

Item #1:

Report Of The December 4, 2012 PCZBA:

Special Use Permits For Archer Outlots -
Buildings In Excess Of 5,000 Sq. Ft.



**MEETING AGENDA OF THE
PLAN COMMISSION & ZONING BOARD OF APPEALS
REGULAR MEETING**

Tuesday, December 4, 2012 at 7:00 P.M.

Village Hall, 3110 OLD MCHENRY ROAD LONG GROVE, ILLINOIS

1. Call to Order.
2. Executive Session; Disposition of Property
3. New Business;

Public Hearings – Consideration of requests for Special Use Permits for properties within the B-1 Historic Business District classification and/or additional relief necessary and/or appropriate under the zoning code to allow structures greater than 5000 square feet but not to exceed 7000 square feet in floor area on properties located at 282, 284, 286 & 288 Archer Road (the Archer Lots Subdivision) submitted by the Village of Long Grove Illinois.

4. Approval of Minutes; September 4, 2012
5. Other Business; 2013 Meeting Schedule & Board Assignments
6. Adjournment:

Next Regular Meeting – January 15th 2013 - Village Board Representative; (12/11) Commissioner Kazmer.

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 PCZBA
FROM: JAMES M. HOGUE, VILLAGE PLANNER
DATE: 11/26/12
RE: PCZBA REQUEST 12-03; Request for Special Use Permit for property within the B-1 Historic District to allow structures greater than 5000 square feet in floor area within the Archer Lots Subdivision submitted by the Village of Long Grove.

Item: PCZBA PETITION 12-03.

Status: Petition received 11/26/12. Referral by Village Board granted November 2012. Filing fees & Escrow not required.

History: The property is located on the east side of Archer Road between Robert Parker Coffin & Old McHenry Roads. The Archer Parking Lot renovation was the first step in the implementation of the Downtown Master Plan for the Village. The proposed SUP request represents another step in the implementation of the downtown planning effort.

Proposal: Consideration of a request for Special Use Permit within the B-1 Historic Business District to allow structures greater than 5000 square feet in floor area within the "Archer Lots Subdivision".

Land Use, Zoning and Locational Data:

1. Zoning: B-1 Historic Business District – no change requested.
2. Surrounding Land Uses and Zoning;

<i>Direction</i>	<i>Existing Use</i>	<i>Land Use Plan Designation/Zoning</i>
NORTH	Residential	Residential \ R-2 PUD Single Family
SOUTH	Residential/Institutional (L.G.F.P.D.)	Mixed Use \ R-2 PUD & R-3 Residential
EAST	Municipal Parking Lot	Commercial\Municipal Parking
WEST	Commercial\Fountain Square	Commercial\ B-1 Historic Business District

3. Location; east side of the Archer Road between Robert Parker Coffin & Old McHenry Roads.
4. Acreage; Lots 2 & 3 = .24 acres (10,450 sq. ft +/-) Lots 4 & 5 .238 acres (10,385 sq. ft. +/-).
5. Based upon information available through Lake County GIS, the property contains no wetlands or floodplain area.

Zoning Data

	Existing	Proposed	Zoning Code (B-1 Standard))	PUD
Lot Area	10,452 to 10,385 sq. ft. (.24 acres +/-) Average Lot Size	No Change	10,000 sq. ft.	N/A
Floor Area (Total Floor Area)	N/A	Unknown	5,000 Sq. ft. w/o SUP*	N/A
Lot Coverage (In Square Feet)	N/A	Unknown	.80 (lot coverage)	N/A
F.A.R.	N/A	Unknown	N/A	N/A
Height	N/A	Unknown	30 feet	N/A

*Structures greater than 5000 sq. ft. may be requested 5-4-5 (A)(6) of the zoning code.

Yard Requirements (set-backs):

Setback Requirements

	Existing	Proposed	Zoning Ordinance (B-1 Standards)	P.U.D.
Front Yard	N/A	Unknown	20'	N/A
Side Yard	N/A	Unknown	15'	N/A
Side Yard	N/A	Unknown	15'	N/A
Rear Yard	N/A	Unknown	15'	N/A

Analysis & Standards:

As proposed this request applies to the 4 buildable lots in the “Archer Lots Subdivision” each containing approximately a quarter (1/4) acre of land area (ranging from 10,383 sq. ft to 10,452 sq. ft). The Archer Parking Lot (Lot 1 of the “Archer Lots Subdivision”) contains 3.6 acres +/- of land area and is not part of this request. This lot will remain in its present configuration as the Archer Parking Lot and contains 190 parking spaces. As proposed all buildable lots meet the minimum lot area requirement of 10,000 square feet in the B-1 District.

This request represents an additional step in the implementation of the 2008 Downtown Master Plan.

Per that plan this property is specifically identified in the “short term opportunities” of the master plan document. The Executive Summary and the Conceptual Strategy of the plan, as well as the short term opportunities of the plan are attached. The use of the land will be limited to those use permitted by

right in the B-1 District as recommended per this plan for this area. No requests for change in use or non-retail use are included with this application. In short, this proposal is consistent with and serves to further implement the recommendations of the Downtown Master Plan.

Furthermore, this property was subdivided approximately 1 year ago. Marketing conducted by the Village in an effort to sell these properties have yielded no results. It is hoped that the larger building size will make these lots more marketable. Presently there are no building plans or proposals associated with this request for special use.

Services (See Utility Plan - Attached)

The 4 buildable lots in the “Archer Lots Subdivision” were created as part of the reconfiguration of the Archer Parking lot.

An 8” sanitary sewer line is available to provide sanitary sewer service to the buildable lots within the subdivision.

Stormwater detention was calculated into the overall design of the subdivision including the buildable lots. Storm sewer connections are available for each lot along the Archer Road frontage.

Lots are currently proposed to be serviced with private wells, however watermain from the Village well located within the Sunset Grove development, may be extended to service these sites, as well as the downtown, at some point in the future.

In short, adequate services exist for structures to be placed on these properties.

Building Size

The zoning code allows buildings with greater than 5,000 square feet of floor area to be considered as special uses. Prior to the 2007 Zoning Code amendment a maximum square footage of 7000 square feet was established (special use permit required). This was dropped for the zoning code in the 2007 amendment.

The bulk chart for the business districts is attached. A combination of these requirements will determine the size of the structure on any given lot within the B-1 District.

Footnotes have been modified to include only those which relate to the B-1 District.

5-4-10: BULK, SPACE, AND YARD REQUIREMENTS:

The building height, lot, yard, floor area ratio, and coverage requirements applicable in the business districts are set forth in the following table. Footnote references appear at the end of the table.

	B1	B2	HR	HR-1
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Maximum height (feet) ¹	30	30	35	35 ¹¹
Minimum area and dimensions ² :				
Total district area	n/a	n/a	20 acres	n/a ¹²
Individual lot area (square feet)	10,000	43,560 (w/o sewer)	n/a	20,000
		20,000 (with sewer)		
Lot width (feet)	n/a	150 (w/o sewer)	n/a	100
		100 (with sewer)		
Minimum yards and setbacks ^{3,4,5,6} :				
Front and corner side (feet)	20 ⁷	n/a	30	30 ¹³
Side (feet)	15	n/a	30	30 ¹³
Rear (feet)	15	n/a	30	30 ¹³
Conservancy/scenic corridor	See footnote 4			
Maximum floor area ratio	n/a ⁸	16% ⁹	15% ¹⁰	16% ¹⁴
Maximum impervious surface coverage	80%	80%	40%	60% ¹⁵
Spacing between principal and/or accessory buildings (feet)	20	20	20	20 ¹⁶

Exceptions And Explanatory Notes:

7.B1 District Front Yard: The front yard shall be a minimum of 20 feet from the existing right of way line that is 33 feet from the center of Long Grove Road and 40 feet from the center of Old McHenry Road.

