Item #1A:

Report Of The PCZBA Meeting - April 2, 2013

The Preserve's Subdivision - Double G's Restaurant Parking

MEETING AGENDA OF THE
PLAN COMMISSION & ZONING BOARD OF APPEALS
REGULAR MEETING
Tuesday, April 2, 2013 at 7:00 P.M.
Village Hall, 3110 OLD MCHENRY ROAD LONG GROVE, ILLINOIS

1. **Call to Order.**

2. **New Business;** Consideration of a petition for a Special Use Permit within the R-2 PUD District submitted by C.K. Concepts LLC (Mr. George Callas, Manager) to allow modification of the to the previously approved Special Use Permit/ PUD Ordinance 98-O-22 and site plan for lots 68 and 70 within the Preserves PUD, including but not limited to reconfiguration of the parking lot entrance, parking lot expansion, landscaping, parking lot lighting, the addition of approximately 1750 square feet of banquet facility space to be located in the basement of the existing structure as well as the addition of approximately 2,700 square feet of outdoor dining area for Double G's Restaurant and/or additional relief necessary and/or appropriate under the zoning code for properties known as 4868 Illinois Route 83 & 4869 Gilmer Road and zoned under the R-2 PUD District classification within the Village of Long Grove, Illinois.

3. **Approval of Minutes; March 19, 2012 – Postponed Regular Meeting**

4. **Other Business; None**

5. **Adjournment:**

Next Regular Meeting – May 7, 2013 -Village Board Representative; (4/9/13) Commissioner Kazmer.

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.

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.

Village of Long Grove Illinois

STAFF REPORT

TO:	LONG GROVE PLAN COMMISSION
FROM:	JAMES M. HOGUE, VILLAGE PLANNER
DATE:	3/5/13
RE:	PCZBA REQUEST 02-13;

Item: **PCZBA PETITION 02-13**

Status: Petition submitted 3.4.13 Referral by Village Board not required. Filing fees & Escrow have been paid. Legal notice published 3.15.13 and is therefore timely.

History: The property is located on west side of Illinois Route 83, south of Gilmer Road and more specifically at the southwest corner of Route 83 & Gilmer Road and site of the "Double G's Roadhouse" . The property contains 2.0 +/- acres of land area and is presently zoned R-2 PUD.

The property was subdivided in 1998 per Ordinance 98-O-22 as the Preserve Planned Unit Development. This approval made provisions for the restaurant use (previously known as Gridley's and Gridley's Smokehouse) on Lot 70 of this development. Of note, among other things, this approval limited the maximum square footage of the restaurant open to the public to 6000 square feet. This restriction has caused conflict with the "banquet facilities" located in the basement of the structure. Several minor amendments, such as signage, have been made to this approval over time. Poor access and inadequate parking have been identified as issues with this use on this property since at least 2003. Attempts to secure off-site parking, mostly on adjacent Park District property (Lemmon-Hill Ball Fields) were unsuccessful.

In 2003, the property owner, Mr. George Callas, petitioned the village for amendment of the Special Use Permit to allow the use of the basement as a "banquet facility". This request was unsuccessful based largely on the parking and access issues noted above. Mr. Callas had also investigated the possibility of a long term solution to the parking and access issues by acquiring the northern portion of Lot 68 which is west of and adjacent to the existing restaurant site on Lot 70 of the Preserve PUD.

In 2009 the property owner inquired as to the possibility of outdoor dining at this location. Staff responded that this use was not anticipated in original PUD approval and noted a major PUD amendment would be required. Parking was identified as an issue as the outdoor dining area would count as floor area for parking purposes. It was suggested the B-1 District criteria for outdoor dining be used as "benchmark" for such use as these regulations anticipate outdoor dining adjacent to residential areas. A formal request for such use was never submitted however.

The restaurant closed in 2010 and has been vacant since that time. The property owner has recently been successful in negotiating a deal for a portion of the adjacent property (an additional 2 acres) on

Lot 68 to be used for additional parking and access. This action has resulted in the petition presently before the PCZBA.

Proposal: Consideration of a request for a Special Use Permit within the R-2 PUD District submitted by C.K. Concepts LLC (Mr. George Callas, Manager) to allow modification of the previously approved Special Use Permit/ PUD Ordinance 98-O-22 and site plan for lots 68 and 70 within the Preserves PUD, including but not limited to reconfiguration of the parking lot entrance, parking lot expansion, landscaping, parking lot lighting, the addition of approximately 1750 square feet of banquet facility space to be located in the basement of the existing structure as well as the addition of approximately 2,700 square feet of outdoor dining area for Double G's Restaurant and/or additional relief necessary and/or appropriate under the zoning code for properties known as 4868 Illinois Route 83 & 4869 Gilmer Road.

Land Use, Zoning and Locational Data:

1. Proposed Zoning: Special Use Permit for modification of the previous Planned Unit Development (PUD) for Lots 68 & 70 in the Preserve PUD. No reclassification of property is requested.
2. Surrounding Land Uses and Zoning;

Direction	*Existing Use*	*Land Use Plan Designation/Zoning*
NORTH	Open Space	Open Space /OS-R; OS-P (Lemmon-Hill Ball field)
SOUTH	Residential	Residential/ R-2 PUD (The Preserve)
EAST	Residential	Residential / R-1 & R-2 PUD (Edgewood Pond)
WEST	Residential	Residential/ R-2 PUD. (The Preserve)

3. Location; west side of Route 83, south of Gilmer Road; common address of 4868 Illinois Route 83 & 4869 Gilmer Road.
4. Acreage; 4.0 Acres +/- (174,240 Sq. Ft.)
5. Based upon information available through Lake County GIS, the property contains no flood hazard or wetlands on the property.
6. Topography; See attached Map from Lake County GIS.

Zoning Data

	Existing	Proposed	Zoning Code	PUD
Lot Area	87,386 sq. ft. (2.006 Ac.)	87,120 (2.0 Ac.)	R-2 (2 acres)	N/A
Floor Area (Total Floor Area)	14,198 Sq. Ft. (Gross) 7,734 Sq. Ft. – Open to Public including basement	17,470 Sq. Ft. (Gross – including 2,700 sq. ft. of outdoor dining.	N/A	6000 Sq. Ft.*
Lot Coverage (In Square Feet)	1.34 Acres Lot 70 (67%)	1.24 Acres** Lot 68 (62%)	40%	Allows for expansion of footprint for residence by 1000 sq. ft. (Lot 68)
F.A.R.	N/A	N/A	N/A	N/A
Height	N/A	No Change	35'	N/A
Parking	125 spaces	98 spaces***	1 per 3 seats or 10 per 1000 sq. ft. whichever is greater + 1 per employee on largest shift.	Per Site Plan

* 6000 Sq. Ft. of restaurant space "open to the public during normal operations".

** 2 acre portion only – Lot 68 contains 13.1 acres of land area.

*** Plans provide for land banking of an additional 20 spaces.

Yard Requirements (set-backs):

	Existing*	Proposed	Zoning Ordinance**	P.U.D. (Per Site Plan)
Front Yard (North)	17'	No Change	75'	N/A
Front Yard (East)	54.40'	No Change	75'	N/A

Side Yard (West)	**66.22'**	**No Change**	**40'**	**N/A**
Rear Yard (South)	**219'+/-**	**No Change**	**40'**	**N/A**

* **Per Plat of Survey; measured to restaurant structure**
** **R-2 District Standards**

Staff Review/Issues/Conclusions:

Overall Development Plan;

As submitted this plan addresses both of the major issues which have been associated with this use at this location namely parking and access. Slight modification, including the reconfiguration of parking to accommodate outdoor dining, a storage shed, and a restored pathway connection to "Outlot H" are proposed for Lot 70 which contains the restaurant building. No modification to or expansion of the existing building and footprint are requested. Use of the building basement for banquet facilities is also contemplated. Parking as well as the square footage limitation on the restaurant have been major issues associated with this portion of the request.

A two acre portion of Lot 68, immediately west of and adjacent to the restaurant site is proposed for additional parking and access. The parking area will be extensively landscaped including a bioswale/detention area.

Services

a. **Water;** No change proposed or required; the water system as approved with the PUD is adequately sized to provide service to this property.

b. **Sewer;** No change is proposed or required; the property is served by sanitary sewer.

c. **Stormwater;** Stormwater management on Lot 70 remains unchanged and utilizes an existing detention pond which located south of the existing parking area on "Outlot H" of the Preserve PUD. A vegetated bio-swale is proposed to provide stormwater detention for the parking area proposed on Lot 68. These plans have been submitted to the Village engineer for review and approval.

Traffic

Petitioner has submitted a traffic study (attached) for the proposal prepared by Gewalt Hamilton Associates. Although various site plans are referenced the proposed access point to Gilmer Road remains consistent. The traffic study indicates the access point is being moved west 110 feet from the noted in the traffic study. Review of the site plan dated 3.4.13 indicates this access point is approximately 320 feet from the existing access point.

As proposed access to the site would be reconfigured with the existing right-in/right out access point near the intersection of Gilmer Road and Route 83 being removed and full access proposed to the west of the existing access point on a portion of the adjacent Lot 68.

The traffic study notes that access as proposed will provide site distances adequate for the 50 MPH design speed requirement along Gilmer Road in both directions. This study makes the following recommendations regarding this proposal;

- A minimum 50-ft radius should be provided for inbound right turn movements.
- Site access should provide two outbound lanes, marked as a separate right turn and left turn lanes..
- Exiting traffic should be under Stop Sign control.

The site plan as proposed identifies most of the recommended improvements; it appears however a 25' turning radius is shown for inbound right turn movements as opposed to the 50' recommended radius.

As Gilmer Road is under the jurisdiction of the Lake County Department of Transportation (LCDOT), their approval is required for access to Gilmer Road. A letter dated October 22, 2012 is included which indicates access as proposed is acceptable to LCDOT.

This traffic study has also been forwarded to the Village Engineer for review.

Parking

Per the submitted plans a total of 235 parking spaces will be provided for. A net figure of 215 spaces will be provided with 98 new spaces being constructed on a portion of Lot 68. Twenty (20) spaces will be land banked Lot 68, that is identified but constructed at a later date should parking become as issue.

Parking spaces will be 90 degree spaces measuring 16.5 feet x 9 feet (with wheel stops along the perimeter with an aisle width of 24' feet. This is in conformance with the Village Code.

Handicapped spaces on Lot 70 will be relocated opposite of their present location and to the west of the restaurant building to accommodate the proposed outdoor dining.

The Village Code requires parking for restaurants as follows;

Restaurants, standard (except HR district)		1 for each 3 patron seats or 10 for each 1,000 square feet of net floor area, whichever is greater, plus 1 for each employee on the largest work shift

Using this standard, 484 seats are anticipated, including the proposed outdoor dining. 40 employees are utilized on the largest shift. Using these figures 202 spaces (rounded up) would be required. This figure is greater than the "net" floor area which yields 145 spaces (rounded up) including the largest shift criteria.

Petitioner has also submitted several different calculations for parking at this location. Of note is the gross floor area calculation of 215 spaces (rounded up). Parking as proposed meets this number and exceeds parking as required by code. Parking as proposed meets or exceeds parking at this location as required by code based upon these calculations as well.

Lighting

A lighting plan has been submitted (photometrics included). Per the Village Code this proposal would be best considered as "Class 3" lighting although not a perfect match in this classification. All commercial building lighting and parking lot lighting (not anticipated in this class) require AC approval.

Decorative fixtures to match the existing parking lot lighting on Lot 70 are proposed for the new parking area on Lot 68 as well. Height of the fixtures is proposed at approximately twelve (12) feet. Fixtures may be 15' tall as a matter of right. Taller fixtures require AC approval. Uniformity in the lighting fixtures for both the existing and proposed parking area is desirable.

No modification to lighting as it exists on Lot 70 (i.e. the existing restaurant and parking area) are proposed as part of this request.

Twelve (12) 250 watt fixtures with a metal halide light source are proposed for parking lot lighting on Lot 68. Fixture have been located more or less toward the inside perimeter of the proposed parking area thereby minimizing the possibility of glare to adjacent residences particularly to the west of Lot 68. Metal halide light sources are permitted with AC approval; however, light sources over 200 watts are not permitted.

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 AC for "good cause".

Tree Inventory, Removal & Landscaping

As part of the submittal package tree location exhibit and inventory report, as well as a landscape plan are attached. Review and approval of the landscape plan by the AC is also required.

Per this inventory 102 trees are located on the portion of Lot 68 acquired by the petitioner and proposed for parking. Lot 68 is, for the most part, is heavily wooded. However, the portion of the property nearest to Gilmer Road is least wooded portion of the property thereby minimizing impact to trees on the site. Still, the parking lot plan identifies 49 trees for removal. Of note, 12 of the 102 trees inventoried on-site were classified as dead. Most trees inventoried on Lot 68 are classified as being in poor to very poor condition.

It appears that most trees inventoried on Lot 68 are protected species (Basswood, Black Cherry & Burr Oak) per the Village Tree Preservation Ordinance. Basswood appears to be the dominant tree species on-site. Any protected species removed per the Village Tree Preservation Ordinance are subject to the terms and conditions of that ordinance (which was also a condition of the PUD approval for Lot 68). Basswood and Burr Oak trees greater than 10" in diameter and Black Cherry trees greater

than 8" in diameter must be replaced. Per this plan 87" inches (or 29 three inch (3" trees) will be required for tree replacement.

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

A landscaping plan for the parking area on Lot 68 is also included for review. The parking area is proposed to be landscaped around the perimeter utilizing a combination of existing trees (mostly to the south) with berming and landscaping to the east, west and north.

Standards for parking lot landscaping are as follows;

D) Parking Lots:

1. Parking Lot Screening: Every parking lot and structure shall, to the extent hereinafter specified, be screened by a perimeter landscaped buffer yard having a width of at least ten feet (10') or the width of the required yard, whichever is less. The landscaping and screening shall have a minimum height of at least three feet (3').

2. Parking Lot Interior Landscaping: In addition to the requirements set forth in subsection (D)1 of this section, every parking lot containing ten (10) or more parking spaces shall contain at least one tree of two inches (2") or greater in diameter for each ten (10) parking spaces. Such trees may be provided by the preservation of existing trees or the planting of new trees. Each tree shall be surrounded by a landscaped area of at least thirty six (36) square feet. No existing or new tree located more than five feet (5') outside the perimeter of the paved parking area shall be counted in meeting the requirements of this subsection (D)2. All islands in excess of fifty (50) square feet created by curbs or other traffic flow regulators shall be landscaped. Planting islands located within the interior of a parking lot shall be at least six feet (6') in width.

As proposed this standard appears to be exceeded. Additionally, a berm is contemplated along the west end of the property (nearest to the residences) of 7 feet in height as measured from the parking lot driveway. A fence, as well as landscaping on top of the berm is proposed to minimize any potential impact to the residential properties to the west (See cross-section A-A – attached). The detention/ bio-swale area in the center of the parking area is proposed to be planted with "bio-swale seed plugs" within the actual detention (wet) area and a prairie seed mix around the perimeter. The composition of the seed mixes have yet to be determined.

