along the periphery of a planned unit development approved pursuant to the HR-1 district regulations may be established at a lesser depth, so long as the approved yard depth, together with any proposed or existing landscaping, fencing or other screening or buffering technique, is sufficient to establish a satisfactory buffer between the planned unit development and adjoining properties and/or residential land uses.

As proposed the development will maintain yards along the periphery of the development greater than or equal to that of the adjacent zoning district.

The setback as established along RT 83 by the Sunset Grove Development to the north will be maintained in all phases of the development as proposed.

Easements

A 20' utility easement has been established along the perimeter of the property for public utility purposes.

An easement will be required to be granted by the Village to allow parking and a portion of the detention facility to be located on the Water Treatment Plant property owned by the Village.

Easement language should be considered over "Outlot A" as utilities are placed within this outlot.

No Conservancy District Easements are required as conservancy soils are not present on the property.

A reduction in the Scenic Corridor Easement will also be necessary. This may be accomplished per Ordinance 2010-O-04 provided the following criteria are met;

> "...any property located in the HR-1 Highway Retail district pursuant to the Long Grove Zoning Code, the width of the scenic corridor easement may be reduced, provided that all of the following criteria are met:
>
> (1) The property is located along Route 83 and south of Aptakisic Road;
>
> (2) The property is the subject of an approved planned unit development for non-residential development;
>
> (3) A pedestrian trail that is at least five feet wide is constructed on the property;
>
> (4) The maximum impervious surface for the property does not exceed 75%;

(5) The width and landscaping of the scenic corridor is comparable to other planned unit developments in the HR-1 district for non-residential development along Route 83".

Per the plans submitted the above criteria appears to be met. A 30' (average) landscaped corridor/buffer was maintained in the Sunset Grove Development to the north. The reduced corridor easement should be identified on the plat.

Ingress & Egress

Access to the site will be principally through the "spine" road through the center of the development and via the existing extension of Robert Parker Coffin Road. The "spine" road will be extended to the south property line of the development and contained within "Outlet A".

A recapture agreement was in place as part of the Sunset Grove Development for access to the stop light at Robert Parker Coffin Road. Petitioner should verify obligations under this agreement have been or can be met.

Pedestrian access via pathways and sidewalks is also proposed for the development.

Utilities

The property will be serviced with Village water via an 8" water main to be placed in "Outlot A".

An 8" sanitary sewer will also service the development and tie into Lake County Sanitary Sewer located in Route 83.

Stormwater Management

Stormwater management for the immediate phase of the development will be accomplished via a detention pond located principally on "Outlot B" and partially on the Water Treatment Plant property owned by the Village. An easement form the Village will be required for this configuration to work.

Underground detention is proposed for Phase II of the development and will be located on proposed Lot 3 under the parking area. This will be constructed in Phase II of the proposal.

PUD/ Reclassification Proposal/ HR-1 District Standards

The petitioner has requested the relaxation and/or modification of some of the standards of the HR-1 District as part of the PUD process. These are outlined in pages 7, 8, & 9 of the proposal.

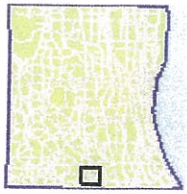
The PCZBA should consider these in light of the "public benefits" noted by the petitioner on pages 6 & 7 of the submittal and that the proposal will further implement the comprehensive plan for the Village as envisioned for this area.

Respectfully Submitted,

James M. Hogue

James M. Hogue
Village Planner

Lake County Tax Parcel Map



LakeCounty
Geographic Information System

Lake County Department of
Information Technology
18 N County St
Waukegan IL 60085

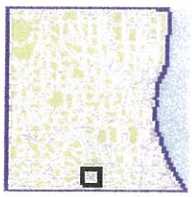
Map Printed on 11/21/2011

N

- Major Roads
- Railroads
- Major Water
- Parcels
- 2010 Aerial Photography

Disclaimer: This map is for general information purposes only. 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.