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

Staff has prepared an exhibit entitled “Building Boxes and Building Footprint Sizes” which identifies the buildable on each of the 4 lots in question. Per this exhibit the maximum building footprint to be placed on each of the lots would be follows; Lot 2 – 3,870 square feet; Lot 3 – 4,815 square feet; Lot 4 – 4,214 square feet; Lot 5 3,990 square feet.

These numbers represent the full build-out of the “building box” for a single story structure. If a two story structure were erected the numbers noted above would double.

Given the height limitation of 30’ feet in the B-1 district it is unlikely that a structure of greater than 2 stories would be erected. From the character of the area perspective, it is unlikely that the village would desire structures of greater than two stories at this location.

In short, given the size of the of the lots in questions and the restrictions imposed by the B-1 District regulations it is maximum building sizes of approximately 7700 to 9600 square feet would anticipated for these lots.

Parking

In the B-1 District Parking is required as follows;

(D) Required Spaces:

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

Using the maximum “gross” square footage calculations for each lot as noted above 181 parking spaces would be required. As the Archer Lot contains 190 total spaces, parking for the proposal should be adequate.

Of note, the parking regulations calculate required parking based on the net floor area of the building. The calculation listed above is based upon maximum “gross” floor area. Required parking will likely be less than the 181 spaces noted above.

Special Use Standards per 5-4-5 (A)(6)

The Village Code does allow for structures with a floor area greater than 5000 square feet in area as a special use within the B-1 Business District. A points criteria has been established in the zoning code for the evaluation of such requests. As there are no specific plans or proposals associated with this request some criterion are not applicable at this point. As all new construction in the B-1 District requires Architectural Commission review it is suggested that the evaluation criterion “not applicable at this time” occur once plans are received and when AC review occurs. A minimum of 40 points is required based on the criteria noted below;

(a) The proposed building, including any addition if applicable, maintains and enhances the historic and architectural character of the village, through the use of harmonious architectural styles, materials, colors, and an overall quality of design. (Maximum potential 12 points) *Not applicable at this time as no building elevations are available for review. Title 7, Chapter 2 of the Village Code entitled “B-1 Historic Business District Building Regulations” requires Architectural Commission approval of all building permits and establishes the “Long Grove Style” (attached) to which new structures must comply.*

(b) The proposed building, including any addition if applicable, incorporates a pitched roof design with cedar shake being the preferred roofing material. Additional points may be allocated if the proposed building, including any addition if applicable, uses a stepped or multilevel roof to minimize impact of the building, including any addition if applicable, from neighboring properties. (Maximum potential 12 points.) *Not applicable at this time as no building elevations are available for review.*

(c) The proposed development, including any addition if applicable, will improve landscape buffering within the vicinity of such building, which landscaping shall be depicted on a detailed landscape plan submitted at the time of application for the special use permit. Plantings that soften and buffer hard improvements from the neighboring properties are strongly recommended and will warrant the allocation of more points under this criterion. (Maximum potential 12 points.) *Not applicable at this time as no building or landscape plans are available for review.*

(d) The owner provides or installs off site improvements that provide some beneficial amenities to the village, including, without limitation, decorative lighting, additional landscaping, and paver brick sidewalks or pathways. Any proposed amenity must be reviewed and approved by the village. (Maximum potential 8 points.) *In this instance off-site improvements, as noted above, which provide beneficial amenities to the Village have been installed by the property owner (i.e. the Village of Long Grove) as part of the Archer Parking Lot improvements.*

(e) The proposed development, including any addition if applicable, will improve pedestrian or vehicular movement, either through the use of shared parking facilities, improved vehicular circulation, or improved pedestrian amenity or access. (Maximum potential 6 points.) **Improvements in both vehicular and pedestrian access and circulation have been achieved to the property via the Archer Parking Lot reconfiguration.**

(f) The proposed development, including any addition if applicable, provides some other beneficial amenities to the village, in the form of, but not limited to: plazas, parks, fountains, public open space, or public artwork. (Maximum potential 6 points.) *Not applicable at this time as no building, landscape or site plans are available for review.*

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

Staff notes that potentially half of the points required for special use (18 of the 40) have been met based on the improvements made to the property as part of the reconfiguration. As no building, landscape or site plans for review several criterion are not applicable at this time. Staff suggests that as condition of approval this evaluation occur by the AC once building plans have been received.

Standards For Special Use

In addition to the “points criteria” noted above the special use standards contained in section 5-11-17 of this title must also be met.

These standards are as follows; the response to the standards is in *bold and italics*

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

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

As this request furthers the implementation of the master plan for the village, staff is of the opinion that the public convenience will be enhanced should be special use permit be granted.

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

Structures to be placed on the property must comply with all building, permitting and zoning regulations as established by the Village of Long Grove. As these regulations have been established to protect and maintain the public health, safety and welfare and will be adhered to during the building process no negative impacts to the public health, safety and welfare are anticipated with this request.

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

As the properties in question are vacant and new construction will be required to improve these lots property values should be enhanced by this request.

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

Structures to be placed on the property must comply with all building, permitting and zoning regulations as established by the Village of Long Grove. Uses will be governed by the B-1 District regulations. No variations of the regulations established by the Village are a part of this request.

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

As the Village of Long Grove currently owns the property this standard will be reviewed prior to the sale of the property and may, presumably, be a condition of the sale.

2. *Special Standards For Specified Special Uses: When the district regulations authorizing any special use in a particular district impose special standards to be met by such use in such district, a permit for*

such use in such district shall not be recommended or granted unless the owner shall establish compliance with such special standards.

See Special Use Standards per 5-4-5 (A)(6) evaluation noted above.

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

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

The proposal is the next step in the implementation of the "Downtown Master Plan" as such the request is helping to provide for the economic development and sales tax base of the community.

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

As the downtown area is largely built out there are few if any opportunities for new construction to occur in this area. As such, there are no alternative sites for consideration in this case.

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

The development of these properties was anticipated as part of Archer Parking Lot renovation. Utilities are adequate accommodate the development. Stormwater detention for these lots was anticipated and calculated into the Archer Lot reconfiguration.

Conclusion

The zoning code allows buildings with greater than 5,000 square feet of floor area to be considered as special uses.

Uses proposed for the property would be limited to those within the B-1 District. Adjacent uses should not be impacted to an extent greater than presently exists. Ingress and egress to the area, as well as the overall site, has been enhanced with the addition of Archer Road and reconfiguration of the Archer Parking Lot. The development of the "Archer Lots" was anticipated as part of these improvements. Utilities, including parking, are also adequate accommodate the development. Stormwater detention for these lots was anticipated and calculated into the Archer Lot reconfiguration. Standards for Special Use have also been addressed.

All new construction in the B-1 District requires Architectural Commission review and it is suggested that the evaluation criterion "not applicable at this time" (per 5-4-5 A 6) occur once plans are received and when AC review occurs. Staff notes that potentially half of the points required for special use (18 of the 40) have been met based on the improvements made to the property as part of the

reconfiguration. As no building, landscape or site plans for review several criterion are not applicable at this time. Staff suggests that as condition of approval this evaluation occur by the AC once building plans have been received.