Signage

Additional signage has been contemplated but no sign proposal has been submitted. Any additional signage (as well as any exterior alterations contemplated for the exterior of the restaurant structure) will require Architectural Commission review and approval.

Village Comprehensive Plan

Commercial development has not played a major role in the evolution of the Village of Long Grove. However, the plan recognizes that certain parcels within the corporate limits of the Village may be

uniquely suited to commercial development. The Village Comprehensive Plan does not specifically identify commercial development on this site. The site has, however, historically been utilized for commercial purposes and was considered in the context of a PUD and, as such, planned for as a part of the larger Preserve PUD.

Relief Requested by the Petitioner

As previously noted the restaurant use at this location was approved by Ordinance 98-O-22. Petitioner is seeking relief from certain provisions of this ordinance (specifically paragraphs 13 & 14 – attached) as they relate to this proposal. Relief required/request from this ordinance is as follows;

- The use of a portion of Lot 68 for purposes other than single family residential purposes;
- The division of Lot 68; (northerly 2 acres only).
- An additional 4,455 +/- square feet of "net" restaurant area (basement & outdoor dining).
- Site plan modifications for access, parking, outdoor dining & the storage shed.

Standards for Special Use

The Standards for Special Use as identified in the Village Code are included below. The PCZBA should determine that these standards have been met as they relate to this request.

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;

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

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

(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; and

(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.

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.

(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.

(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.

Staff also suggests that the PCZBA consider the B-1 District Standards for the Outdoor Dining portion of the request. These are listed below. Although the property is not part of the B-1 District, the B-1 district does anticipate outdoor dining adjacent to residential uses. As the property in question is bounded on the south and west by residential land uses the standards listed below appear appropriate to consider in relation to the outdoor dining portion of the request.

3. Outdoor dining use that is ancillary to a primary restaurant use and that is conducted within or on a permanent structure that is located higher than grade level, subject to compliance with the license requirements of section 3-7-1 of this code and the following:

(a) The outdoor dining use must be an integral part of the principal use.

(b) The outdoor dining area may only be in use during the hours that the primary restaurant use is in operation, but in no event shall the outdoor dining area be in use between the hours of eleven o'clock (11:00) P.M. and eight o'clock (8:00) A.M., unless otherwise approved by the village board.

(c) Unless otherwise provided in the special use permit upon good cause shown, the operation of the outdoor dining use shall not eliminate any required open space, green areas, or parking spaces, and the use of the outdoor dining area shall comply with the off street parking requirements of section 5-9-4 of this title. The outdoor dining area shall be considered as part of the principal use when determining the maximum floor area permitted in footnote 8 of the table in section 5-4-10 of this chapter.

(d) The principal use must have adequate restrooms for the additional capacity. If the village determines that the additional capacity of the outdoor dining use necessitates additional public restrooms, such additional restrooms shall be provided. In addition, any such additional capacity shall be subject to the approval of the fire marshal.

(e) No music or amplified sounds shall be permitted in the outdoor dining area, unless otherwise approved by the village board.

(f) Any outdoor dining area illumination system shall be subject to the review and approval of the architectural board.

(g) Foodstuffs and beverages sold or delivered in the outdoor dining area must be consumed on site.

(h) If the special use would be in proximity to a residential use, mitigating strategies may be required, dependent upon distance to the residential use, intervening structures, the proposed hours of operation, and other pertinent factors.

The PCZBA is also reminded conditions may be placed on a request for special use as follows;

Conditions On Special Use Permits: The plan commission may recommend and the board of trustees may impose such conditions and limitations concerning use, construction, character, location, landscaping, screening, and other matters relating to the purposes and objectives of this title upon the premises benefited by a special use permit as may be necessary or appropriate to prevent or minimize adverse effects upon other lots and improvements in the vicinity of the subject lot or upon public facilities and services. Such conditions shall be expressly set forth in the ordinance granting the special use. Violation of any such condition or limitation shall be a violation of this title and shall constitute grounds for revocation of the special use permit.

Conclusions;

Parking and access have been noted as issues with the use of this property for restaurant purposes for number of years. These constrains have also been noted as impediments to the viability of the restaurant operation as well.

The plans submitted by the petitioner serve to address both of these issues. Plans appear to be well thought out and strive to minimize impacts to abutting property and in particular residential properties to the south and west. Parking and landscape improvements as proposed meet or exceed the requirements of the Village Code.

The location of the proposed parking area on Lot 68 is such that impact to the largely wooded lot is minimized. The northerly two (2) acres is principally vacant grassland with few trees on this portion of the property. Arguably, the bio-swale and landscaping proposed to surround the parking area could be considered an improvement over the "natural" state of the area in its present configuration.

The petitioner is seeking relief from the previous conditions of approval per the Preserve PUD- Ord. 98-O-22. Most notably these include the change in use and division of a portion of Lot 68 and the expansion of the restaurant use beyond the previously established maximum of 6,000 square feet for both the basement banquet facility and outdoor dining.

The PCZBA should consider the relief requested from the previous approval in contrast to benefit of having the proposed use at this location as well as impacts to abutting residential uses. The standards for Conditional uses as well as the outdoor dining standards should be considered in the evaluation of the proposal as well.

Respectfully Submitted,

James M. Hogue

James M. Hogue, Village Planner

~~phase of development and type of improvement, and shall be subject to partial reductions in the face amount as distinct phases of each improvement are completed, and shall be released upon satisfactory completion of each improvement covered. The Village will withhold ten percent (10%) of the improvement cost in the form of a letter of credit for 12 months after installation and approval by the Village Engineer of all improvements. This 10% will be released after final inspection and approval by the Village Engineer.~~

13. The existing restaurant may be maintained and operated and the total footprint of the restaurant building, as it may be remodeled, replaced, or enlarged from time to time, shall not exceed 6,000 square feet open to the public during normal operations. The restaurant shall be a "sit-down" operation with not more than 10% of gross sales for food or beverages not consumed on the premises ("take-out"). There shall be no drive-up window for ordering or delivery of foodstuffs. The parking and driveway configuration shall conform to the Site Plan. In the event that the exterior facade is to be remodeled or the existing structure is to be replaced, then, in either of those events, the resulting structure shall conform with the Long Grove Style standards set forth in Section 7-2-4 of the Village Code and shall be subject to the prior review and approval of the Architectural Board.

14. Improvements to Lots 68 and 69 shall be limited to the existing single family residence and the existing guest house on lot 68 (provided that either but not

both of the existing structures may be expanded by increasing the footprint no more than 1,000 square feet as measured from the outside perimeter of the structure expanded) and one single family residence on lot 69, which shall be located within the building envelope. Lots 68 and 69 shall not be subdivided. These lots shall be subject to the tree preservation standards of the Village.

15. The total width of the road, which is to be constructed between the southerly boundary of lot 69 and the southerly boundary of the PUD, including pavement surface, any curbs, drainage, and utilities, shall not exceed 25 feet. Neither the initial construction nor any subsequent maintenance shall disturb any area beyond the permitted 25 foot width for this road right of way.

16. The park site shall be conveyed in fee simple, free and clear of any liens or encumbrances, by warranty deed to the Long Grove Park District prior to, at the time of final plat approval, or within 7 days of recording the final PUD plat. The park site shall not be altered, changed, or disturbed prior to conveyance to the District, except for the installation, operation, and maintenance of roads, utilities, or other improvements, within the easement areas designated on the final PUD plat, as indicated on the final engineering plans, which have been approved by the Village Engineer. Within 7 days of recording the final PUD plat, the Petitioner shall cause a title insurance policy to be issued in acceptable form to the Village and the District by Chicago Title Insurance Company with the Long Grove Park District as the insured in the amount of $1,000,000.00 for the park conveyance.

Division of Transportation

Paula J. Trigg, P.E.
Director of Transportation/County Engineer

600 West Winchester Road
Libertyville, Illinois 60048-1381
Phone (847) 377-7400
Fax (847) 984-5888

LakeCounty

Access Relocation
Gridley's Grill
Gilmer Road

RECEIVED
OCT 25 2012
VILLAGE OF LONG GROVE

October 22, 2012

Mr. George Callas
1791 Happ Road
Northbrook, IL 60062

Dear Mr. Callas:

We are in receipt of your application for access to Gilmer Road to relocate your existing access on Gilmer Road. You are proposing to relocate your access to the west on Gilmer Road in order to convert the existing right-in/right-out only access to a full access. Based upon the geometry provided by Christopher B. Burke Engineering, Ltd. it appears that this can be accomplished by relocating the access point to the location shown in the drawing that was submitted on October 18, 2012. It is our understanding you are purchasing property to the west to accomplish this access relocation. You may proceed in the Division's Major Access Permit process that would result in the existing restricted access being removed and a new access drive being created on Gilmer Road.

Should you have any questions or wish to have another meeting with us and your engineer, do not hesitate to contact me at 847-377-7400.

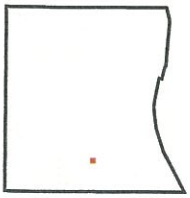
Very truly yours,

Betsy A. Duckert

Betsy A. Duckert, P.E.
Principal Civil Engineer

Cc: Michael Ziegler, CBBEL
David Lothspeich, Village of Long Grove

Lake County, Illinois



LakeCounty
Geographic Information System

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

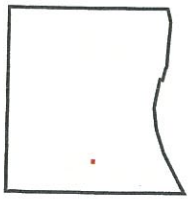
Map Printed on 03/06/2013

N

2010 Aerial Photography
Lake County Border
Streams
Tax Parcels

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

Lake County, Illinois



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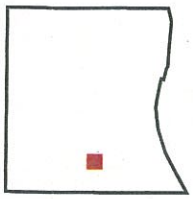

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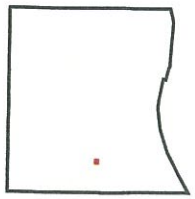
Lake County, Illinois



LakeCounty
Geographic Information System

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

Map Printed on 03/06/2013

N

2010 Aerial Photography
Forest Preserves
Lake County Border
Streams
Tax Parcels

Disclaimer

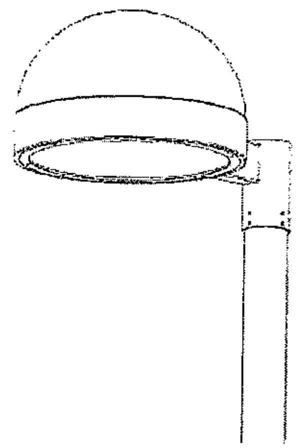
The selected soil feature layer may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This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

RONDELLA

ROND 2 Dome Top

STANDARD FEATURES

- Two sizes - 17" and 22" diameter
- Two piece heavy gauge spun aluminum domed housing
- Die-cast lens frame and door secured by 1/4 turn captive fasteners
- Tempered clear glass flat lens
- Segmented high performance reflector systems available
- Lamp is mounted horizontally
- Field rotatable optics



ORDERING CODE GUIDE

SERIES – MODEL – SIZE – LAMP ❶ – VOLT – OPTICS ❷ – COLOR – MOUNTING – OPTIONS

SIZE
- Small = 17"
- Medium = 22"

LAMP ❶
- 70HPS
- 100HPS
- 150HPS
- 70MH
- 100MH
- 150MH
- 175MH
- 250MH

VOLT
- 120
- 277
- 347

OPTICS ❷
- 2 = Type II
- 3 = Type III
- 4 = Type IV
- 5 = Type V

COLOR

TEXTURED FINISHES
- TAL = textured aluminum
- TBK = textured black
- TBZ = textured bronze
- TWH = textured white

SMOOTH FINISHES
- AL = aluminum
- BK = black
- BY = buttercup yellow
- DBZ = dark bronze
- DO = deep orange
- EG = emerald green
- RB = royal blue
- RR = rich red
- WH = white

RAL colors available

MOUNTING
- WMB1 = wall mount bracket
- WMB2 = wall mount bracket

POLE ARM MOUNTS ❸ (see reverse for details)
- PAM = pole arm mount
- PAM2/180 = 2 arms at 180°
- PAM2/90 = 2 arms at 90°
- PAM3/120 = 3 arms at 120°
- PAM4/90 = 4 arms at 90°

OPTIONS
- CL = convex lens consult factory

Notes:
❶ Not all voltages are available for all lamp types, please consult factory
❷ Applicable with clear glass lens only
❸ Please indicate size of pole when ordering

PACE

Project Summary / Narrative

The petitioner is George Callas as the manager of CK Property Concepts, LLC, which is the owner of the property where Double G's Roadhouse (formerly Gridley's Restaurant) is located at 4868 RFD Route 83. This is Lot 70 in The Preserve at Long Grove. The restaurant was approved in 1998 as part of P.U.D. Ordinance 98-0-22.

The petitioner proposes to amend P.U.D. Ordinance 98-0-22 to allow for the re-subdivision of the adjacent Lot 68 so that the petitioner may purchase two acres on Lot 68 and relocate the drive-way access on Gilmer Road further to the west and expand the parking field. In addition, the petitioner is requesting the total square footage of the restaurant open to the public be increased pursuant to the P.U.D. from 6,000 square feet to add approximately 1,752 square feet located in the basement of the building and used for banquets and approximately 2,700 square feet for the use of the outside patio area for outdoor dining. As such, the petitioner is also requesting a Special Use Permit for the outdoor dining.

The proposed relocation of the existing Gilmer Road driveway has been approved by the Lake County Department of Transportation to allow for a full access (right, left turns in and out) to the property. The existing restricted access on Gilmer Road will be removed when this new access becomes operational.

Within the 2-acre purchase parcel, the petitioner proposes to expand the parking field for the restaurant site. The existing restaurant site has approximately 126 parking spaces and loses nine parking spaces with the expansion of the outdoor patio for dining. The proposed parking field expansion will allow for 214 total parking spaces, with an additional 20 land-banked spaces available for future construction if needed, which would bring the site total to 234 parking spaces. Storm water management for the parking lot expansion will be handled in a central bioswale storage area, which will encourage storm water treatment and infiltration.

The petitioner is also requesting that the existing basement within the existing restaurant be approved for banquet use simultaneously with the current restaurant and outside dining. With the proposed parking lot expansion, adequate parking would be available to accommodate the use of the basement for banquet use. The built-out area in the basement proposed for banquet use is approximately 1,752 square feet and can accommodate approximately 78 seats.

The existing restaurant also includes a patio area at the front of the restaurant for outdoor seating use. The petitioner now proposes to expand this patio area by removing the existing handicapped parking spaces in front of the restaurant and expanding the existing front patio area to approximately 2,700-sf. This proposed outdoor seating area would accommodate up to approximately 72 seats.

Parking calculations are included in the submittal demonstrating that the proposed parking lot capacity is adequate to accommodate all of the requested modifications, with additional spaces available beyond these requirements. No new construction will be done within the restaurant; the only modifications proposed are the expansion of the outdoor seating area and parking lot and driveway access construction.

Also please note the petitioner is proposing to construct a storage shed on his Lot 70 property for storing landscaping equipment. While this proposal does not necessarily trigger PUD amendment, we are including it in this request for full disclosure.