Locations of Mapped FEMA Floodplains in Lake County, Illinois



LakeCounty
Geographic Information System

Lake County Department of
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18 N County St
Waukegan IL 60085

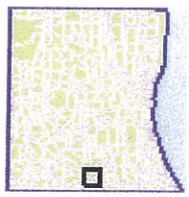
Map Printed on 11/21/2011

N

- Parcels
- Zone X
- Zone X - 500 Yr Flood
- SFHA - 100 Yr Flood
- Zones A, AE and AH
- Floodway
- 2010 Aerial Photography
- Major Roads
- Railroads
- Major Water
- Parcels

Disclaimer: Property boundaries indicated are provided as a courtesy for general locational purposes. Floodplain limits shown are approximate and should not be used to determine setbacks for structures or as a basis for purchasing property. A topographic survey is required to determine existing floodplain boundaries. This map is intended to be viewed and printed in color.

Lake County, Illinois Wetland Inventory



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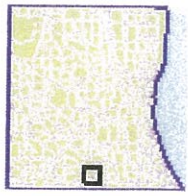
Advance Identification Wetlands (ADID) in Lake County, Illinois



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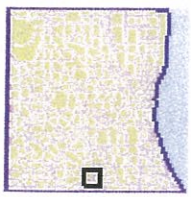
Lake County, Illinois Topography



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Village of Long Grove Illinois

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

RECEIVED
MAY 26 2011
VILLAGE OF LONG GROVE

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: 4180 Route 83 LLC, an Illinois limited liability company

Address: c/o Mark Glazer, 1110 Sheridan Road, Highland Park, IL 60035

Telephone Number: 847-217-8122
E-mail Address: markaglazer@gmail.com
Fax number: none

Applicant's Interest in Property: Applicant is the owner of record.

1.2 Owner (if different from Applicant).

Name: _____

Address: _____

Telephone Number: _____ E-mail Address: _____

Fax number: _____

1.3 Property.

Address of Property: 4180 Route 83, Long Grove, IL
Legal Description: Please attach Parcel Index Number(s): 15-30-200-036

Present Zoning Classification: DJ, Declaratory Judgment Size of Property (in acres) 4.5 acres

Has any zoning reclassification, variation, or special use permit/PUD been granted for the Property?

Yes: x February 3, 1977 consent decree (as amended) entered in Case No. 75 MR 200 in the Circuit Court of the Nineteenth Judicial Circuit of the State of Illinois. The applicant and the Village will amend or dismiss the consent decree as a condition of final PUD approval.

If yes, please identify the ordinance or other document granting such zoning relief: see above.

Describe the nature of the zoning relief granted: The consent decree established building lines, easements, permitted uses (including the existing office use) and authorized the particular project now located on the site. The resulting zoning designation on the zoning map is DJ, Declaratory Judgment.

Present use of Property: The Executive House – an office building containing approx 19,000 sf on lower level and floors 1 and 2.

Residential _____ Commercial_____ Office __X__ Open Space _____ Vacant _____

Other (explain) _____

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

	Zoning Classification	Land Use
North:	HR-1	Sunset Grove Shopping Center
South:	R2	Vacant, agricultural
East:	R2	Residential
West:	R2, R2 PUD	Business PUD and residential

1.4 Trustees Disclosure.

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

If yes, full disclosure of all trustees, beneficiaries and their legal and equitable interests is required. Attach a copy of all documents showing ownership of the Property and the Applicant's and/ or Owner's control of or interest in the Property.

1.5 Requested Action (Check as many as are applicable).

_____ Appeal

_____ Code Interpretation

_____Variation

__X___ Special Use Permit (non-PUD)

__X___ Zoning Map Amendment (rezoning)

_____ Zoning Code Text Amendment

__X___ Preliminary PUD Plat

__X___ Final PUD Plat

1.6 Supplemental Information (General):**

Every Application filed shall, in addition to the data and information required above, provide the following general information when applicable to the use or development for which approval is being sought:

(a) A description or graphic representation of any development or construction that will occur or any use that will be established or maintained if the requested relief is granted.

(b) A table showing the following, as applicable:

- the total lot area of the lot, in acres and in square feet; and
- the total existing and proposed lot area, expressed in acres, in square feet and as a percent of the total development area, devoted to: residential uses, business uses; office uses; college uses; institutional uses; open space; rights-of-way; streets; and off-street parking and loading areas; and
- the existing and proposed number of dwelling units; and gross and net floor area devoted to residential uses, business uses, office uses, college uses, and institutional uses.