As the downtown area is largely built out there are few if any opportunities for new construction to occur in this area. This property was subdivided approximately 1 year ago and remains vacant. Marketing conducted by the Village in an effort to sell these properties has yielded no results. It is hoped that the larger building size will make these lots more marketable.

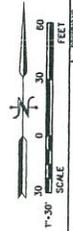
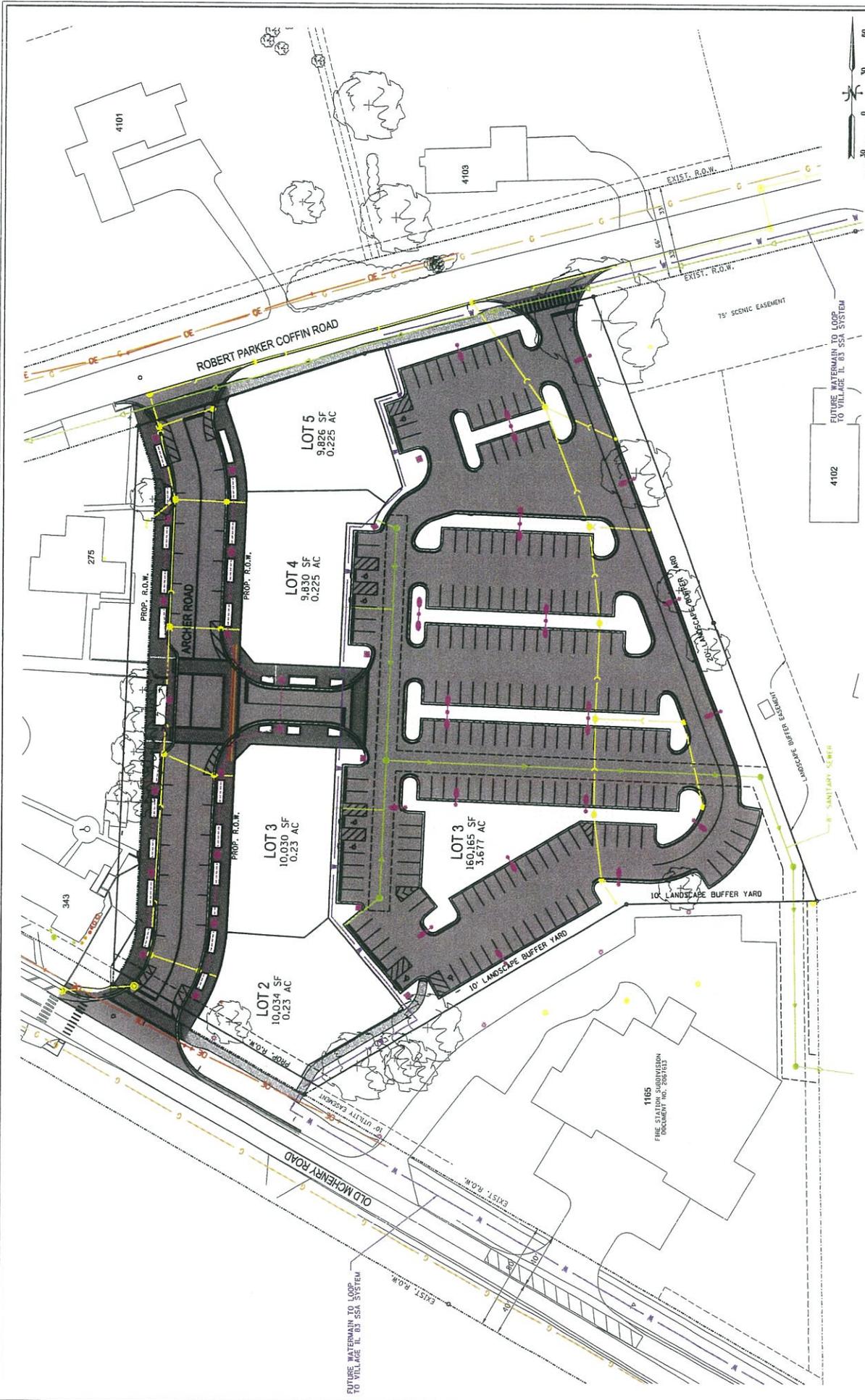
The proposal is the next step in the implementation of the "Downtown Master Plan" as such the request is helping to provide for the economic development and sales tax base of the community. As this request furthers the implementation of the master plan for the village, staff is of the opinion that the public convenience will be enhanced should be special use permit be granted.

Respectfully Submitted,

James M. Hogue

James M. Hogue

Village Planner



ARCHER ROAD & PARKING LOT SUBDIVISION

UTILITY PLAN

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ESI CONSULTANTS, LTD
 PREPARED FOR: [Client Name]
 PROJECT NO.: [Project Number]
 FILE: [File Name]
 DATE: [Date]

NO.	DATE	DESCRIPTION OF REVISION

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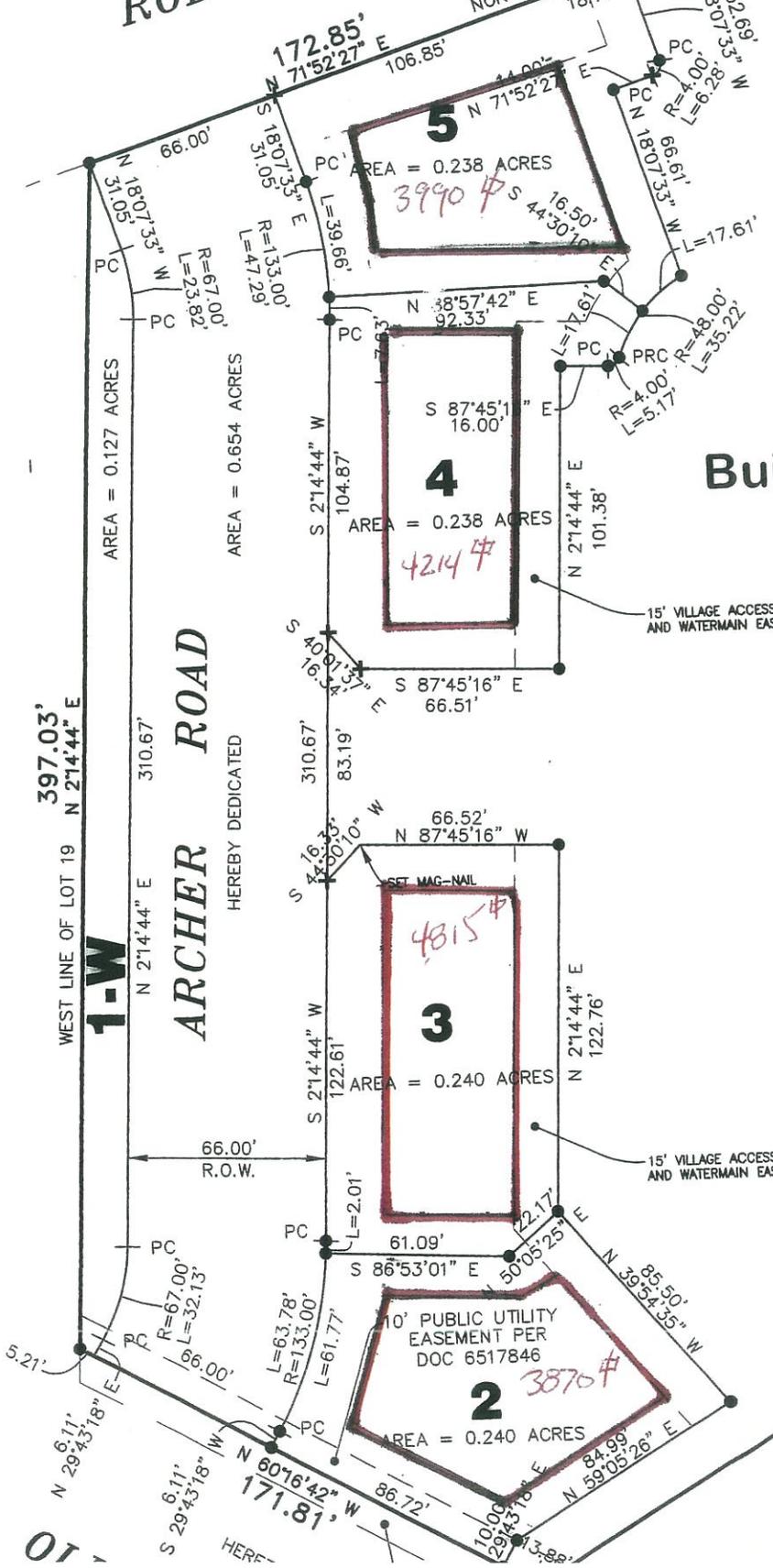
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ROBERT PARKER CO. - HERETOFORE DEDICATED