Standards for Special Use found in zoning code

The request for Outdoor Dining requires a Special Use Permit. The criteria per Section 5-11-17(e)(1) of the zoning code are as follows:

a. *It is deemed necessary for the public convenience at that location.* This will be the only outdoor dining area in the immediate vicinity of this facility as it will provide an amenity of public convenience to the surrounding neighbors and their families.

b. *It is so designed, located and proposed to be operated that the public health, safety and welfare will be protected.* The facility will be designed to be in conjunction with the existing restaurant and is located where the existing outdoor patio was. All local, state and federal guidelines will be adhered to in operating the facility so that the public health, safety and welfare will be protected.

c. *It will not cause substantial injury to the value of other lots in the neighborhood in which it is located.* The outdoor dining should have no impact on the surrounding neighbors as it will only be operated in conformance with all Village, state and federal codes so as to have no impact on surrounding property owners.

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.* This outdoor dining will be part of the Planned Development known as The Preserve at Long Grove and, as such, any recommendations of the Plan Commission will be adhered to in its operation.

e. *Owner can demonstrate, to the satisfaction of the village, it has the capability and capacity, including, without limitation, the technological, personnel, and financial resources, to complete the project as proposed.* The owner of this property has had a previous operation here and owns the facility, and the addition of the outdoor dining area is well within the capacity of the owner who erected and operated the original facility.

Conformity with Comprehensive Plan

The Village's Comprehensive Plan designates the property R2 (Residential, Minimum 2 Acre Lots). The property is presently zoned R2 PUD.

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: CK PROPERTY CONCEPTS, LLC (GEORGE CALLAS, MANAGER)

Address: 1791 HAPP ROAD, NORTHBROOK, IL 60062

Telephone Number: 847-421-9033 E-mail Address: gatsbyspub@att.net

Fax number: 847-253-3928

Applicant's Interest in Property: OWNER (LOT 70)/CONTRACT PURCHASER (PT. LOT 68)

1.2 Owner (if different from Applicant).

Name: DANIEL T. ZIZZO (PT. LOT 68)& GEORGE CALLAS (LOT 70)

Address: 4869 GILMER ROAD, LONG GROVE, IL 60047 (ZIZZO)

Telephone Number: _____ E-mail Address: _____

Fax number: _____

1.3 Property.

Address of Property: RFD 4868 ROUTE 83 (LOT 70) & 4869 GILMER ROAD (LOT 68)

Legal Description: Please attach Parcel Index Number(s): 15-18-200-021 & 15-18-206-001

Present Zoning Classification PUD Size of Property (in acres) 4.0 ac.

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

If yes, please identify the ordinance or other document granting such zoning relief: 98-0-22

Describe the nature of the zoning relief granted: ORIGINAL PUD: THE PRESERVE AT LONG GROVE

Present use of Property:

(LOT 70) (LOT 68)

Residential _____ Commercial X Office _____ Open Space _____ Vacant X

Other (explain) _____

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

	Zoning Classification	Land Use
North:	OS-R	VACANT
South:	R2-PUD	RESIDENTIAL
East:	R1	RESIDENTIAL
West:	R2-PUD	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)

_____ Zoning Map Amendment (rezoning)

_____ Zoning Code Text Amendment

_____ Preliminary PUD Plat

X ~~Final PUD Plat~~ Ammend PUD Ordinance

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"

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

_____ Zoning Code Text Amendment: See Form "D"

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

__X__ ~~Final PUD Plat:~~ See 5-11-18(D)(3) of the Zoning Code and Form "F"
Ammend PUD Ordinance

** The scope and detail of information shall be appropriate to the subject matter of the Application, with special emphasis on those matters likely to be affected or impacted by the approval being sought in the Application. Information required in the application shall be considered the minimum information required for filing an application. Additional information including but not limited to graphic depictions, environmental impacts, plans for sewer and water service and storm water management, photometric plans, traffic studies and effects on property values, among others, should also be considered and may be helpful in detailing the Application.

<u>Special Data Requests</u>. In addition to the data and information required pursuant to this Application, every Applicant/Owner shall submit such other additional data, information, or documentation as the

building superintendent or any board or commission before which the Application is pending may deem necessary or appropriate to a full and proper consideration and disposition of the particular Application.

1.8 Consultants.

Please provide the name, address, and telephone number of each professional or consultant advising Applicant with respect to this Application, including architects, contractors, engineers or attorneys:

Name: GEORGE MAURIDES
MAURIDES FOLEY LLC
Professional: ATTORNEY
Address: 33 N. LASALLE, STE 1910
CHICAGO, IL 60602
Telephone: 312-332-6500
E-mail: gmaurides@maurides.com

Name: MIKE ANDERSON
HAEGER ENGINEERING
Professional: SURVEY / CIVIL
Address: 1304 N. PLUM GROVE RD
SCHAUMBURG, IL 60173
Telephone: 847-394-6600
E-mail: mike-a@haegerengineering.com

Name: BILL GRIEVE
GEWALT HAMILTON ASSOC.
Professional: TRAFFIC CONSULTANT
Address: 850 FOREST EDGE DRIVE
VERNON HILLS, IL 60061
Telephone: 847-478-9700
E-mail: bgrieve@gha-engineers.com

Name: KARL KROGSTAD
KROGSTAD LAND DESIGN
Professional: LANDSCAPE ARCHITECT
Address: 1523 SANDALWOOD LANE
CRYSTAL LAKE, IL 60014
Telephone: 815-529-1511
E-mail: krogstad@landdesignlimited.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

X Non-refundable Filing Fee. Amount: $_____

X Planning Filing Fees. Amount: $_____

X Minimum Professional Fee/deposit Escrow. Amount $_____

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.

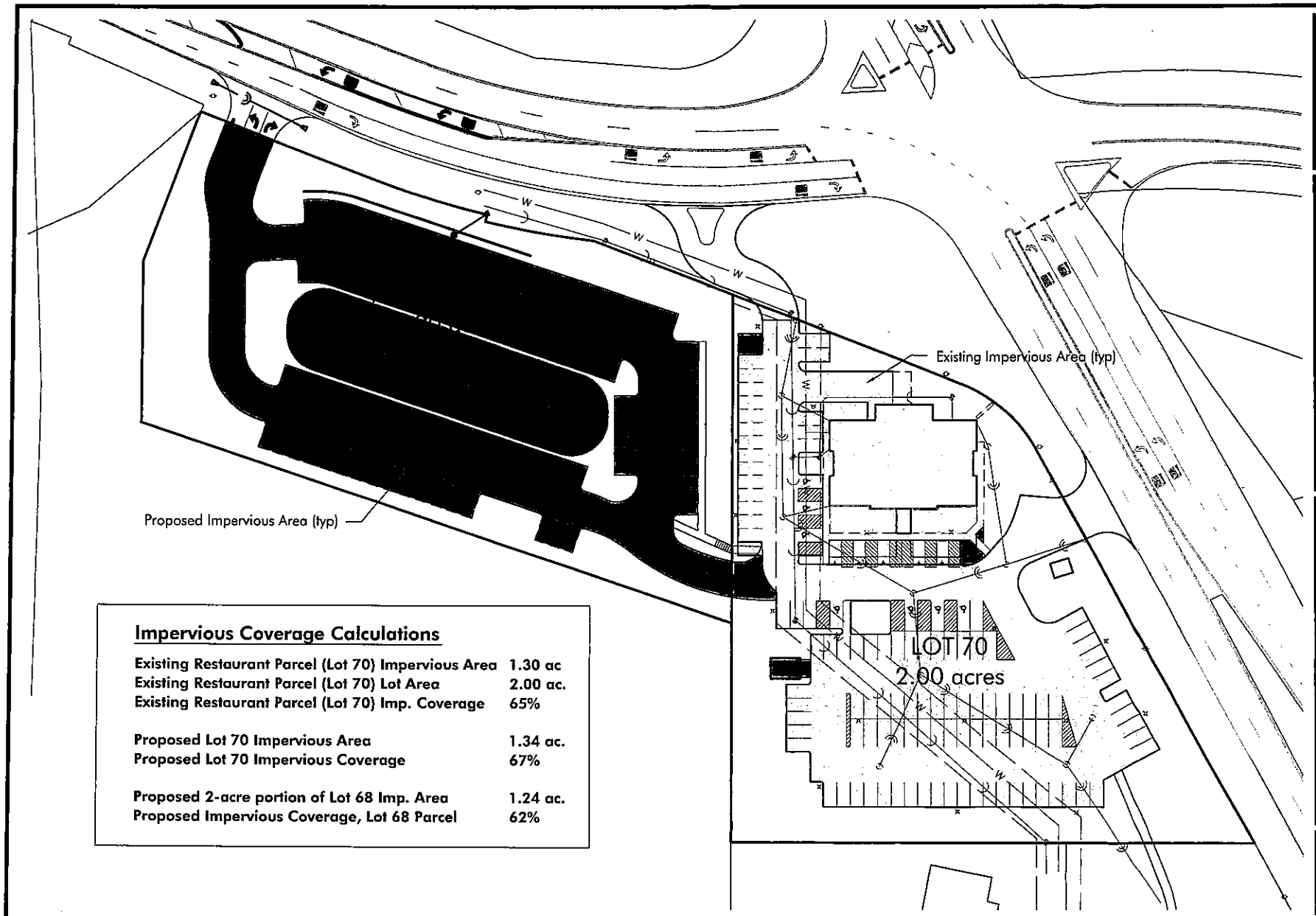
3.5 **The Owner, Applicant, and/or designated representative is *required* to be present during the meeting.**

DANIEL ZIZZO	GEORGE CALLAS
Name of Owner	Name of Applicant
Signature of Owner Date	Signature of Applicant Date

All Fees to be paid by George Callas in application to Village.

DAN ZIZZO

GEORGE CALLAS



Impervious Coverage Calculations

Existing Restaurant Parcel (Lot 70) Impervious Area	1.30 ac
Existing Restaurant Parcel (Lot 70) Lot Area	2.00 ac.
Existing Restaurant Parcel (Lot 70) Imp. Coverage	65%
Proposed Lot 70 Impervious Area	1.34 ac.
Proposed Lot 70 Impervious Coverage	67%
Proposed 2-acre portion of Lot 68 Imp. Area	1.24 ac.
Proposed Impervious Coverage, Lot 68 Parcel	62%

NORTH

0 60

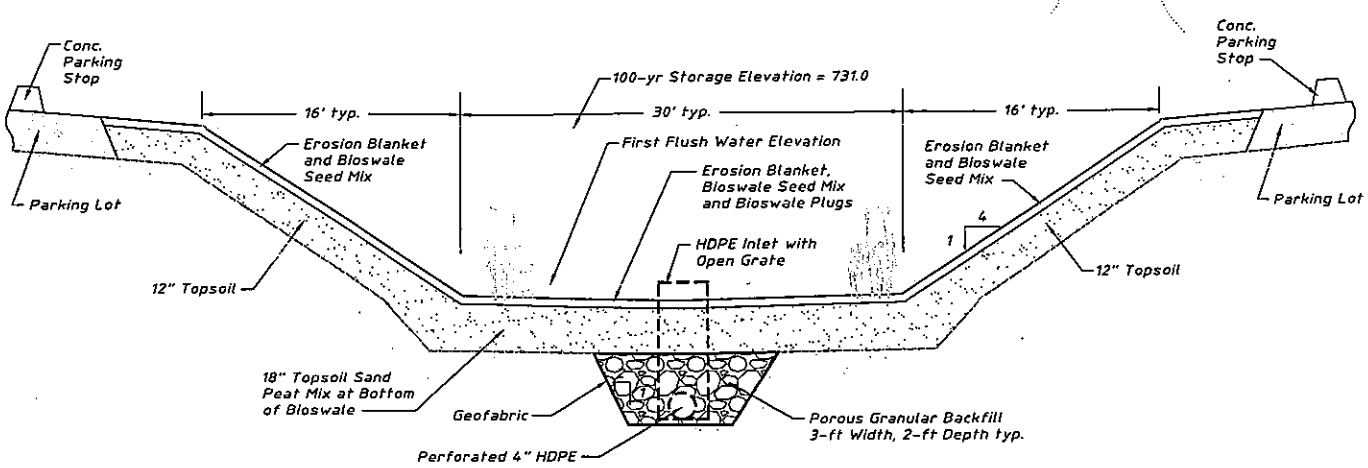
Scale: 1" = 60'

HAEGER ENGINEERING
consulting engineers • land surveyors
1304 N. Plum Grove Road, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