(c) A table listing all bulk, space, and yard requirements; all parking requirements; and all loading requirements applicable to any proposed development or construction and showing the compliance of such proposed development or construction with each such requirement. When any lack of compliance is shown, the reason therefore shall be stated and an explanation of the village's authority, if any, to approve the Application despite such lack of compliance shall be set forth.

(d) The certificate of a registered architect or civil engineer licensed by the State of Illinois, or of an owner-designer, that any proposed use, construction, or development complies with all provisions of this code and other village ordinances or complies with such provisions except in the manner and to the extent specifically set forth in said certificate.

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

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

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

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

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

_____ Zoning Code Text Amendment: See Form "D"

__X__ 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.

Special Data Requests. 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: Joseph A. Pasquinelli
(Architect)

Professional: Archideas, Inc.

Address: 311 W. Superior, Suite 410
Chicago, IL 60654

Telephone: 312-951-1106, Ext. 213

E-mail: jpasquinelli@archideas.com

Name: Bruce K. Huvard
(Attorney)

Professional: Cohen, Salk & Huvard, P.C.

Address: 630 Dundee Road, Suite 120
Northbrook, IL 60062

Telephone: 847-480-7543

E-mail: bhuvard@cshlegal.com

Name: Andrew N. Heinen, P.E.
(Civil Engineer)

Professional: V3 Companies

Address: 7325 Janes Avenue
Woodridge, IL 60517

Telephone: 630.729.6105

E-mail: aheinen@v3co.com

Name: Michael A. Werthmann
(Traffic Engineer)

Professional: Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.)

Address: 9575 W. Higgins Road, Suite 400
Rosemont, IL 60018

Telephone: 847-518-9990

E-mail: mwerthmann@kloainc.com

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 **

_____ Non-refundable Filing Fee. Amount: $_____

_____ Planning Filing Fees. Amount: $_____

_____ Minimum Professional Fee/deposit Escrow. Amount $_____

*** Narrative Statement submitted by Owner with General Application contains information in Forms B, C and E required under section 1.7 above for Supplemental Information.*

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.**

4180 Route 83 LLC	[same as owner]
Name of Owner	Name of Applicant

By: Zacorey Investments Management LLC, an Illinois limited liability company, its Manager

By: _____
Mark Glazer, Manager
Date: May 25, 2011

Legal description for Zoning Application

THE NORTH HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER, (EXCEPT THE NORTH 1107.48 FEET, AS MEASURED ON THE EAST AND WEST LINES THEREOF) AND THE NORTH 173.32 FEET, AS MEASURED ON THE EAST AND WEST LINES THEREOF OF THE SOUTH HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER, ALL IN SECTION 30, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THAT PART THEREOF FALLING IN ILLINOIS ROUTE #83),

AND EXCEPT THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS:

THAT PART OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 1107.48 FEET (AS MEASURED ALONG THE EAST AND WEST LINES THEREOF) OF THE WEST HALF OF THE EAST HALF OF SAID NORTHEAST QUARTER AND THE EAST RIGHT-OF-WAY OF ILLINOIS ROUTE 83 AS CONVEYED TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION, DESCRIBED IN CASE 91 ED 45 AND SHOWN ON THE PLAT OF HIGHWAYS RECORDED AS DOCUMENT NUMBER 3480442; THENCE SOUTH 89 DEGREES 43 MINUTES 50 SECONDS EAST, 15.00 FEET ALONG SAID SOUTH LINE TO A POINT ON A LINE 15.00 FEET EAST OF AND PARALLEL WITH SAID EAST RIGHT-OF-WAY LINE; THENCE SOUTH 00 DEGREES 23 MINUTES 24 SECONDS WEST, 390.02 FEET ALONG SAID PARALLEL LINE TO A POINT ON THE SOUTH LINE OF THE NORTH 173.32 (AS MEASURED ALONG THE EAST AND WEST LINES THEREOF) OF THE SOUTH HALF OF THE WEST HALF OF THE EAST HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 48 MINUTES 55 SECONDS WEST, 15.00 FEET ALONG SAID SOUTH LINE TO SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 00 DEGREES 23 MINUTES 24 SECONDS EAST, 390.05 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON SAID SOUTH LINE OF THE NORTH 1107.48 FEET, SAID POINT BEING THE POINT OF BEGINNING.