171.06'
N 75°39'04" E
152.35'

NORTH LINE OF LOT 19

Building Boxes And Building Footprint Sizes



ARCHER ROAD
HEREBY DEDICATED

WEST LINE OF LOT 19
397.03' N 21°44' E

1-W

AREA = 0.127 ACRES
AREA = 0.654 ACRES

1
AREA = 2.851 ACRES

AREA = 0.240 ACRES

AREA = 0.240 ACRES

AREA = 0.238 ACRES

AREA = 0.238 ACRES

10' PUBLIC UTILITY
EASEMENT PER
DOC 6517846

15' VILLAGE ACCESS MAINTENANCE
AND WATERMAIN EASEMENT

15' VILLAGE ACCESS MAINTENANCE
AND WATERMAIN EASEMENT

S 47°15'50" E

S 1°1' (1)

S 59°05'26" W
261.45'

171.81' W

86.72'

84.99'

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7-2-4: LONG GROVE STYLE:

(A) Description: The Long Grove style shall be described as follows: The historic buildings of the village are a blend of two (2) traditions, generally recognized by architectural historians as:

1. The Greek revival, which was typical of buildings built before the Civil War and which was in many respects a continuation of the colonial period. Roof pitches were lower than colonial, gables usually turned to the street, cornices, pilasters and columns, where present, were Greek in proportion and inspiration.
2. The Victorian, which was typical of buildings built from after the Civil War to 1890. Ceilings were higher, windows larger, ornamentations and columns often very elaborate and not derived from classical sources. (Ord., 5-22-1973)

(B) Examples: The following buildings in or near the village are suggested examples of proportion detail and general feeling and are considered typical of Long Grove style:

1. Stemple Store on the southwest corner of Old McHenry and Long Grove Roads.
2. Sauer-Hans Store on the southeast corner of Old McHenry and Long Grove Roads.
3. Sauer-Summer Kitchen attached to Sauer Barn behind Sauer-Hans Store.
4. Sauer-Hans, south of Sauer-Hans Store.
5. Long Grove Church.
6. Kitson Residence on the west side of Quentins Road just north of Palatine Road.
7. Bergland Home on Hicks Road south of Route 53. (1979 Code)

(C) Consideration In Judging Plans: In judging plans for the Long Grove style, the following points are considered as descriptive of the existing type buildings listed above:

1. Roofs: Shall be pitched four to twelve (4:12) or steeper and must join at a hip. Pitched roofs shall be visible from all exterior elevations. Mansard roofs are permissible if they clearly follow an historic precedent.
2. Cornices: Boxed on main buildings; overhang not to exceed one foot (1'); fascia boards broad; liberal use of mouldings.
3. Walls: Clapboards, vertical boarding; brick, smooth or sanded, soft light red color or painted; split faced limestone laid with natural bedding or fieldstone, no stone not native to area.

4. Sash: Shall be double hung casement or fixed. In a Greek revival building sash, light size shall not exceed ten inches horizontal by fourteen inches vertical (10" x 14"). In a victorian building, it shall not exceed sixteen inches horizontal by thirty inches vertical (16" x 30").

Fixed display windows shall be divided by muntins to the above standards except as modified with documented historic precedent.

5. Doors: Raised panel construction with or without glass panels.
6. Paint: Buildings or trim shall be painted in colors appropriate to period of Long Grove style. Exact samples of color scheme must be submitted. This must be done on any repainting and new construction. The manufacturer's name and number must also be included.

(D) Minor Remodeling: In minor remodeling, work shall adhere as closely as possible to above standards, but these may be modified where existing materials make strict compliance difficult. Existing buildings, constructed of nonconforming materials, may be remodeled in the materials of their present construction, unless the remodeling is so extensive that there is no great hardship in their being brought into conformance with the spirit of this chapter.
(Ord., 5-22-1973)

Downtown Building & "Character" Protections

Policy Documents

Comprehensive Plan Village of Long Grove

- Serves as the policy document for future development within the Village of Long Grove
- Establishes specific goals and objectives for the Historic Business District.
- Establishes the B-1-A Sub-area plan for the downtown district and sites within close proximity to that district.

Village of Long Grove Downtown Master Plan

- Adopted in 2008 by Ordinance 2008-O-19
- Further identifies and refines future development and redevelopment in the downtown district and areas within close proximity to that district.

Downtown Design Guidelines

- Prepared in 2008 to supplement the downtown Master Plan
- Created to ensure that the high quality, eclectic pattern of development within the Historic Downtown is preserved and strengthened.

Village Code

Title 2; Chapter 3 - Architectural Commission

- The Village Board has determined that it is in the best interest of the village that all construction and structures situated within the B1 zoning district (historic business district) conform to the existing historical style and character of the historic business district.
- The Architectural Commission shall review all applications for building permits for new construction, for major remodeling within the B1 zoning district (historic business district), and all applications for other matters delegated to the architectural commission pursuant to section 2-3-3 of this chapter and section 5-11-19 et seq., of this code.
- The Architectural Commission shall review all building permit applications for construction within the B1 zoning district (historic business district) and shall withhold its approval of all permit applications which are not in accordance with the Long Grove style as set forth in section 7-2-4 of this code.
- Architectural Commission determinations are appealable to the Village Board.

Title 4; Chapter 1 - Building Regulations; Section 105.8 "Demolition Permits"

- Permit required for demolitions of principal structures .
- May not be issued w/o approved building replacement plan or landscape plan in place.
- 120 Day waiting period prior to issuance.
- Village Board may waive 120 waiting period.

Title 5; Chapter 4 – B-1 Business District Zoning Regulations

- The B1 historic business district is located in the center of the village. It is intended to be a contiguous area serving the community with a wide variety of retail and service uses.
- Established permitted & special uses as well as "bulk" regulations for new structures; (attached)
- Contains use regulations exclusive to the B-1 District (attached)
- Modification of the zoning code is at the discretion of the Village Board.