IMPERVIOUS COVERAGE EXHIBIT

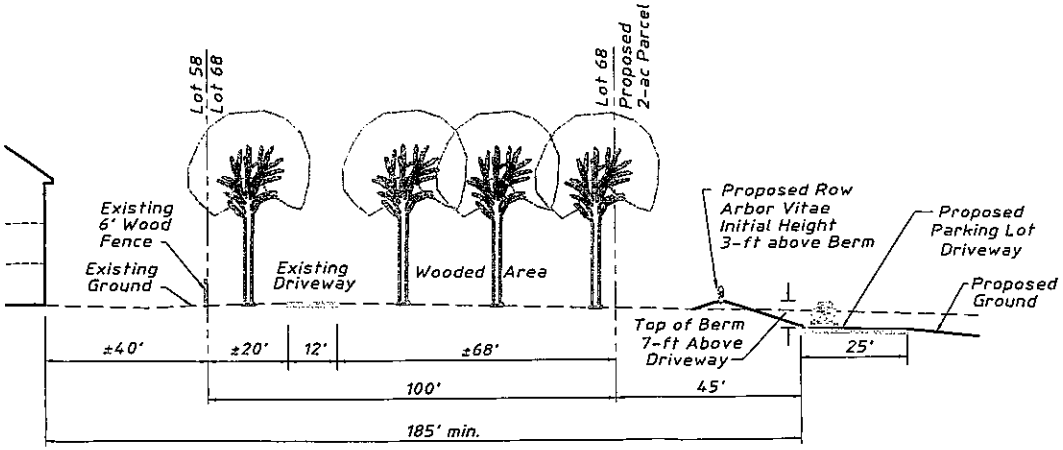
PARKING LOT EXPANSION
DOUBLE G'S ROADHOUSE
LONG GROVE, IL

Project Manager: MLA
Engineer:
Date: 3-11-13
Project No. 13-001C
Sheet 1/1



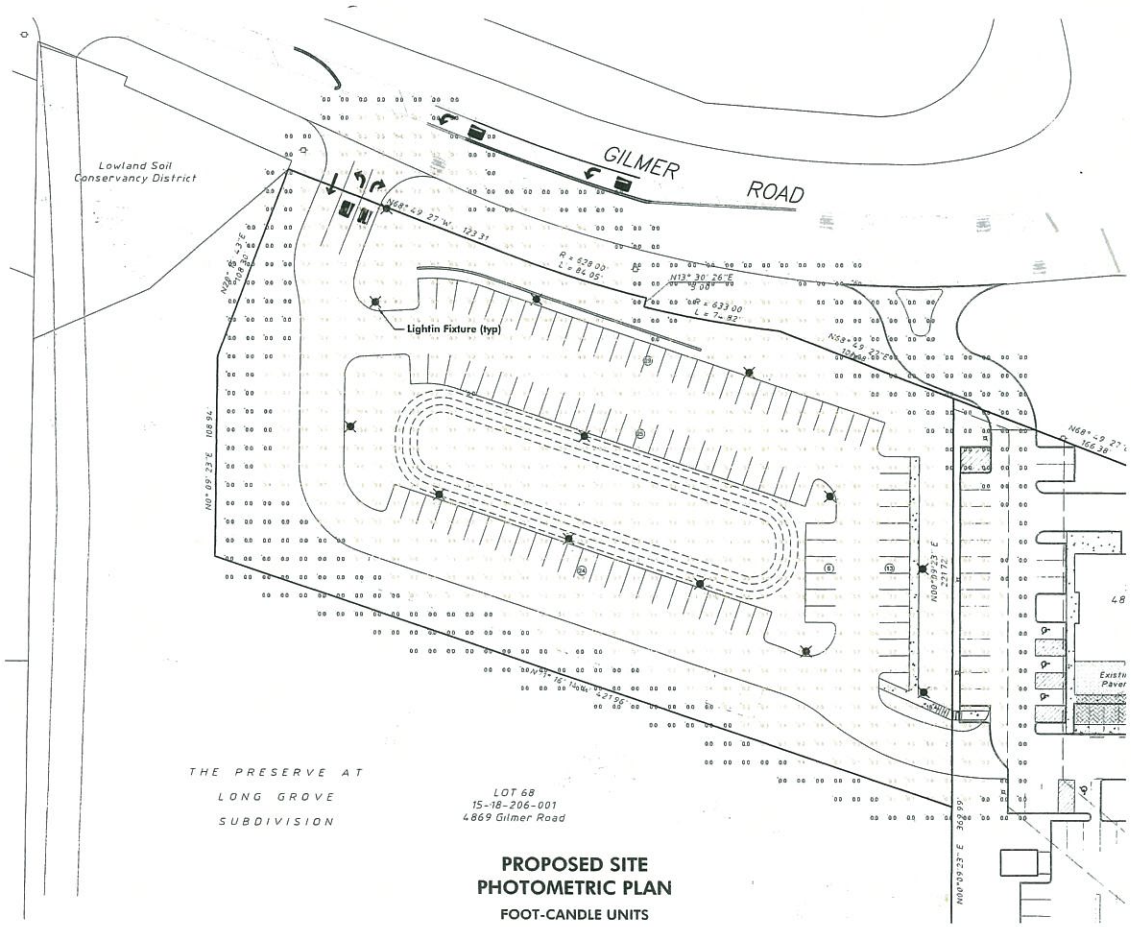
BIOSWALE DETENTION STORAGE AREA

NOT TO SCALE



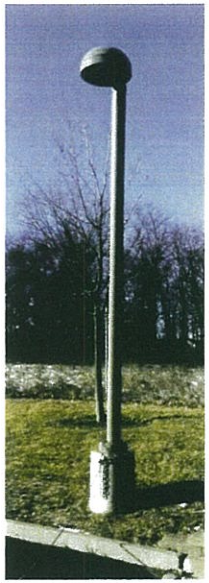
CROSS-SECTION A-A

HORIZ & VERT: 1" = 30'



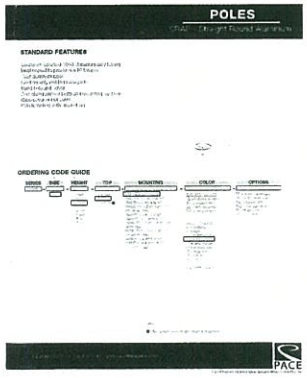
PROPOSED SITE PHOTOMETRIC PLAN

FOOT-CANDLE UNITS



EXISTING LIGHTING FIXTURE IN PARKING LOT

MATCH STYLE, HEIGHT, COLOR



NORTH

Scale: 1" = 40'

No.	Date	Revision

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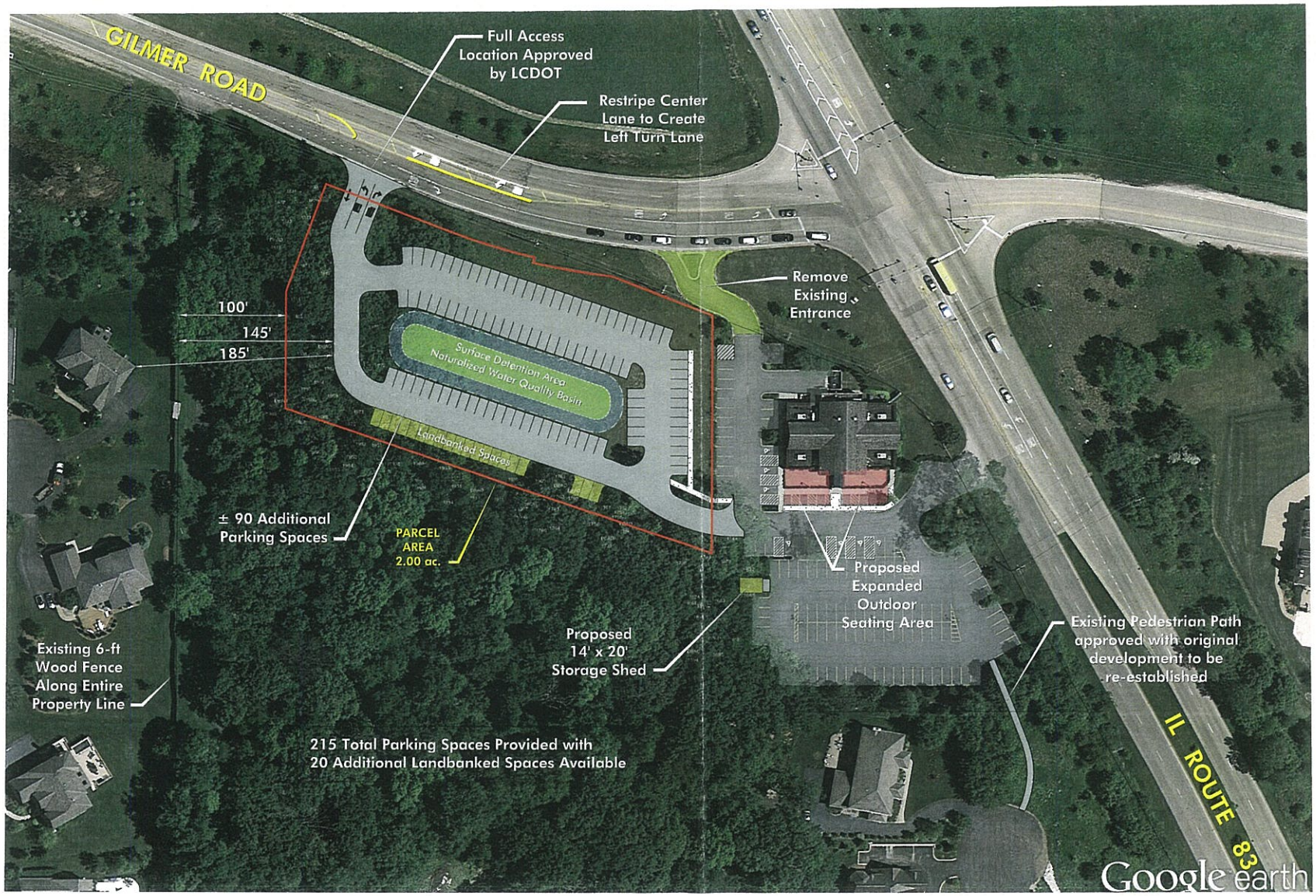
www.haegerengineering.com

SITE LIGHTING PLAN
PARKING LOT EXPANSION
PARKING LOT EXPANSION
DOUBLE G'S ROADHOUSE
LONG GROVE, IL

Project Manager: MLA
Engineer: JAC
Date: 3-4-13
Project No. 13-001C
Sheet 1/1



NORTH

0 40

Scale: 1" = 40'

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1304 N. Plum Grove Road, Schaumburg, IL 60173 · Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm license No. 184.003152
www.haegerengineering.com

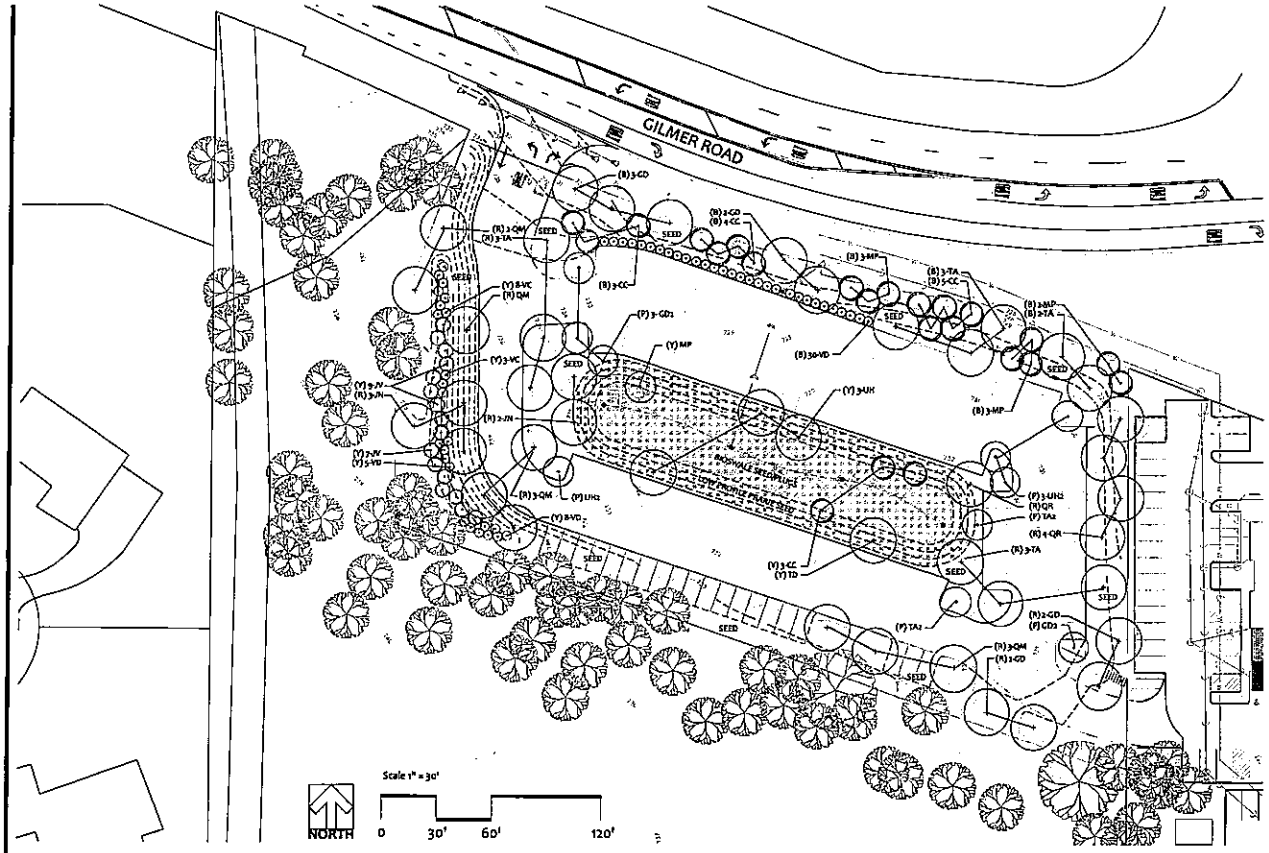
SITE PLAN EXHIBIT

DOUBLE G'S ROADHOUSE
LONG GROVE, IL

Project Manager: MLA
Engineer:
Date: 2-28-13
Project No. 13-001
Sheet 1/1

© 2013 Haeger Engineering, LLC

Plot Date: Mar 02, 2013 - 1:18pm Plotted By: mike a
File Name: P:\2013\13001\Drawings\Preliminary\13001C Color Site Plan.dwg



BUFFER PLANT MATERIALS LIST - 20' wide buffer @ 333 lf @ 1 unit/ 100 lf = 3.33 units

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
		CANOPY TREES: 10 required - 10 provided			
(B) GD	5	Gymnocladus dioicus	Kentucky Coffee Tree	3"	Central Leader
(B) TA	5	Tilia americana	Basswood	3"	Central Leader
		UNDERSTORY TREES: 20 required - 20 provided			
(B) CC	12	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	2"	
(B) MP	8	Malus 'Prairiefire'	Prairiefire Crabapple	2"	
		SHRUBS: 30 required - 30 provided			
(B) VD	30	Viburnum dentatum	Arrowwood Viburnum	36"	4' O.C.

YARD PLANT MATERIALS LIST - 39,885 sf open space @ 1 unit/ 10,000 sq. ft. = 4 units

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
		CANOPY TREES: 3", 4 required - 4 provided:			
(Y) UH	3	Ulmus 'Homestead'	Homestead Elm	3"	Central Leader
(Y) TD	1	Taxodium distochum	Bald Cypress	3"	Central Leader
		UNDERSTORY TREES: 2", 4 required - 4 provided			
(Y) CC	3	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	2"	
(Y) MP	1	Malus 'Prairiefire'	Prairiefire Crabapple	2"	
		EVERGREEN TREES: 16 required, 16 provided			
(Y) JV	16	Juniperus virginiana	Eastern Red Cedar	10'	
		SHRUBS: 24 required - 24 provided			
(Y) VC	11	Viburnum carlesii	Korean Spice Viburnum	36"	4' O.C.
(Y) VD	13	Viburnum dentatum	Arrowwood Viburnum	36"	4' O.C.

INTERIOR PARKING PLANT MATERIALS LIST - 97 parking spaces @ 1 tree/ 10 spaces = 10 trees

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
		CANOPY TREES: 2", 10 required - 10 provided:			
(P) UH2	4	Ulmus 'Homestead'	Homestead Elm	2"	Central Leader
(P) GD2	4	Gymnocladus dioicus	Kentucky Coffee Tree	2"	Central Leader
(P) TA2	2	Tilia americana	Basswood	2"	Central Leader

REPLACEMENT PLANT MATERIALS LIST: 29 Canopy Trees @ 3" required (See Tree Preservation Plan)

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
		CANOPY TREES: 29 required - 29 provided.			
(R) GD	4	Gymnocladus dioicus	Kentucky Coffee Tree	3"	Central Leader
(R) JN	5	Juglans nigra	Black Walnut	3"	Central Leader
(R) QM	9	Quercus macrocarpa	Bur Oak	3"	Spring Dig
(R) QR	5	Quercus rubra	Red Oak	3"	Spring Dig
(R) TA	6	Tilia americana	Basswood	3"	Central Leader

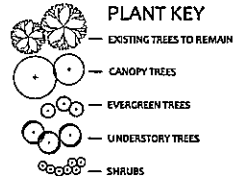
MISCELLANEOUS MATERIALS: final seed mixes to be specified uopn completion of Final Engineering.

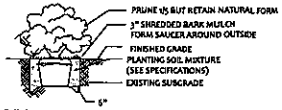
Kentucky Bluegrass blend seed	3,050 S.Y.
Bioswale Seed/Plugs	710 S.Y.
Low Profile Prairie Seed Mix	650 S.Y.
Shredded Hardwood Mulch	18 C.Y.