AND EXCEPT THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 1107.48 FEET OF SAID NORTH ONE-HALF (1/2) OF THE WEST ONE-HALF (1/2) OF THAT PART OF THE EAST ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 30 AS MEASURED ON THE EAST AND WEST LINES THEREOF AND THE EAST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 83 PER DOCUMENT 3541157, RECORDED MAY 13, 1994; THENCE SOUTH 89 DEGREES 58 MINUTES 04 SECONDS EAST, A DISTANCE OF 397.69 FEET, ALONG SAID SOUTH LINE OF THE NORTH 1107.48 FEET, TO THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID SOUTH LINE OF THE NORTH 1107.48 FEET, SOUTH 89 DEGREES 58 MINUTES 04 SECONDS EAST, A DISTANCE OF 201.50 FEET TO THE EAST LINE OF THE WEST ONE-HALF (1/2) OF THAT PART OF THE EAST ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 30; THENCE, ALONG SAID EAST LINE, SOUTH 0 DEGREES 13 MINUTES 12 SECONDS EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 04 SECONDS WEST, A DISTANCE OF 50.60 FEET; THENCE SOUTH 0 DEGREES 13 MINUTES 12 SECONDS EAST, A DISTANCE OF 176.40 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 04 SECONDS WEST, A DISTANCE OF 150.90 FEET; THENCE NORTH 0 DEGREES 13 MINUTES 12 SECONDS WEST, A DISTANCE OF 196.40 FEET TO THE POINT OF BEGINNING), IN LAKE COUNTY, ILLINOIS.

ADDRESS: 4180 Route 83, Long Grove, Illinois

LEGAL NOTICE
VILLAGE OF LONG GROVE, ILLINOIS

NOTICE OF A PUBLIC HEARING FOR CONSIDERATION OF REQUEST FOR A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT (PUD), RECLASSIFICATION OF PROPERTY TO THE HR-1 DISTRICT CLASSIFICATION AND PRELIMINARY AND FINAL PLAN & PLAT APPROVALS AND/OR ADDITIONAL RELIEF NECESSARY AND/OR APPROPRIATE UNDER THE ZONING CODE LOCATED AT 4180 ILLINOIS ROUTE 83 AND COMMONLY KNOWN AS "THE EXECUTIVE HOUSE" TO REDEVELOP AS "THE EXECUTIVE HOUSE PUD" UNDER THE HR-1 ZONING DISTRICT CLASSIFICATION WITHIN THE VILLAGE OF LONG GROVE, ILLINOIS.

PUBLIC NOTICE IS HEREBY GIVEN that on Wednesday, July 13, 2011 at 7:00 p.m. a public hearing will be held at a special 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 petition submitted by the 4180 Route 83 LLC for a Special Use Permit for a Planned Unit Development (PUD), Reclassification of property to the HR-1 zoning District, Preliminary & Final (Phase I) PUD Plan/Plat approval to allow redevelopment of the property under the "HR-1" District Regulations with requested relief to the "HR-1" District Regulations and/or additional relief necessary and/or appropriate under the zoning code to allow property located at 4180 Illinois Route 83, and commonly known as "The Executive House", to redevelop as "The Executive House PUD" under the HR-1 "Highway Retail" zoning district classification within the Village of Long Grove, Illinois.

Reclassification of the subject property is requested. The subject property is legally described as follows:

LEGAL DESCRIPTION

THE NORTH HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER, (EXCEPT THE NORTH 1107.48 FEET, AS MEASURED ON THE EAST AND WEST LINES THEREOF) AND THE NORTH 173.32 FEET, AS MEASURED ON THE EAST AND WEST LINES THEREOF OF THE SOUTH HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER, ALL IN SECTION 30, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THAT PART THEREOF FALLING IN ILLINOIS ROUTE #83) AND ALSO EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 1107.48 FEET OF SAID NORTH ONE-HALF (1/2) OF THE WEST ONE-HALF (1/2) OF THAT PART OF THE EAST ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 30 AS MEASURED ON THE EAST AND WEST LINES THEREOF AND THE EAST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 83 PER DOCUMENT 3541157, RECORDED MAY 13, 1994; THENCE SOUTH 89 DEGREES 58 MINUTES 04 SECONDS EAST, A DISTANCE OF 397.69 FEET, ALONG SAID SOUTH LINE OF THE NORTH 1107.48 FEET, TO THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID SOUTH LINE OF THE NORTH 1107.48 FEET, SOUTH 89 DEGREES 58 MINUTES 04 SECONDS EAST, A DISTANCE OF 201.50 FEET TO THE EAST LINE OF THE WEST ONE-HALF (1/2) OF THAT PART OF THE EAST ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 30; THENCE, ALONG SAID EAST LINE, SOUTH 0 DEGREES 13 MINUTES 12 SECONDS EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 04 SECONDS WEST, A DISTANCE OF 50.60 FEET; THENCE SOUTH 0 DEGREES 13 MINUTES 12 SECONDS EAST, A DISTANCE OF 176.40 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 04 SECONDS WEST, A DISTANCE OF 150.90 FEET; THENCE NORTH 0 DEGREES 13 MINUTES 12 SECONDS WEST, A DISTANCE OF 196.40 FEET TO THE POINT OF BEGINNING), IN LAKE COUNTY, ILLINOIS.

Commonly known as: The Executive House
4180 Illinois Route 83, Long Grove, Illinois, 60047.
PIN(s): 15-30-200-036

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 reserves the rights to continue the hearing to a later date, time and place should that become necessary.

James M. Hogue, Village Planner
Village of Long Grove
Published in Daily Herald June 27, 2011 (4266587) N

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

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.

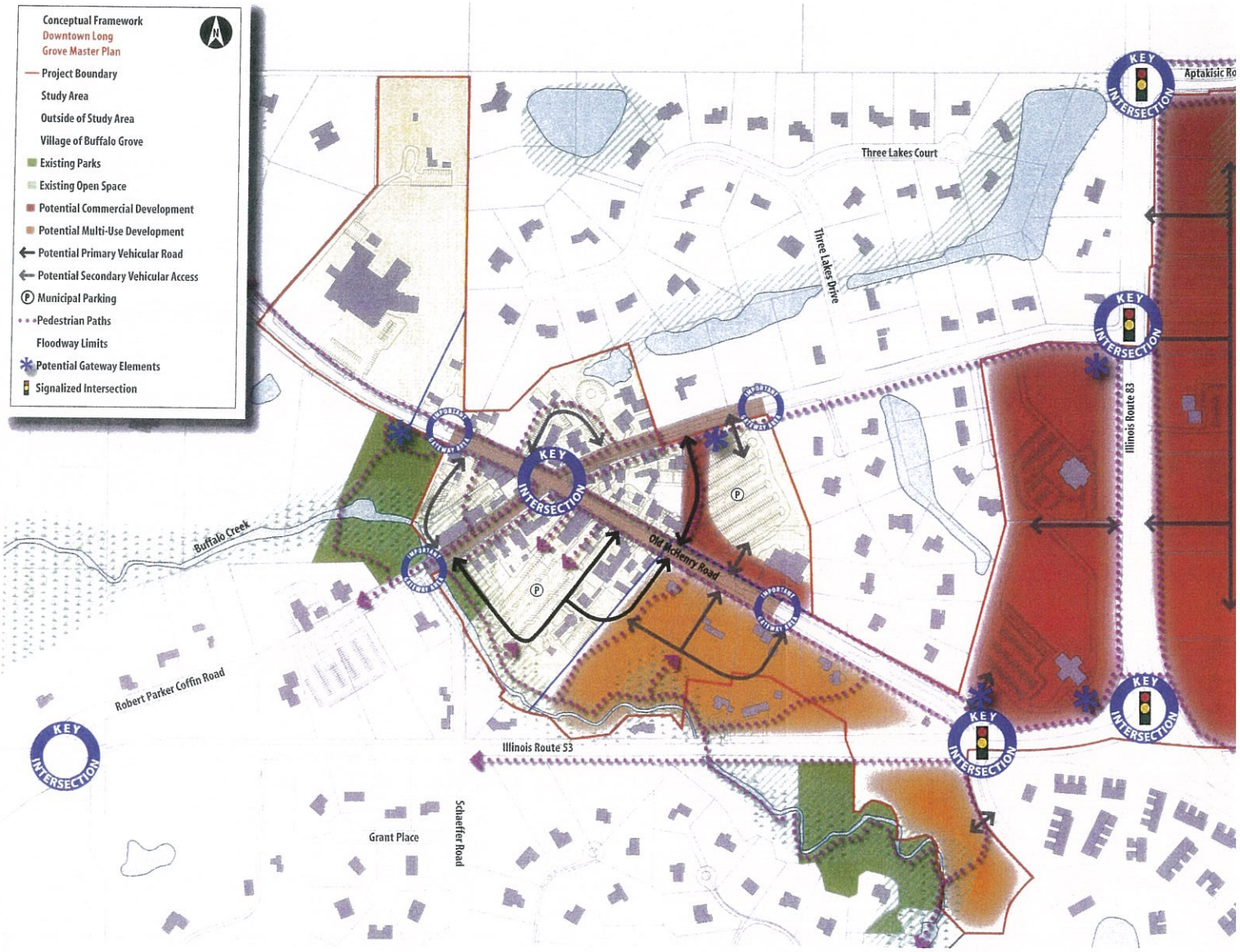
I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published June 27, 2011 in said 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 Kathleen E Solan
Authorized Agent