Title 5; Chapter 9 – Zoning District Regulations of General Applicability

- Contains regulations relating to parking , signage, lighting in the B-1 District.
- Modification of the zoning code is at the discretion of the Village Board.

Title 7, Chapter 2 – B-1 Historic Business District Building Regulations

- Requires Architectural Commission approval of all building permits.
- Establishes the "Long Grove Style" (attached).
- Modification of the village code is at the discretion of the Village Board.

LEGAL NOTICE

VILLAGE OF LONG GROVE, ILLINOIS

NOTICE OF PUBLIC HEARINGS FOR CONSIDERATION OF REQUESTS FOR SPECIAL USE PERMITS FOR PROPERTIES WITHIN THE B-1 HISTORIC BUSINESS DISTRICT CLASSIFICATION AND/OR ADDITIONAL RELIEF NECESSARY AND/OR APPROPRIATE UNDER THE ZONING CODE TO ALLOW STRUCTURES GREATER THAN 5000 SQUARE FEET IN FLOOR AREA ON PROPERTIES LOCATED AT 282, 284, 286, & 288 ARCHER ROAD, LONG GROVE, ILLINOIS. PUBLIC NOTICE IS HEREBY GIVEN that on Tuesday, December 4, 2012 at 7:00 p.m. public hearings 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 petitions for Special Use Permits within the B-1 Historic Business District submitted by the Village of Long Grove to allow structures greater than 5000 square feet in floor area per 5-4-5 (A) (6) of the Long Grove Village Code and/or for additional relief necessary and/or appropriate under the zoning code for properties commonly known as 282, 284, 286 & 288 Archer Road, Long Grove, Illinois, 60047. No reclassification of the subject properties is requested. The subject properties are legally described as follows:

LEGAL DESCRIPTION OF PROPERTIES

SEEKING RELIEF

Lot 2 of the Archer Lots Subdivision being a part of the Southeast Quarter of the Northwest Quarter of Section 30, Township 43 North, Range 11, East of the Third Principal Meridian, within the Village of Long Grove all in Lake County, Illinois. Commonly known as: 288 Archer Road, Long Grove, Illinois, 60047. PIN(s): 15-30-108-011. Lot 3 of the Archer Lots Subdivision being a part of the Southeast Quarter of the Northwest Quarter of Section 30, Township 43 North, Range 11, East of the Third Principal Meridian, within the Village of Long Grove all in Lake County, Illinois. Commonly known as: 286 Archer Road, Long Grove, Illinois, 60047. PIN(s): 15-30-108-010. Lot 4 of the Archer Lots Subdivision being a part of the Southeast Quarter of the Northwest Quarter of Section 30, Township 43 North, Range 11, East of the Third Principal Meridian, within the Village of Long Grove all in Lake County, Illinois. Commonly known as: 284 Archer Road, Long Grove, Illinois, 60047. PIN(s): 15-30-108-008. Lot 5 of the Archer Lots Subdivision being a part of the Southeast Quarter of the Northwest Quarter of Section 30, Township 43 North, Range 11, East of the Third Principal Meridian, within the Village of Long Grove all in Lake County, Illinois. Commonly known as: 282 Archer Road, Long Grove, Illinois, 60047. PIN(s): 15-30-108-007. Persons attending the hearings shall have the opportunity to provide written and oral comments and questions concerning the proposals. The Plan Commission & Zoning Board of Appeals reserves the right to continue any or all of the hearings to a later date, time and place should that become necessary. James M. Hogue Village Planner Village of Long Grove Published in Daily Herald November 16, 2012 (4322071)

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 November 16, 2012 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 [Signature] Authorized Agent

Control # 4322071



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:** Village of Long Grove

Address: 3110 Old McHenry Road, Long Grove, Illinois 60047

Telephone Number: (847) 634-9440 E-mail Address: dlothspeich@longgrove.net

Fax number: (847) 634-9440

Applicant's Interest in Property: Owner

1.2 Owner (if different from Applicant).

Name: SAME

Address: SAME

Telephone Number: SAME E-mail Address: SAME

Fax number: SAME

1.3 Property.

Address of Property: Archer Lot Subdivision 282, 284, 286, & 288 Archer Road.

Legal Description: Attached Parcel Index Number(s): 15-30-108-007, 008, 010, 011.

Present Zoning Classification: B-1 Historic District Size of Property (in acres) Lots 2 & 3; .24 acres, Lots 4 & 5 .238 acres

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

If yes, please identify the ordinance or other document granting such zoning relief: **Fairfield Village PUD; Res. 79-R-18 & Ord. 79-O-38, Reclassification to B-1 District; Ord. 2011-O-01.**

Describe the nature of the zoning relief granted: **SUP to allow structures greater than 5000 in floor area within the B-1 Historic Business District.**

Present use of Property:

Residential _____ Commercial _____ Office _____ Open Space _____ Vacant X

Other (explain):

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

	Zoning Classification	Land Use
North:	R-2 PUD	Residential
South:	R-2 PUD; R-3 Residential	Institutional (Fire Station)\Residential
East:	B-1	Municipal Parking Lot
West:	B-1	Commercial

1.4 Trustees Disclosure.

Is title to the Property in a land trust? Yes _____ No X

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

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

_____ Appeal	_____ Code Interpretation
_____ Variation	<u> X </u> Special Use Permit (non-PUD)
_____ Zoning Map Amendment (rezoning)	_____ 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 Supplemental Information (per specific request):

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

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

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

_____ 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.

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: Marlo Del Percio; H & K	Name: _____
Professional: Village Attorney	Professional: _____
Address: 131 S. Dearborn St. - Chicago	Address: _____
Telephone: 312-715-5758	Telephone: _____
E-mail: marlo.delpercio@hklaw.com	E-mail: _____

Name: _____	Name: _____
Professional: _____	Professional: _____
Address: _____	Address: _____
Telephone: _____	Telephone: _____
E-mail: _____	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

N/A Non-refundable Filing Fee. Amount: \$ 0.00

N/A Planning Filing Fees. Amount: \$ 0.00

N/A Minimum Professional Fee/deposit Escrow. Amount: \$ 0.00

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.

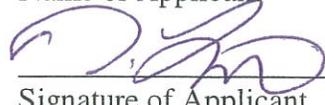
3.2 The Applicant acknowledges that the Village may seek additional information relating to this Application and agrees to provide the Village with such information in a timely manner. Failure to provide such information may be grounds for denying an Application.

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 Owner

Signature of Owner
11/26/12
Date

Name of Applicant

Signature of Applicant
11/26/12
Date



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

FORM “B”

In addition to the information required by the General Zoning Application, the Applicant must provide specific supplemental information as required below for Applications for a Special Use Permit (non-PUD).

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

- (a) A survey, certified by a registered land surveyor, showing existing lot lines and dimensions, lot area, all easements, all public and private rights-of-way, and all streets across and adjacent to the lot (**SEE ATTACHED PLAT OF SUBDIVISION**) .
- (b) A statement concerning the conformity or lack of conformity of the approval being requested to the official comprehensive plan and the official map of the village. When the approval being requested does not conform to the official comprehensive plan or the official map, reasons justifying the approval despite such lack of conformity shall be stated. (**SEE STAFF REPORT**)

Fee Schedule for Special Use Permits (Per 12-12-2 Village Code – Not Applicable) .

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

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

ARCHER LOTS SUBDIVISION

OF PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE
VILLAGE OF LONG GROVE, IN LAKE COUNTY, ILLINOIS.