GENERAL NOTES

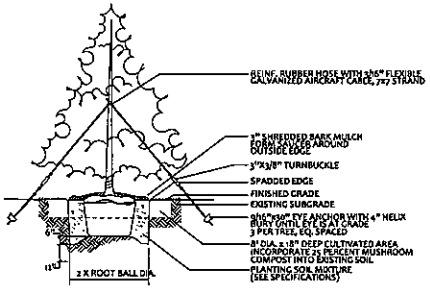
1. QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES, AND FOR PROVIDING SUFFICIENT MATERIALS TO COMPLETE THE JOB PER PLAN. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY VARIATION TO QUANTITIES.
2. CONTRACTOR SHALL VERIFY UNDERGROUND UTILITY LOCATIONS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL AVOID ALL EXISTING UTILITIES, UNDERGROUND AND OVERHEAD WHERE APPLICABLE, AND IS RESPONSIBLE FOR ANY DAMAGE. IF ANY CONFLICTS SHOULD EXIST BETWEEN UTILITIES AND PROPOSED MATERIAL LOCATIONS, FIELD ADJUSTMENTS MUST BE APPOVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND SHALL REPORT TO LANDSCAPE ARCHITECT ANY VARIENCE OR CONDITION WHICH WOULD PREVENT ADHERENCE TO SCHEDULE, PLANS OR SPECIFICATIONS.
4. WORK SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, STATE OF ILLINOIS HORTICULTURAL STANDARDS, AND LOCAL MUNICIPAL REQUIREMENTS.
5. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT LANDSCAPE MATERIAL ON SITE WHETHER STOCK PILED OR INSTALLED IN PLACE.
6. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT ALL PLANTED MATERIAL EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS OF VARIETY, SIZE AND QUALITY.
7. ALL PLANTS SHALL BE INSTALLED PER THE LANDSCAPE PLAN AND SPECIFICATIONS. PLANTINGS NOT FOUND TO BE IN COMPLIANCE SHALL BE REPLANTED CORRECTLY AT NO ADDITIONAL EXPENSE TO THE OWNER.
8. FINE GRADE, FERTILIZE AND SOD/SEED ALL DISTURBED AREAS WITHIN THE CONSTRUCTION LIMITS AS SHOWN. ALL AREAS SHALL DRAIN COMPLETELY AND SHALL NOT POND OR PUDDLE.
9. WHERE PLANTING BEDS MEET TURF AREAS, THE CONTRACTOR SHALL PROVIDE A CULTIVATED EDGE. MULCH ALL SHRUB BEDS TO THE LINE SHOWN.
10. FOR TREES PLANTED IN TURF AREAS, PROVIDE 3'-0" dia. MULCH RING (REMOVE EXISTING TURF) AT 4" THICK WITH A CULTIVATED EDGE.
11. CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THIS WORK AND COMPLY WITH ALL CODES APPLICABLE TO THIS WORK.
12. ENSURE ALL TREES ARE 10 FEET FROM LIGHT POLES, 4 FEET FROM DRIVES, 8 FEET FROM HYDRANTS AND 5 FEET FROM MANHOLES.
13. SOME FIELD ADJUSTMENTS MAY BE NECESSARY TO ENSURE THAT THERE ARE NO CONFLICTS BETWEEN PROPOSED PLANTINGS AND UTILITIES.
14. MATERIAL QUALITY AND MEASUREMENT SHOULD CONFORM TO THE MOST RECENT EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK, ANSIZ60 BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
15. ALL CANOPY TREES SHALL HAVE A 'CENTRAL LEADER'.
16. THE LANDSCAPE ARCHITECT/DESIGNER SHALL INSPECT AND APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION. ANY MATERIAL INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN IN ACCORDANCE WITH THE PLAN DESIGN AND MATERIALS QUANTITIES.
18. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING UNDERGROUND UTILITIES, SIDEWALKS, AND OTHER PREVIOUSLY CONSTRUCTED SITE IMPROVEMENTS.
19. ALL EXISTING VEGETATION NOT SPECIFICALLY INDICATED TO REMAIN ON SITE TO BE REMOVED.
20. TREE AND SHRUB LOCATIONS MAY BE ADJUSTED AT TIME OF CONSTRUCTION TO ALLOW FOR VISIBILITY OF SIGNS.

PLANT KEY

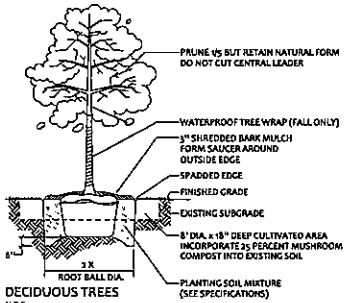




DECIDUOUS SHRUBS
N.T.S.



EVERGREEN TREES
N.T.S.



DECIDUOUS TREES
N.T.S.

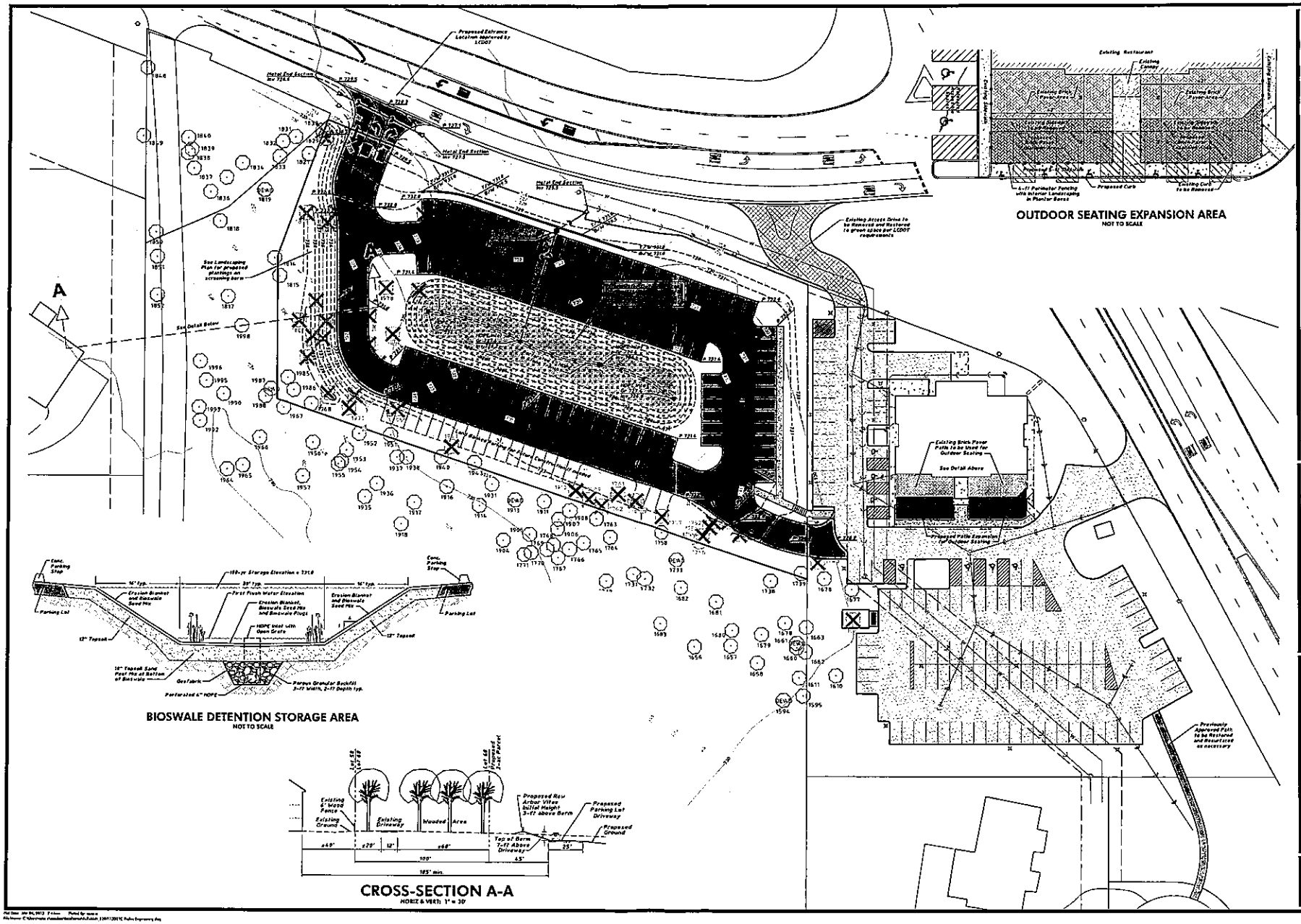
KROGSTAD
LAND DESIGN LIMITED

DOUBLE G'S ROADHOUSE
4868 RFD Route 83, Long Grove, IL
LANDSCAPE PLAN

REVISIONS

DATE	3/4/13
PROJECT	HEL1309
DRAWN	KTK
CHECKED	KTK

SHEET NO.
L1



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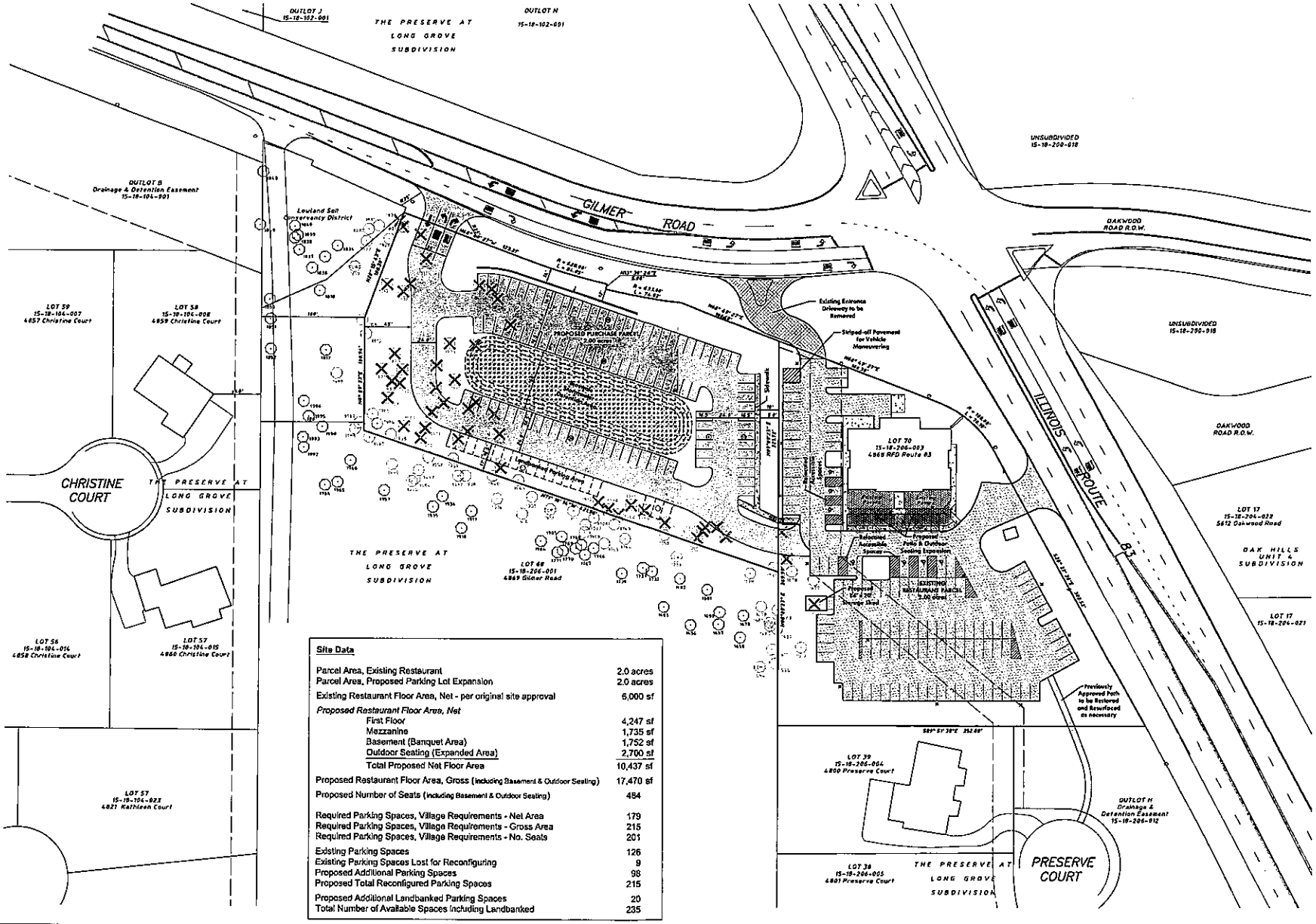
PRELIMINARY SITE ENGINEERING AND LANDSCAPING PLAN

PARKING LOT EXPANSION
DOUBLE G'S ROADHOUSE
LOMO GROTTO, IL

Project Manager:	MLA
Engineer:	JAC
Date:	3-4-13
Project No.	13-001C
Sheet	1/1



Site Data

Parcel Area, Existing Restaurant	2.0 acres
Parcel Area, Proposed Parking Lot Expansion	2.0 acres
Existing Restaurant Floor Area, Net - per original site approval	6,000 sf
Proposed Restaurant Floor Area, Net	
First Floor	4,247 sf
Mezzanine	1,735 sf
Basement (Banquet Area)	1,752 sf
Outdoor Seating (Expanded Area)	2,700 sf
Total Proposed Net Floor Area	10,437 sf
Proposed Restaurant Floor Area, Gross (including Basement & Outdoor Seating)	17,470 sf
Proposed Number of Seats (including Basement & Outdoor Seating)	484
Required Parking Spaces, Village Requirements - Net Area	179
Required Parking Spaces, Village Requirements - Gross Area	215
Required Parking Spaces, Village Requirements - No. Seats	201
Existing Parking Spaces	126
Existing Parking Spaces Lost for Reconfiguring	9
Proposed Additional Parking Spaces	98
Proposed Total Reconfigured Parking Spaces	215
Proposed Additional Landbanked Parking Spaces	20
Total Number of Available Spaces Including Landbanked	235

NORTH

Scale: 1" = 60'