Control # 4266587


Conceptual Framework
Downtown Long Grove Master Plan
Project Boundary
Study Area
Outside of Study Area
Village of Buffalo Grove
Existing Parks
Existing Open Space
Potential Commercial Development
Potential Multi-Use Development
Potential Primary Vehicular Road
Potential Secondary Vehicular Access
Municipal Parking
Pedestrian Paths
Floodway Limits
Potential Gateway Elements
Signalized Intersection
N
Three Lakes Court
Three Lakes Drive
Aptakisic Ro
Illinois Route 83
Old McHenry Road
Buffalo Creek
Robert Parker Coffin Road
Illinois Route 53
Grant Place
Schaeffer Road
KEY INTERSECTION
IMPORTANT GATEWAY AREA

Conceptual Strategy

Conclusions were organized into six clusters, as follows:

Scale
- Build on Downtown's existing charm, character, image, and identity.
- Analysis suggests there may be a marketplace for up to approximately 40,000 s.f. additional retail / restaurant / commercial and up to 30,000 s.f. of office space.
- New sites are needed that can accommodate the business needs of contemporary retailers and restaurants.

Capacity
- Roadways and key intersections are near or over capacities during peak times.
- The Fire Department is concerned about the water system and overhead utilities.
- These conditions will limit Downtown's development potential.

Business Mix and Activities
- Build on Downtown's positive existing business mix.
- There is a substantial, wealthy, and family oriented market available.
- The new businesses recruited to downtown Long Grove should complement Downtown's unique identity.
- Expand the existing business mix to provide for the daily needs of local residents.

Image and Identity
- Downtown has a unique image as a special place to visit.
- Leverage Downtown's best features and reposition its brand image to become a high quality destination for the daily needs of local residents.
- Make sure the building facades reflect the high quality of the merchandise being sold inside the stores.
- Strengthen the gateways to the historic core to heighten awareness of Downtown's proximity and location.

Hospitality
- Expanding Downtown's customer base will be sustainable only if a wide variety of visitors (moms, kids, families, etc.) are enticed to return again and again.
- The public sector should assume a leadership role in ensuring that Downtown has:
  - improved motorist and pedestrian access to and barrier free circulation within Downtown.
  - conveniently located and accessible on- and off-street parking facilities.
  - new activities and destinations, such as a children's park or garden, that appeal to parents and children.
  - improved sidewalks, streetscapes, landscaping, and community gathering places.
  - enhanced signage and wayfinding.