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

I, _____, VILLAGE ENGINEER FOR THE VILLAGE OF LONG GROVE, ILLINOIS, DO HEREBY CERTIFY THAT THE ANNEXED PLAT HAS BEEN EXAMINED BY ME AND FOUND TO COMPLY WITH THE ENGINEERING REQUIREMENTS AS SET FORTH IN THE SUBDIVISION REGULATIONS OF THE VILLAGE OF LONG GROVE, LAKE COUNTY, ILLINOIS.

DATED THIS DAY OF _____ A.D. 20__

VILLAGE ENGINEER - LONG GROVE

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

I, _____, COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY LAND INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY OF LAKE, ILLINOIS, THIS DAY OF _____ A.D. 20__

LAKE COUNTY CLERK

VILLAGE CERTIFICATE

APPROVED THIS DAY OF _____ A.D. 20__

VILLAGE OF LONG GROVE PLAT OFFICER

VILLAGE OF LONG GROVE CLERK

VILLAGE OF LONG GROVE PRESIDENT

EASEMENT PROVISIONS

THE VILLAGE OF LONG GROVE, LAKE COUNTY, ILLINOIS, ITS SUCCESSORS, AGENTS, ASSIGNS, CONTRACTORS, SUBCONTRACTORS OR ANY OTHER ENTITY OR PERSON DULY DESIGNATED BY THE VILLAGE OF LONG GROVE, JOINTLY OR SEVERALLY, TO PERFORM ANY OF THE NECESSARY WORK ASSOCIATED WITH THE INSTALLATION, OPERATION, MAINTENANCE AND REMOVAL FROM TIME TO TIME, OF FACILITIES USED IN CONNECTION WITH THE WATER SYSTEM, INCLUDING MAINS, MAINHOLES, PIPES, VALVES, STRUCTURES AND OTHER COMPONENTS AND EQUIPMENT BUT EXCLUDING THE SERVICES TO THE INDIVIDUAL BUILDINGS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT AND DESIGNATED AS "VILLAGE ACCESS MAINTENANCE AND WATERMAIN EASEMENT" AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE SUBDIVISION WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE'S. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

OWNER CERTIFICATES

THIS IS TO CERTIFY THAT THE VILLAGE OF LONG GROVE, LAKE COUNTY, ILLINOIS, IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE PLAT HEREON DRAWN AND THAT, AS SUCH OWNER, IT HAS CAUSED SAID DESCRIBED TRACT TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE HEREON DRAWN PLAT AND THAT, TO THE BEST OF ITS KNOWLEDGE AND BELIEF, SAID PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF SCHOOL DISTRICT NUMBER 98, HIGH SCHOOL DISTRICT NUMBER 125 AND THE COLLEGE OF LAKE COUNTY COMMUNITY COLLEGE DISTRICT.

BY: _____ ATTEST: _____

TITLE TITLE

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT _____ AND _____ OF THE VILLAGE OF LONG GROVE, ILLINOIS, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS _____ AND _____

RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID VILLAGE, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ A.D. 20__

NOTARY PUBLIC

OWNER:

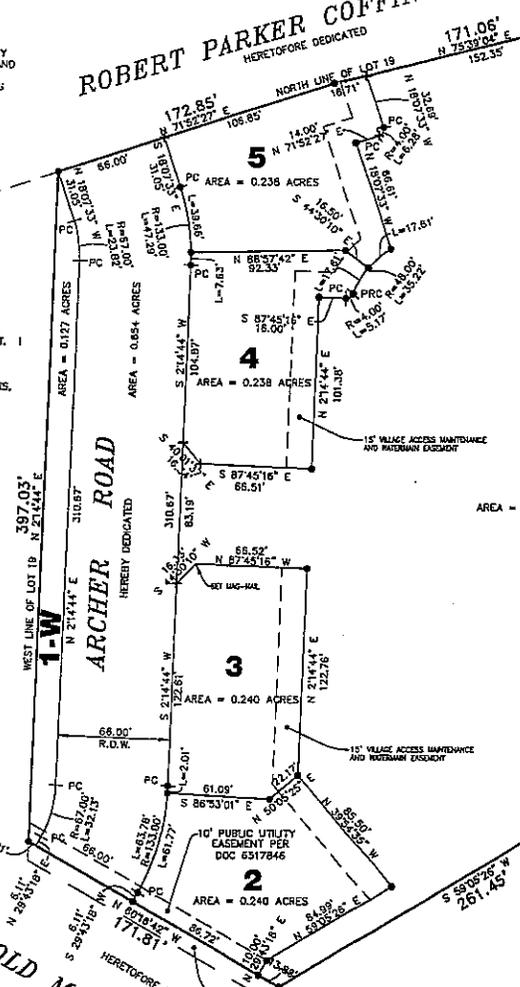
VILLAGE OF LONG GROVE
3110 RFD
LONG GROVE, IL 60047

PROPERTY INDEX NUMBER:
15-30-108-005

ROBERT PARKER COFFIN ROAD
HERETOFORE DEDICATED

ARCHER ROAD
HERETOFORE DEDICATED

OLD McHENRY ROAD
(S.A.R. NO. 32)
HERETOFORE DEDICATED



● = SET 5/8" STEEL PIPE
+ = CUT CROSS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, MARK H. LANDSTROM, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2825 DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 19 (EXCEPT THE SOUTHWEST 10 FEET THEREOF DEDICATED FOR PUBLIC ROAD PURPOSES BY PLAT RECORDED OCTOBER 7, 2009, AS DOCUMENT NUMBER 6229810 AND EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 19; THENCE NORTH, ALONG THE EAST LINE OF SAID LOT, 351.55 FEET; THENCE WEST, AT A RIGHT ANGLE TO SAID EAST LINE, 140 FEET; THENCE SOUTHWESTERLY TO A POINT ON THE SOUTHWEST LINE OF SAID LOT, 440 FEET NORTHWEST OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTHWEST, ALONG SAID SOUTHWEST LINE, 440 FEET TO THE POINT OF BEGINNING) IN FAIRFIELD VILLAGE, BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 4, 1980, AS DOCUMENT 2042548, AND CORRECTED BY CERTIFICATE OF CORRECTION RECORDED APRIL 7, 1980, AS DOCUMENT 2055570, IN LAKE COUNTY, ILLINOIS.

AND THAT THIS PLAT REPRESENTS SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND BEARINGS SHOWN ARE BASED ON GPS MEASUREMENT. I FURTHER CERTIFY THAT NO PART OF THE PROPERTY COVERED BY THIS PLAT OF RESUBDIVISION IS SITUATED WITHIN A SPECIAL FLOOD HAZARD ZONE, AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 17097C0281, HAVING AN EFFECTIVE DATE OF SEPTEMBER 3, 1997. 5/8" STEEL PIPES OR MAGNETIC NAILS ARE SET AT EACH LOT CORNER AS INDICATED. I ALSO HEREBY DESIGNATE THE VILLAGE OF LONG GROVE, ILLINOIS, TO RECORD THIS PLAT OF SUBDIVISION.

DATED AT PALOS HILLS, ILLINOIS, THIS 1ST DAY OF NOVEMBER, A.D. 2011.