No.	Date	Revision

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SITE PLAN

PARKING LOT EXPANSION
DOUBLE G'S ROADHOUSE
LONG GROVE, IL

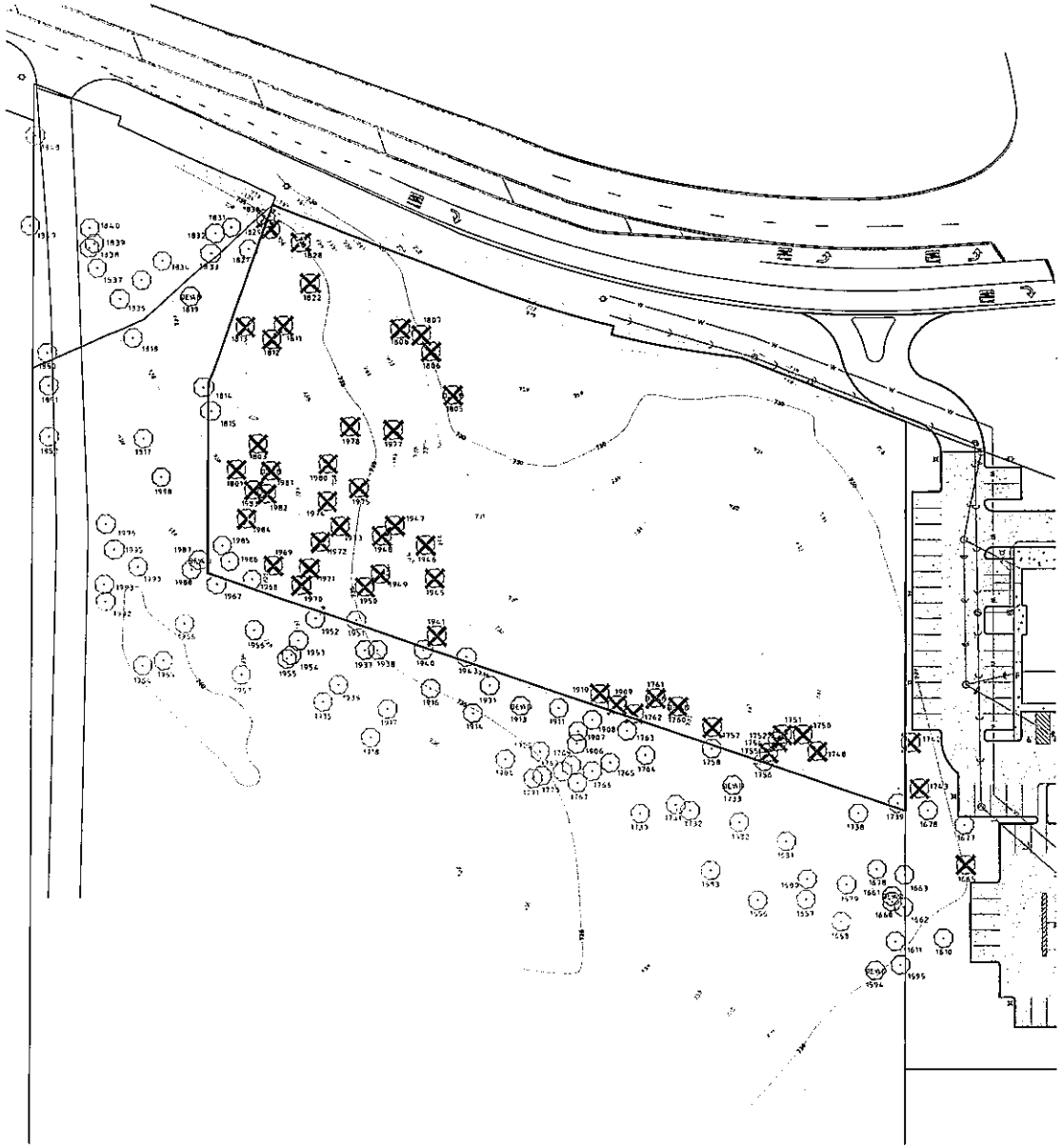
Project Manager: MLA
Engineer: JAC
Date: 3-4-13
Project No. 13-001C
Sheet 1/1

TREE COUNT	TREE #	DIAMETER DBH (INCH)	TYPE (COMMON NAME)	SCIENTIFIC NAME	H **	F **	COMMENTS	ACTION	REP. TREES @ 3"
1	1584		DEAD		6	6		SAVE	
2	1585	12	Basswood	Tilia americana	4	4		SAVE	
3	1616	8	Black Cherry	Prunus serotina	4	5		SAVE	
4	1618	8	Basswood	Tilia americana	4	5	leaning	SAVE	
5	1611	14	Basswood	Tilia americana	4	4		SAVE	
6	1669	8.5	Basswood	Tilia americana	4	4		SAVE	
7	1661		DEAD		6	6		SAVE	
8	1662	8	Basswood	Tilia americana	3	5	Fallen, Stump	SAVE	
9	1663	8	Basswood	Tilia americana	6	5		SAVE	
10	1665	13	American Elm	Ulmus americana	3	4	vine	SAVE	
11	1666	3	Black Cherry	Prunus serotina	4	5	single trunk, no branches	REMOVE	0
12	1677	7	Autumn Blaze Maple	Acer freemanii	3	3	in restaurant parking lot	SAVE	
13	1678	12	Basswood	Tilia americana	3	4		SAVE	
14	1733		DEAD		6	6		SAVE	
15	1738	30	Burr Oak	Quercus macrocarpa	4	3	declining	ROOT PRUNE & FERTILIZE	
16	1739	16.5	Black Cherry	Prunus serotina	4	5	single trunk, no branches	SAVE	
17	1742	18	Basswood	Tilia americana	3	3		REMOVE	6
18	1743	9, 10	Basswood	Tilia americana	4	4		REMOVE	6
19	1748	18	Basswood	Tilia americana	4	3		REMOVE	6
20	1750	11	Basswood	Tilia americana	5	5		REMOVE	6
21	1751	38	Boxelder	Acer negundo	4	5		REMOVE	6
22	1752	12	Basswood	Tilia americana	4	4		REMOVE	6
23	1754	10	Basswood	Tilia americana	4	4		REMOVE	6
24	1755	9	Basswood	Tilia americana	4	4		REMOVE	6
25	1756		DEAD		6	6		REMOVE	6
26	1757	4, 11	Basswood	Tilia americana	4	4		REMOVE	6
27	1758	11	Basswood	Tilia americana	4	4	crooch	SAVE	
28	1760		DEAD		6	4		REMOVE	6
29	1761		DEAD		6	6		REMOVE	6
30	1763	8	Basswood	Tilia americana	4	5		REMOVE	6
31	1763	33.9	Burr Oak	Quercus macrocarpa	3	3	broken branches	ROOT PRUNE & FERTILIZE	
32	1764	11	Basswood	Tilia americana	4	4		SAVE	
33	1765	12	Basswood	Tilia americana	4	4	leaning	SAVE	
34	1801	12.5	Basswood	Tilia americana	4	4		REMOVE	5
35	1802	20.5	Black Walnut	Juglans nigra	3	3	only sub branches, 9" Cherry @ base	REMOVE	7
36	1805		DEAD		6	6		REMOVE	6
37	1806	42	Burr Oak	Quercus macrocarpa	5	4	deadwood, one sided	REMOVE	9
38	1807	33.9	Burr Oak	Quercus macrocarpa	5	4	deadwood, rot	REMOVE	9
39	1808	33	Burr Oak	Quercus macrocarpa	5	3	deadwood, rot	REMOVE	9
40	1811	30	Burr Oak	Quercus macrocarpa	3	4	leaning	REMOVE	9
41	1812	33	Burr Oak	Quercus macrocarpa	4	5	deadwood	REMOVE	9
42	1813	25	Burr Oak	Quercus macrocarpa	4	5	deadwood	REMOVE	9
43	1814	22	Burr Oak	Quercus macrocarpa	3	4		ROOT PRUNE & FERTILIZE	
44	1815	6, 14	Red Oak	Quercus rubra	2	3		ROOT PRUNE & FERTILIZE	
45	1819		DEAD		6	6	stump	SAVE	
46	1821	34	Burr Oak	Quercus macrocarpa	5	5	deadwood, rot	ROOT PRUNE & FERTILIZE	
47	1823	30	Burr Oak	Quercus macrocarpa	4	3	not shown on survey	REMOVE	9
48	1824		DEAD		6	6		SAVE	0
49	1828	19.5	Red Oak	Quercus rubra	4	5	split, leaning	REMOVE	6
50	1829	13	Basswood	Tilia americana	4	4		REMOVE	0
51	1830	9	Black Cherry	Prunus serotina	5	5		REMOVE	0
52	1831	7	Black Cherry	Prunus serotina	5	5		SAVE	
53	1833	19.5	Burr Oak	Quercus macrocarpa	3	3	deadwood, rot	SAVE	
54	1906	11.5	Basswood	Tilia americana	4	4		SAVE	
55	1907	11.5	Basswood	Tilia americana	4	4		SAVE	
56	1908	11	Black Cherry	Prunus serotina	3	5	almost dead	SAVE	
57	1909	16	Basswood	Tilia americana	4	4		REMOVE	6
58	1910	6, 10, 12	Basswood	Tilia americana	5	5		REMOVE	6
59	1911	11.5	Black Cherry	Prunus serotina	5	5	severe lean	SAVE	
60	1913		DEAD		6	6		SAVE	
61	1914	10	Basswood	Tilia americana	3	3		SAVE	
62	1915	10	Basswood	Tilia americana	4	4	twisted	SAVE	
63	1931	12	Basswood	Tilia americana	4	4	deadwood	SAVE	
64	1932	13	Black Cherry	Prunus serotina	5	5		SAVE	
65	1937	8, 18	Basswood	Tilia americana	4	4	dead branches, twisted	SAVE	
66	1938	14	Basswood	Tilia americana	5	5	dead branches, twisted	SAVE	
67	1940	13	Basswood	Tilia americana	5	5	leaning	SAVE	
68	1941	16	Basswood	Tilia americana	5	5	split, hollow trunk	REMOVE	6
69	1943	18	Black Walnut	Juglans nigra	3	3		SAVE	
70	1945	12	Basswood	Tilia americana	4	5	leaning	REMOVE	0
71	1946	4, 12	Basswood	Tilia americana	4	5	leaning	REMOVE	0
72	1947	34.9	Burr Oak	Quercus macrocarpa	3	3		REMOVE	12
73	1948	9	Red Oak	Quercus rubra	3	4		REMOVE	0
74	1949	8.7	Basswood	Tilia americana	5	5		REMOVE	0
75	1950	33	Burr Oak	Quercus macrocarpa	3	3	deadwood	REMOVE	9
76	1951	8.5	Basswood	Tilia americana	5	4	almost dead	SAVE	
77	1952	13	Basswood	Tilia americana	5	4	dead branches	SAVE	
78	1953	20	Black Walnut	Juglans nigra	3	3		SAVE	
79	1954	12	Basswood	Tilia americana	3	4		SAVE	
80	1956	14	Black Cherry	Prunus serotina	5	6		SAVE	
81	1966	11	Basswood	Tilia americana	4	4		SAVE	
82	1967	27	Burr Oak	Quercus macrocarpa	4	3	lower branches dead	SAVE	
83	1968	13	Basswood	Tilia americana	4	4	leaning	SAVE	
84	1969	8.5	Red Oak	Quercus rubra	3	5	very thin	REMOVE	0
85	1970	14	Basswood	Tilia americana	3	4	one sided	REMOVE	0
86	1971	8	Red Oak	Quercus rubra	4	4		REMOVE	0
87	1972	8.5	Basswood	Tilia americana	5	4		REMOVE	0
88	1973	7	Red Oak	Quercus rubra	5	5		REMOVE	0
89	1974	34	Burr Oak	Quercus macrocarpa	3	4		REMOVE	0
90	1975	16	Basswood	Tilia americana	3	5		REMOVE	6
91	1977	45.5	Burr Oak	Quercus macrocarpa	5	4	deadwood, rot	REMOVE	0
92	1978	6, 18	Burr Oak	Quercus macrocarpa	5	5	deadwood, rot	REMOVE	6
93	1980	14	Black Cherry	Prunus serotina	4	4	branched only on top	REMOVE	0
94	1981		DEAD		6	6		REMOVE	0
95	1982	11.5	Black Cherry	Prunus serotina	3	4	branched only on top	REMOVE	0
96	1983	11	Black Cherry	Prunus serotina	3	4		REMOVE	0
97	1984	8.5 8	Basswood	Tilia americana	4	3	forming an trunk	REMOVE	0
98	1985	13	Red Oak	Quercus rubra	4	4	split, leaning	ROOT PRUNE & FERTILIZE	
99	1986	12	Basswood	Tilia americana	3	4	leaning	SAVE	
100	1987		DEAD		6	6		REMOVE	
101	1988	18	Black Walnut	Juglans nigra	4	4	some dead branches, leaning	SAVE	
102	1989	16	Burr Oak	Quercus macrocarpa	5	5	deadwood, rot	SAVE	
	Total Inches of Trees that require replacement 6"							Total 3" replacement Trees required:	29

Code H=Health, F=Form
Classifications: 1= excellent, 2= Good, 3= Fair, 4= Poor, 5= Very Poor, 6= Dead

Tree Inventory conducted on 2/20/13 by Kingsland Land Design Limited (Karl T. Kingsland, Certified Arborist IL-0464)
Tree Summary Table provided by Kingsland Land Design Limited (Karl T. Kingsland, Certified Arborist IL-0464)

* Based on good forestry practices, those trees falling within the property limits which have a combined healthy trim number greater than 9 (five), should be removed due to either decease, decay or a form (leaning) that would pose a risk for potential failure in the near future



NORTH
Scale: 1" = 30'

No. | Date | Revision

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TREE LOCATION EXHIBIT & INVENTORY REPORT

DOUBLE G'S ROADHOUSE
4868 RFD Route 83
Long Grove, IL

Project Manager: MLA
Engineer:
Date: 2-21-13
Project No. 13.001C
Sheet 1/1

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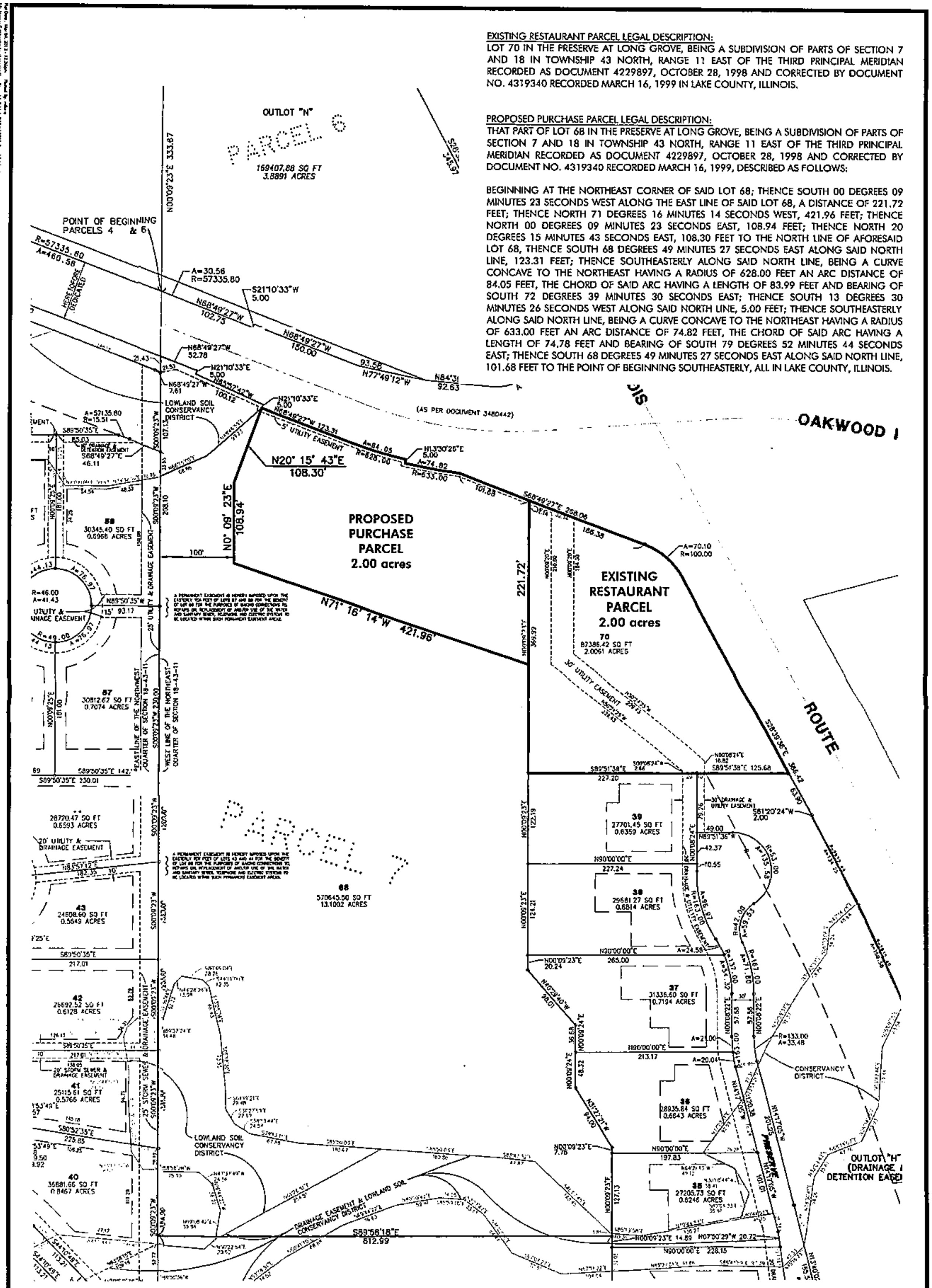
EXISTING RESTAURANT PARCEL LEGAL DESCRIPTION:

LOT 70 IN THE PRESERVE AT LONG GROVE, BEING A SUBDIVISION OF PARTS OF SECTION 7 AND 18 IN TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED AS DOCUMENT 4229897, OCTOBER 28, 1998 AND CORRECTED BY DOCUMENT NO. 4319340 RECORDED MARCH 16, 1999 IN LAKE COUNTY, ILLINOIS.

PROPOSED PURCHASE PARCEL LEGAL DESCRIPTION:

THAT PART OF LOT 68 IN THE PRESERVE AT LONG GROVE, BEING A SUBDIVISION OF PARTS OF SECTION 7 AND 18 IN TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED AS DOCUMENT 4229897, OCTOBER 28, 1998 AND CORRECTED BY DOCUMENT NO. 4319340 RECORDED MARCH 16, 1999, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 68; THENCE SOUTH 00 DEGREES 09 MINUTES 23 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 68, A DISTANCE OF 221.72 FEET; THENCE NORTH 71 DEGREES 16 MINUTES 14 SECONDS WEST, 421.96 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 23 SECONDS EAST, 108.94 FEET; THENCE NORTH 20 DEGREES 15 MINUTES 43 SECONDS EAST, 108.30 FEET TO THE NORTH LINE OF AFORESAID LOT 68, THENCE SOUTH 68 DEGREES 49 MINUTES 27 SECONDS EAST ALONG SAID NORTH LINE, 123.31 FEET; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE, BEING A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 628.00 FEET AN ARC DISTANCE OF 84.05 FEET, THE CHORD OF SAID ARC HAVING A LENGTH OF 83.99 FEET AND BEARING OF SOUTH 72 DEGREES 39 MINUTES 30 SECONDS EAST; THENCE SOUTH 13 DEGREES 30 MINUTES 26 SECONDS WEST ALONG SAID NORTH LINE, 5.00 FEET; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE, BEING A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 633.00 FEET AN ARC DISTANCE OF 74.82 FEET, THE CHORD OF SAID ARC HAVING A LENGTH OF 74.78 FEET AND BEARING OF SOUTH 79 DEGREES 52 MINUTES 44 SECONDS EAST; THENCE SOUTH 68 DEGREES 49 MINUTES 27 SECONDS EAST ALONG SAID NORTH LINE, 101.68 FEET TO THE POINT OF BEGINNING SOUTHEASTERLY, ALL IN LAKE COUNTY, ILLINOIS.



UNDERLYING IMAGE IS RECORDED PLAT OF SUBDIVISION FOR THE PRESERVE AT LONG GROVE, DOCUMENT NO3 4229897

Project Manager: MLA
Engineer:
Date: 2-5-13
Project No. 13-001
Sheet 1 / 1

PARCEL EXHIBIT

DOUBLE G'S ROADHOUSE ZONING REQUEST

LONG GROVE, IL

HAEGER ENGINEERING

consulting engineers · land surveyors

1304 N. Plum Grove Road, Schaumburg, IL 60173 · Tel: 847.394.6600 Fax: 847.394.6608

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NORTH

0 120

Scale: 1" = 120'

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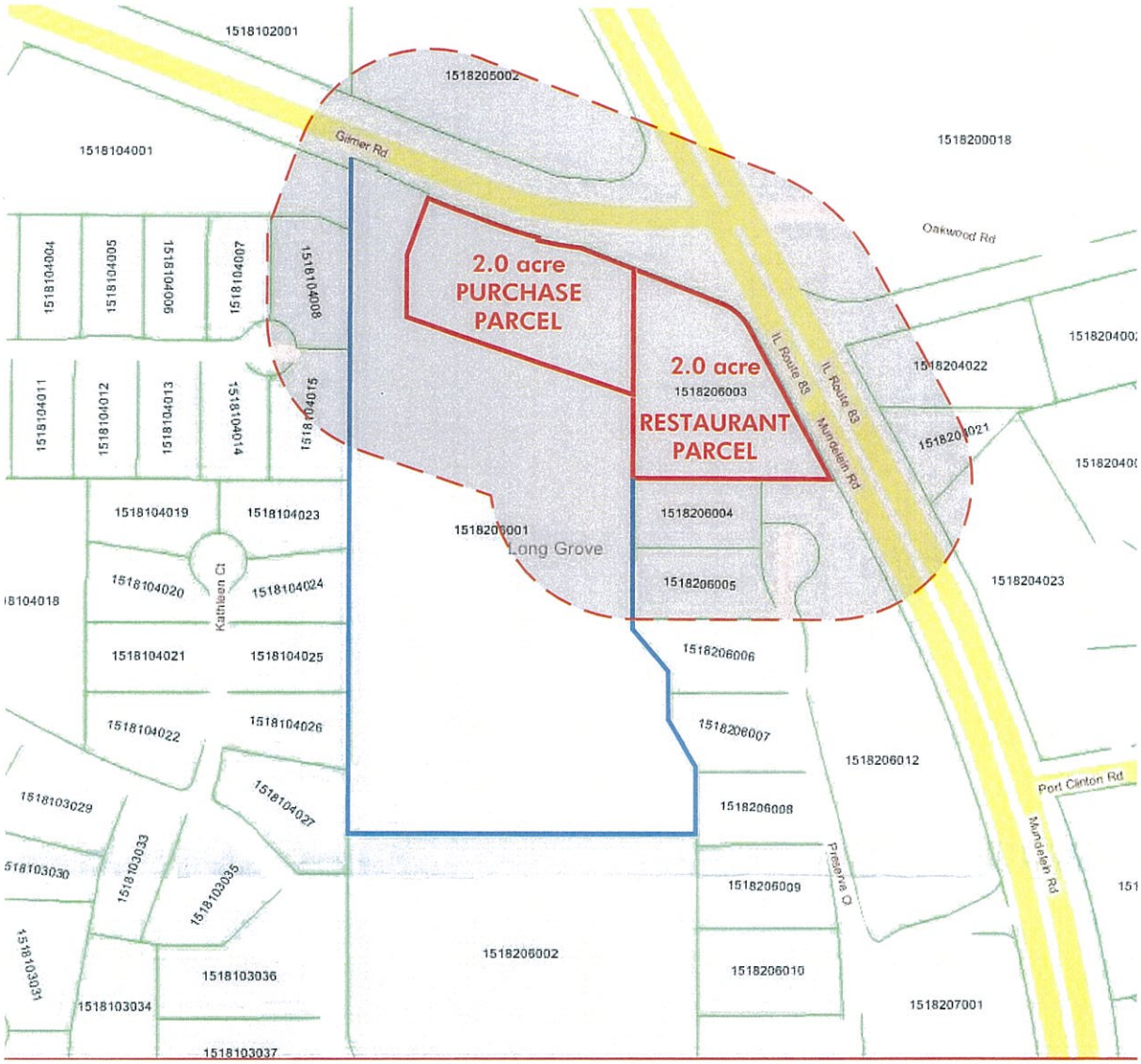

Property Information for parcels within 250-ft Radius of 2.0-ac Purchase Parcel and 2.0-ac Restaurant Parcel

Address	P.I.N.	Name
6302 Gilmer Road (Corner Outlot)	(15-18-205-002)	Tax Exempt
Outlot - Park	(15-18-102-001)	Tax Exempt
Outlot - Detention Area	(15-18-104-001)	The Preserves at Long Grove Property Association (1251 N. Plum Grove Road, Schaumburg, IL 60173)
4859 Christine Court	(15-18-104-008)	Syed & Rubina Hussain
4857 Christine Court	(15-18-104-007)	John S. Worwa, Trustee
4860 Christine Court	(15-18-104-015)	Stephen & Alison Bell
4802 Preserve Court	(15-18-206-006)	John & Beverly Serafin
4801 Preserve Court	(15-18-206-005)	Adam & Christine Nolan
4800 Preserve Court	(15-18-206-004)	Leo Varshavsky
Outlot - Detention Area	(15-18-206-012)	The Preserves at Long Grove Property Association (1251 N. Plum Grove Road, Schaumburg, IL 60173)
5601 Black Walnut Court	(15-18-204-023)	Do K. & Ja H. Suh
5612 Oakwood Road	(15-18-204-021 & 15-18-204-022)	Vito & Elizabeth Evola
9025 Oakwood Road (Vacant)	(15-18-200-018)	Tax Exempt

Project Manager: MLA
Engineer:
Date: 2-28-13
Project No. 13-001C
Sheet 1/1

250-ft VICINITY
P.I.N. EXHIBIT

DOUBLE G'S ROADHOUSE
PARKING LOT EXPANSION
LONG GROVE

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1304 N. Plum Grove Road, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
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NORTH
0 200
Scale: 1" = 200'

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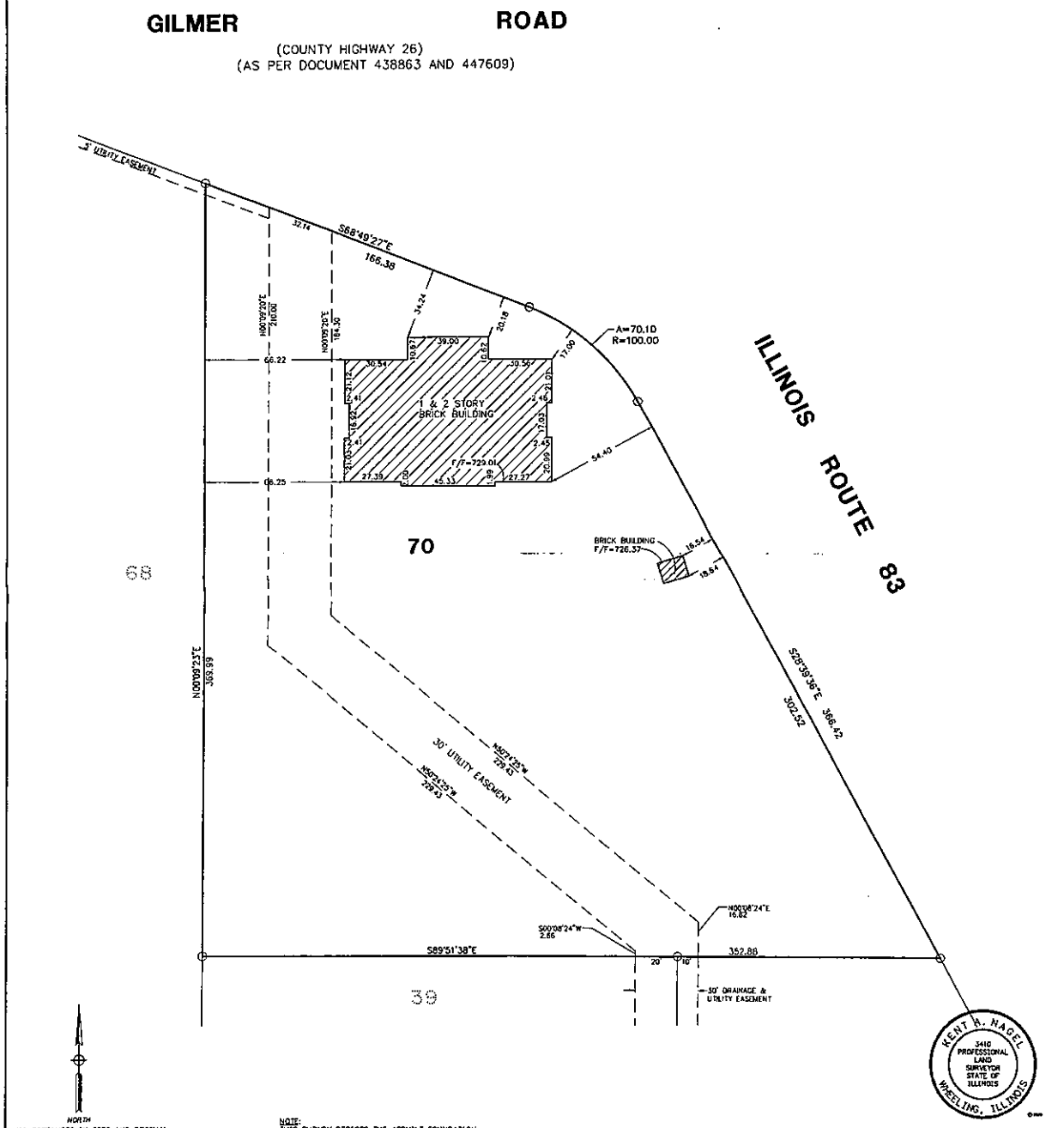
PLAT OF SURVEY

OF

LOT 70 IN THE PRESERVE AT LONG GROVE BEING A SUBDIVISION OF PARTS OF SECTION 7 AND 18 IN TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED AS DOCUMENT 4229897, OCTOBER 28, 1998 AND CORRECTED BY DOCUMENT NO. 4319340 RECORDED MARCH 16, 1999 IN LAKE COUNTY, ILLINOIS.



ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF. NO DIMENSIONS TO BE ASSUMED FROM SCALING.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

NOTE:
THIS SURVEY DEPICTS THE ASBUILT FOUNDATION LOCATION OF THE PROPOSED BUILDING FOR THE LOT SHOWN. NO OTHER IMPROVEMENTS OR APPURTENANCES ARE SHOWN HEREON.

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the descriptions ordered to be surveyed contains a proper description of the required building lines or easements.