Confidence
- Despite conditions that are the envy of many downtowns, Long Grove business property owners lack the confidence to make the substantial investments nece build business inventories, enhance buildings, and undertake interior moderni because of uncertainties about:
  - future road improvements.
  - the potential impacts of new design guidelines.
  - the status of possible new convenience developments at Illinois Route 83
- The Master Plan can instill confidence in the appropriateness of private as wel improvements by providing certainty about Downtown Long Grove's future. Th unique opportunity to set standards and review plans at a moment in time wh are not significant pending changes to Downtown's historic core.
- The public sector should lead by example through a program of ongoing and sy reinvestment in infrastructure and improved public amenities such as parks, f spaces, natural areas, and pedestrian pathways and trails.

Conceptual Framework

The Opportunity Analysis conclusions summarized above created the basis for the conceptual framework shown on the following page. This conceptual framework pr structure and criteria for the alternative strategies created in the second phase of master planning process. These alternative strategies were presented to the Task public officials and refined into the Long-term Vision detailed in the next section.

Conceptual Strategy Key Features

- **Improve vehicular connections**
- **Add convenient parking**
- **Improve pedestrian circulation, comfort, and safety**
- **Improve gateways and wayfinding**
- **Add a children's park or open space**
- **Facilitate development of new shops and restaurants that meet contemporary business requir**
- **Support mixed use development outside of the historic core**
- **Create an integrated well system along Illinois Route 83 redevelopment sites**

Long Grove Downtown Master Plan - Long Term Vision

Recommendations: Long-term Vision

1. Improve pedestrian connections between Downtown and the Buffalo Creek Trail
2. Expand trails along Buffalo Creek to strengthen connections to Downtown and regional trail systems
3. Relocate fire station to accommodate new commercial development
4. Install additional plantings within the medians on Old McHenry Road
5. Make premium landscaping enhancements at the Illinois Route 53 / Illinois Route 83 intersection to emphasize Downtown gateway location
6. Create a new signature public open space in the Triangle Sub-district that fronts onto Old McHenry Road
7. Preserve existing natural areas south of Illinois Route 53 and improve pedestrian connections to them
8. Create new multi-modal pathways along Illinois Route 83
9. Create new stormwater management facility south of Downtown
10. Improve and reconstruct road and streetscape on Old McHenry Road and Robert Parker Coffin Road - See page 18 for existing and proposed sections
11. Install additional plantings within the medians on Illinois Route 83 north of the Illinois Route 53 intersection
12. Reorganize Stempel Parking Lot and merge properties to make entire lot public property
    **Parking lots are conceptual, actual layout to be determined*
13. Reorganize privately-owned parking to expand capacity and improve access and circulation
    **Parking lots are conceptual, actual layout to be determined*
14. Redevelop property at the western corner of the Old McHenry Road / Robert Parker Coffin Road intersection
15. Create a new green space in privately owned parking lot
16. Preserve Towner Green as open space
17. Redevelop gas station property to new retail / commercial service use
18. Improve amenities at Fountain Square
19. Redevelop Triangle Sub-district around signature public open space with various commercial and retail businesses and / or community center
20. Create a new local street network in the Triangle Sub-district that aligns with existing streets and includes on-street parking
21. Build gateway commercial development at the intersection of Old McHenry Road and Illinois Route 53
22. Redevelop the Illinois Route 53 Sub-district
23. Develop parcels south of Illinois Route 53
24. Retain natural areas along Illinois Route 83
25. Redevelop the Illinois Route 83 Sub-district with commercial, retail, hospitality
26. Redevelop Triangle Sub-district
27. Relocate or bury overhead utility / electric lines

PLANNED UNIT DEVELOPMENT SUBMISSION

BY

EXECUTIVE HOUSE

4180 Route 83 LLC

Hearing Before
VILLAGE OF LONG GROVE PLAN COMMISSION
December, 2011

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Civil Engineer	John R. Brown, P.E. Senior Project Manager V3 Companies 7325 Janes Ave., Woodridge, IL 60517 Tel 630.729.6105 Fax 630.724.9202 jbrown@v3co.com
Traffic Engineer	Michael A. Werthmann, PE Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) 9575 W. Higgins Road, Suite 400 Rosemont, IL 60018 Tel 847.518.9990 Fax 847.518.9987 mwerthmann@kloainc.com