MARK H. LANDSTROM
IPLS No. 2825
LICENSE EXPIRES DATE: NOVEMBER 30, 2012

PREPARED BY:

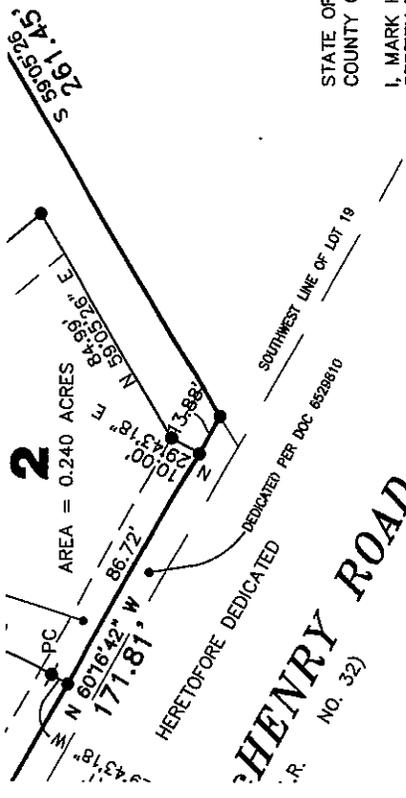
LANDMARK

ENGINEERING LLC

DESIGN FIRM REGISTRATION NO. 154-005577

7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-3737

SURVEY No. 11-09-100-SUB-R2



● = SET 5/8" STEEL PIPE
 + = CUT CROSS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF COOK) SS

I, MARK H. LANDSTROM, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2625 DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 19 (EXCEPT THE SOUTHWEST 10 FEET THEREOF DEDICATED FOR PUBLIC ROAD PURPOSES BY PLAT RECORDED OCTOBER 7, 2009, AS DOCUMENT NUMBER 6529810 AND EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 19; THENCE NORTH, ALONG THE EAST LINE OF SAID LOT, 361.56 FEET; THENCE WEST, AT A RIGHT ANGLE TO SAID EAST LINE, 140 FEET; THENCE SOUTHWESTERLY TO A POINT ON THE SOUTHWEST LINE OF SAID LOT, 440 FEET NORTHWEST OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTHEAST, ALONG SAID SOUTHWEST LINE, 440 FEET TO THE POINT OF BEGINNING) IN FAIRFIELD VILLAGE, BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 4, 1980, AS DOCUMENT 2042549, AND CORRECTED BY CERTIFICATE OF CORRECTION RECORDED APRIL 7, 1980, AS DOCUMENT 2055570, IN LAKE COUNTY, ILLINOIS.

AND THAT THIS PLAT REPRESENTS SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND BEARINGS SHOWN ARE BASED ON GPS MEASUREMENT. I FURTHER CERTIFY THAT NO PART OF THE PROPERTY COVERED BY THIS PLAT OF RESUBDIVISION IS SITUATED WITHIN A SPECIAL FLOOD HAZARD ZONE, AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 17097C0261, HAVING AN EFFECTIVE DATE OF SEPTEMBER 3, 1997. 5/8" STEEL PIPES OR MAGNETIC NAILS ARE SET AT EACH LOT CORNER AS INDICATED. I ALSO HEREBY DESIGNATE THE VILLAGE OF LONG GROVE, ILLINOIS, TO RECORD THIS PLAT OF SUBDIVISION.

DATED AT PALOS HILLS, ILLINOIS, THIS 1ST DAY OF NOVEMBER, A.D. 2011.

LAKE COUNTY, ILLINOIS, IS THE HEREON DRAWN AND THAT, AS SUCH SURVEYED AND SUBDIVIDED AS THE BEST OF ITS KNOWLEDGE AND BELIEF OF SCHOOL DISTRICT NUMBER 198 OF LAKE COUNTY COMMUNITY.

[Signature]
 Village Manager
 TITLE

LAKE COUNTY AND STATE DO HEREBY SHOW TO ME TO BE THE SAME PERSON AND ACKNOWLEDGED THAT THEY ARE FREE AND VOLUNTARY ACT AND AGENT OF SAID VILLAGE, FOR THE USES AND PURPOSES THEREIN.

ATTEST: DECEMBER, A.D. 2011

[Signature]
 MARK H. LANDSTROM
 IPLS No. 2625
 LICENSE RENEWAL DATE: NOVEMBER 30, 2012

PREPARED BY:



DESIGN FIRM REGISTRATION NO. 184-005577
 7808 WEST 103RD STREET
 PALOS HILLS, ILLINOIS 60465-1529
 Phone (708) 599-3737
 SURVEY No. 11-09-100-SUB-R2



Executive Summary

Introduction

This Master Plan concludes a thorough and collaborative planning process. During this process the consultant team evaluated existing resources, analyzed the marketplace, gathered stakeholder input, prepared and presented alternative concepts, refined the preferred alternative, prepared an implementation plan, and documented the final recommendations in this Master Plan report. The project was guided by a diverse group of stakeholders, including the Downtown Task Force, Village staff, elected and appointed officials, property owners, business owners, representatives of other local taxing bodies, State and County officials, and Long Grove residents.

Based on our analysis, we believe Downtown Long Grove has remarkable potential. It has a unique legacy as a special place, a solid base of existing business, attractive but under utilized natural features, and the room to selectively expand its offerings. Most importantly, it has a substantial and wealthy nearby market. In order to take advantage of this highly desirable demographic, the Village should pursue a new comprehensive strategy that fundamentally repositions Downtown in the local marketplace.

New Comprehensive Strategy

Recently, modern and centrally managed shopping centers in nearby communities have targeted the wealthy local market that has developed over the past two decades. At the same time, Downtown Long Grove's sales tax revenues have declined. Downtown also faces the challenge of capturing higher sales from a declining day trip market.

We recommend a strategy in which public and private interests partner to broaden Downtown's overall appeal so that more people are inspired to visit more frequently – especially those who live nearby. The focus of this strategy is to improve the quality, mix, and type of destinations available and to dramatically improve visitor hospitality. A marketing program that clearly communicates Downtown's new image is also needed to elevate awareness and strengthen investor confidence in Downtown's future prospects.

Recommendations

Long-term Vision

Downtown improvements will be led by key public sector projects such as new local streets to improve circulation, reconfigured parking lots to improve appearance and provide locations for new businesses that meet contemporary marketplace requirements, streetscape and wayfinding improvements, and new trails and pedestrian connections designed to make Buffalo Creek a signature destination. Another important feature is a new rich public space in the Triangle Sub-district immediately adjacent to Downtown. This public space, which fronts directly onto Old McHenry Road and connects to recreational facilities along Buffalo Creek, will strengthen Downtown's new image and identity as a desirable destination for children, families, and local residents.

New development and improvements to private properties are also vitally important. New shops and restaurants in the Triangle, Illinois Route 83, and Illinois Route 53 Sub-districts will broaden Downtown's marketplace appeal. Development / redevelopment of highly visible properties within the Historic Core Sub-district will expand the amount of contemporary commercial space and enhance Downtown's image. The most important improvements are those that enhance pedestrian comfort, safety, and hospitality. Safe and comfortable pathways, increased lighting, better signage, and higher quality street furnishings will allow visitors to more easily access and enjoy Downtown attractions for longer hours each day. Long-term improvements should be implemented within the next 3-15 years.

Short-term Opportunities

A number of the public improvements described in the short-term opportunities can be implemented within the next 0-3 years. Short-term opportunities include:

- Review municipal codes and policies – including Planned Unit Development ordinances – and modify as necessary to align with the Master Plan.
- Reconfigure Archer Parking Lot to create new commercial / restaurant space that fronts onto a new local road connecting Old McHenry Road and Robert Parker Coffin Road.
- Determine the appropriate water system improvements for Downtown and create a plan to implement the improvements.
- Implement a signage and wayfinding system that includes Downtown gateway enhancements.
- Create a marketing program that repositions Downtown to align with the recommendations of the Master Plan.
- Develop a phasing plan for streetscape improvements that include paving, lighting, coordinated furnishings, on-street parking, and landscaping.
- Improve the Stempel Parking Lot entrance by the covered bridge.
- Sell or lease newly developed retail lots along new Archer Parking Lot Road.

All those who care about and have contributed to Downtown Long Grove's past successes should be excited about its remarkable potential. It is important to understand that despite the exceptional efforts made by project stakeholders to identify and reach consensus on opportunities and improvements for Downtown Long Grove, redevelopment cannot and should not happen all at once. The availability of funding sources such as revenue from the TIF, land sales, developer assistance, or grants will play a critical role in implementation timing. However, with patience, perseverance, and a focus on continuous and incremental improvement, the goals and objectives of the Master Plan can be achieved. Downtown Long Grove will indeed remain the community's centerpiece for generations to come.

Respectfully submitted,

ESI Consultants, Ltd. / Hitchcock Design Group / Business Districts, Inc. Consulting Team

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 and property owners lack the confidence to make the substantial investments necessary to build business inventories, enhance buildings, and undertake interior modernization 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 well as public improvements by providing certainty about Downtown Long Grove's future. This is a unique opportunity to set standards and review plans at a moment in time when there are not significant pending changes to Downtown's historic core.
- The public sector should lead by example through a program of ongoing and systematic reinvestment in infrastructure and improved public amenities such as parks, festival 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 provided structure and criteria for the alternative strategies created in the second phase of the master planning process. These alternative strategies were presented to the Task Force and public officials and refined into the Long-term Vision detailed in the next section.

Conceptual Strategy Key Features

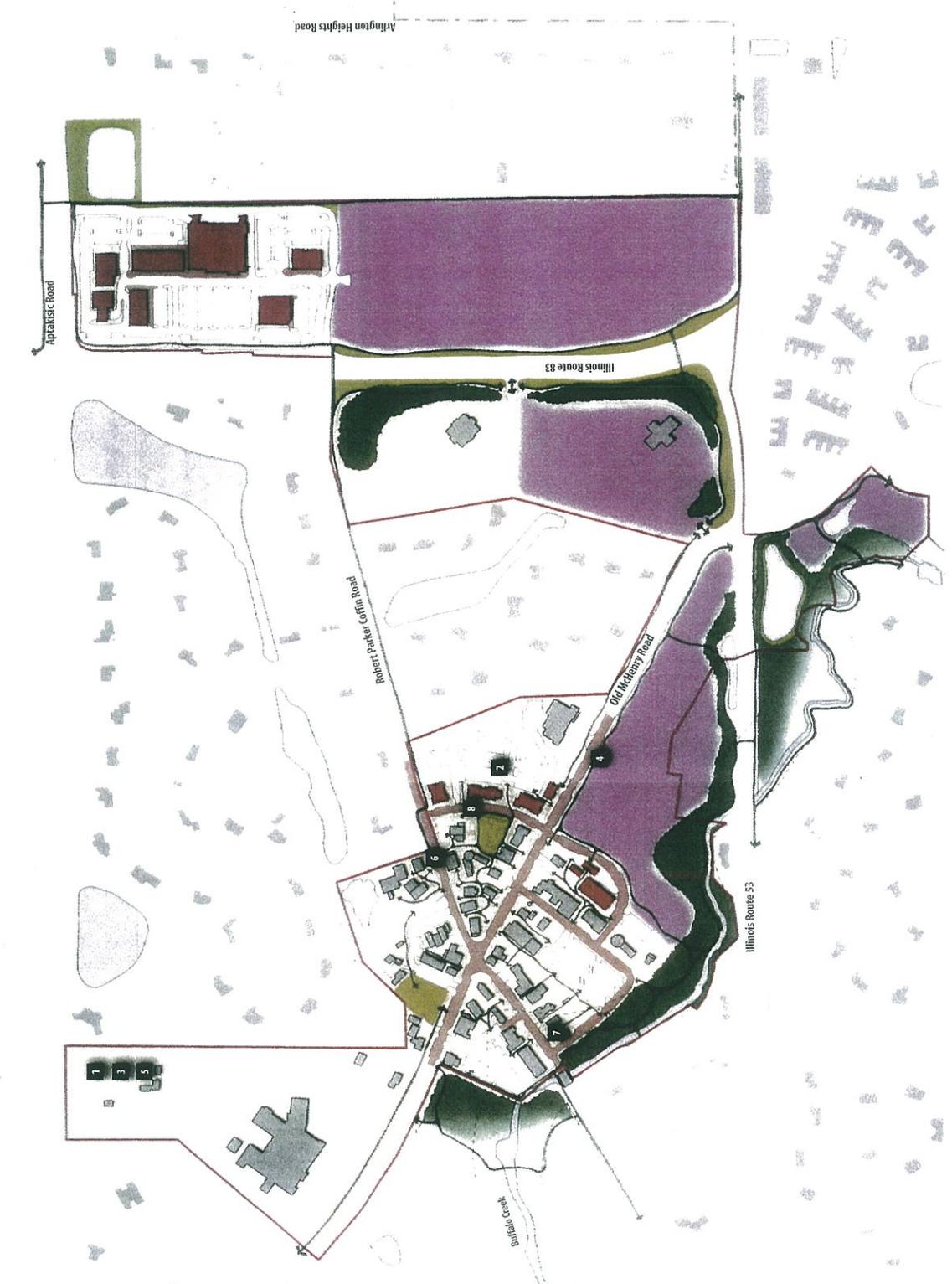
- Improve vehicular connections
- Add convenient parking
- Improve pedestrian circulation, comfort, and safety
- Improve gateways and wayfinding
- Add a children's park or open space
- Facilitate development of new shops and restaurants that meet contemporary business requirements
- Support mixed use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

Recommendations: Short-term Opportunities

- Review municipal codes and policies – including Planned Unit Development Ordinance – and modify as necessary to align with the Master Plan
- Reconfigure Archer Parking Lot to create new commercial / restaurant space that fronts onto a new local road connecting Old McHenry Road and Robert Parker Coffin Road. *Parking lots are conceptual, actual layout to be determined
- Determine the appropriate water system improvements for Downtown and create a plan to implement the improvements
- Implement a signage and wayfinding system that includes Downtown gateway enhancements
- Create a marketing program that repositions Downtown to align with the recommendations of the Master Plan
- Develop a phasing plan for streetscape improvements that include paving, lighting, coordinated furnishings, on-street parking, and landscaping
- Improve the Stempel Parking Lot entrance by the covered bridge
- Sell or lease newly developed retail lots along new Archer Parking Lot road

Short Term Recommendations

- Downtown Long Grove Master Plan
- Project Boundary
- Study Area
- Outside Study Area
- Village of Buffalo Grove
- Existing Development
- Proposed Commercial Development
- Future Development
- Park / Natural Areas
- Open Space
- Proposed / Redesigned Parking Lots
- Enhanced Paving / Streetscape
- Waterway / Pond
- Proposed Pedestrian Paths



Long Grove Downtown Master Plan - Short Term Opportunities