PROJECT No. 96239

PLAT OF SURVEY
LOT 70
THE PRESERVE AT LONG GROVE
LONG GROVE, ILLINOIS

IG CONSULTING, INC.
INGRACCIN & GEOCON
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 MANQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 - FAX (847) 215-1177

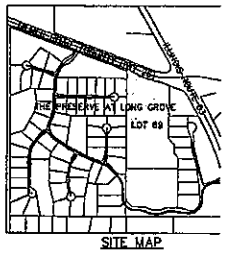
PREPARED FOR: GEORGE KALLAS	FIELD CREW: DJ	DRAFTING: SRM
	FIELD WORK: 12/03/03	SCALE: 1"=30'

STATE OF ILLINOIS
COUNTY OF COOK S.S.
I HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES ABOVE DESCRIBED AND THAT THE ANNEXED PLAT IS A TRUE REPRESENTATION OF THE SAID SURVEY.
WHEELING, IL A.D. 2003
BY
ILLINOIS PROFESSIONAL LAND SURVEYOR
LICENSE EXPIRES: NOVEMBER 30, 2004
FIRM NO 184-001330

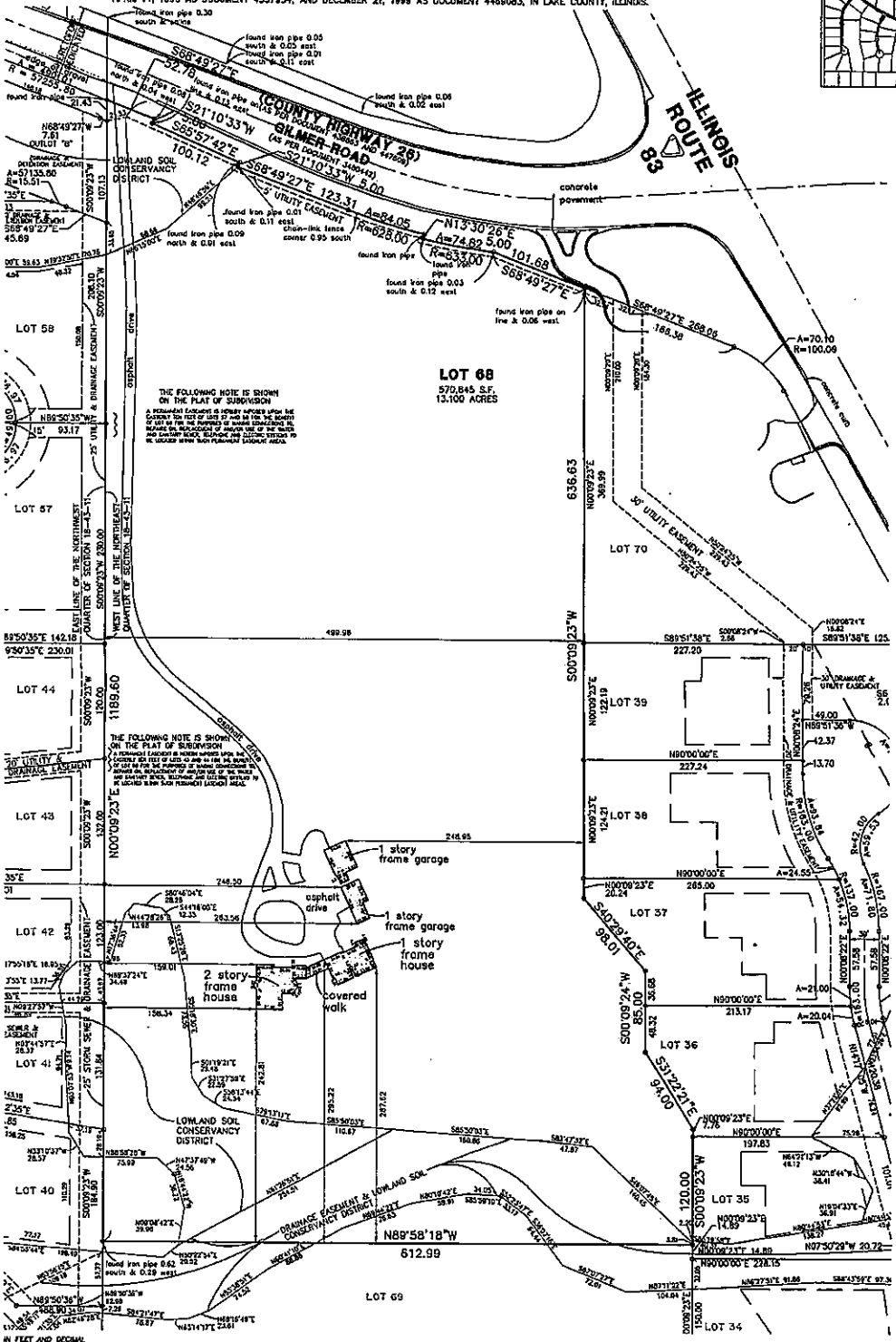
PLAT OF SURVEY

LEGAL DESCRIPTION:

PARCEL 1: LOT 68 IN THE PRESERVE AT LONG GROVE, BEING A SUBDIVISION OF PARTS OF SECTION 7 AND 18 IN TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 28, 1998 AS DOCUMENT 4229897, AND CORRECTED BY CERTIFICATES OF CORRECTION RECORDED MARCH 16, 1999 AS DOCUMENT 4319340, AND APRIL 14, 1999 AS DOCUMENT 4337934, AND DECEMBER 21, 1999 AS DOCUMENT 4469083, IN LAKE COUNTY, ILLINOIS.



SITE MAP



ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF. NO DIMENSIONS TO BE ASSUMED FROM SCALING.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

IRON BARS SET ALONG LOTS 34-44, 57, 58 AND 70 AFTER CONSTRUCTION 1999-2002

DATE PREPARED: APRIL 28, 2004

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon and the descriptions ordered to be surveyed contains a proper description of the required building lines or easements.

PROJECT No. 96239

PLAT OF SURVEY
LOT 68
THE PRESERVE AT LONG GROVE
LONG GROVE, ILLINOIS

IG CONSULTING, INC.
INFRACON & GEOCON
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 WARGANT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 FAX (847) 215-1177

PREPARED FOR: DAN ZIZZO	FIELD CREW:	DRAFTING: J.H.
	FIELD WORK: 98-04	SCALE: 1" = 60'

STATE OF ILLINOIS
COUNTY OF COOK S.S.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE FOR A BOUNDARY SURVEY.

WHEELING, IL 3/11 A.D. 2002

BY Kent A. Nagel
ILLINOIS PROFESSIONAL LAND SURVEYOR
LICENSE EXPIRES: JANUARY 30, 2004

KENT A. NAGEL 2449 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WHEELING, ILLINOIS

FIRM NO. 184-001330

HAEGER ENGINEERING

1304 North Plum Grove Road
Schaumburg, Illinois 60173-4546
Tel: 847.394.6600

Project:	Double G's Roadhouse		
Client:	George Callas	Prepared:	MLA
Location:	Long Grove, IL	Reviewed:	
Project #:	13001	Date:	3/1/2013
Detail:	Parking Calculation		

Long Grove Offstreet Parking Requirements (R-2 PUD)

5-9-4(D)3:	1 for each 3 patron seats or 10 for each 1,000 sf of net floor area, whichever is greater, plus 1 for each employee on the largest work shift
Alternate:	1 for each 3 patron seats or 10 for each 1,000 sf of gross floor area, whichever is greater, plus 1 for each employee on the largest work shift
Alternate:	at least one parking space for every 75 sf of floor area devoted to business use - that used by the general public, exclusive of storerooms, kitchens, etc. , plus 1 for each employee on the largest work shift

Required Parking Using Net Floor Area in Restaurant (10 per 1,000 sf)

	Area (sf)	Parking Ratio	Required Spaces
First Floor	4247	0.01	42.5
Mezzanine	1738	0.01	17.4
Basement	1752	0.01	17.5
Outdoor Dining	2700	0.01	27.0
Largest Employee Shift	40	1.00	40.0
TOTAL			**144.4 spaces**

Required Parking Using Gross Floor Area in Existing Restaurant (10 per 1,000 sf)

	Total Area (sf)	Parking Ratio	Required Spaces
First Floor	6335	0.01	63.4
Mezzanine	2100	0.01	21.0
Basement	6335	0.01	63.4
Outdoor Dining	2700	0.01	27.0
Largest Employee Shift	40	1.00	40.0
TOTAL			**214.7 spaces**

Required Parking Using Net Floor Area in Existing Restaurant Using 1:75 sf ratio

	Total Area (sf)	Parking Ratio	Required Spaces
First Floor	4247	0.01333	56.6
Mezzanine	1738	0.01333	23.2
Basement	1752	0.01333	23.4
Outdoor Dining	2700	0.01333	36.0
Largest Employee Shift	40	1.00	40.0
TOTAL			**179.1 spaces**

HAEGER ENGINEERING

1304 North Plum Grove Road
Schaumburg, Illinois 60173-4546
Tel: 847.394.6600

Project:	Double G's Roadhouse		
Client:	George Callas	Prepared:	MLA
Location:	Long Grove, IL	Reviewed:	
Project #:	13001	Date:	3/1/2013
Detail:	Parking Calculation		

Required Parking Using Total Number of Seats in Restaurant

	No. Seats	Parking Ratio	Required Spaces
First Floor	240	0.3333	80.0
Mezzanine	94	0.3333	31.3
Basement	78	0.3333	26.0
Outdoor Dining	72	0.3333	24.0
Total No. Seats	*484*	*0.3333*	*161.3*
Largest Employee Shift	40	1.00	40.0
TOTAL			**201.3 spaces**

Summary of Required Parking Calculations

Calculation Method	Total Area (sf)	Ratio Used	Required Spaces	Largest Employee Shift	Total Req'd Parking
Net Floor Area	10437	10 : 1,000 sf	104.4	40	**144.4**
Gross Floor Area	17470	10 : 1,000 sf	174.7	40	**214.7**
Net Floor Area	10437	1 : 75 sf	139.1	40	**179.1**
Total Seating	484 seats	1 : 3 seats	161.3	40	**201.3**

Proposed Spaces to be Provided

Number of Existing Parking Spaces	125
Number of Proposed Additional Spaces	90
Total Number of Proposed Spaces	**215**
Proposed Number of Add'l Landbanked Spaces	20
Total Number Available Spaces	235

Division of Transportation

Paula J. Trigg, P.E.
Director of Transportation/County Engineer

600 West Winchester Road
Libertyville, Illinois 60048-1381
Phone (847) 377-7400
Fax (847) 984-5888

Lake County

Access Relocation
Gridley's Grill
Gilmer Road

October 22, 2012

Mr. George Callas
1791 Happ Road
Northbrook, IL 60062

Dear Mr. Callas:

We are in receipt of your application for access to Gilmer Road to relocate your existing access on Gilmer Road. You are proposing to relocate your access to the west on Gilmer Road in order to convert the existing right-in/right-out only access to a full access. Based upon the geometry provided by Christopher B. Burke Engineering, Ltd. it appears that this can be accomplished by relocating the access point to the location shown in the drawing that was submitted on October 18, 2012. It is our understanding you are purchasing property to the west to accomplish this access relocation. You may proceed in the Division's Major Access Permit process that would result in the existing restricted access being removed and a new access drive being created on Gilmer Road.

Should you have any questions or wish to have another meeting with us and your engineer, do not hesitate to contact me at 847-377-7400.

Very truly yours,

Betsy A. Duckert

Betsy A. Duckert, P.E.
Principal Civil Engineer

Cc: Michael Ziegler, CBBEL
David Lothspeich, Village of Long Grove

Urban Forest Management, Inc.

March 27, 2013

Mr. Jim Hogue
Village Planner
Village of Long Grove
3110 RFD
Long Grove, IL 60047-9653

RE: Lot 68, The Preserves
Tree Inventory and Landscape Plan Review

Dear Jim:

As requested, I have reviewed the site conditions, the Tree Location Exhibit by Haeger Engineering, revision date of 3-26-13, and the Landscape Plan & Tree Inventory by Krogstad Land Design Limited, revision date of 3-23-13, for a proposed parking lot expansion within Lot 68 of the Preserves.

I initially went to the site 3-21-13 after receiving your e-mail to review the existing conditions and observed several protected trees had not been tagged and inventoried. It appeared that no new trees had been tagged and added since the original inventory had been conducted at least 10 years previously. I also noted that the conditions of many of the trees listed on the inventory appeared to rate them in poor condition due to their forms. I called the arborist, Karl Krogstad, and informed him of my observations and he stated that he would revisit the site and update the inventory.

I received the updated inventory listing 3-27-13 with all the additional trees added to it. Mr. Krogstad also updated the replacement inches required. This listing shows 474" of protected trees being removed and requiring replacement. I did note that a lot of the trees requiring replacement still had conditions of 4 or 5. It had appeared to me that many of these trees with a condition rating of 4 or 5 in the inventory listing were in fair condition but may have had a lean or sweep in the trunk or some deadwood. Generally, the form of a tree is not factored into the health or condition of a tree. There are plenty of leaning trees or one-sided trees that are in fair, good or even very good condition that will still be living 40-50 years from now. Most of the trees have been growing this way their entire lives, which could have been more than 100 years for some of them. The form of a tree does not indicate that the tree is hazardous unless there is basal decay, root rot, root heave or other problems present. Deadwood in the crown of trees in a woodlot also does not automatically place a tree in poor condition. The percentage of deadwood and where it is located within the crown is more important in determining the health of the tree. Deadwood in the lower canopy of a dense woodland can be normal due to the amount of light that reaches these branches. If the deadwood is concentrated in the top center of the crown, then the tree is probably declining.

960 Route 22, Suite 207 Fox River Grove, Illinois 60021 847-516-9708 FAX 847-516-9716

James Hogue

From: Adam Nolan [Adam.Nolan@aonhewitt.com]
Sent: Tuesday, April 02, 2013 6:05 PM
To: James Hogue
Cc: Christine Nolan (cspanski@yahoo.com)
Subject: FW: Gridleys Improvements
Attachments: Double G's - SUP Legal Notice - (#13-02).rtf

Mr Hogue – thanks for speaking on the phone today. The improvements you described on the west and north sides of the property do sound favorable. I'd ask if they could make similar improvements (or possibly a privacy fence) on the south side of the property to limit the amount of noise and headlight impacts from being visible from the Preserve Court properties. As with the other input provided from Preserve residents, we are also supporters of there being a walkway that allows us to travel to the Double G via footpath.

Thanks again for your time.
Adam & Christine Nolan
4801 Preserve Ct

From: Marc Downs [mailto:ansientwun@gmail.com]
Sent: Thursday, March 14, 2013 8:08 AM
To: jabern6719@aol.com; kimtutors@aol.com; marsam1@comcast.net; hacker00@comcast.net; ashishahuja22@gmail.com; eric.anglade@walgreens.com; imanglade@yahoo.com; alibell13@msn.com; tcarris@aol.com; mychao@gsb.uchicago.edu; eyeskat@comcast.net; closer0921@comcast.net; billcwy@live.com; mkaczkos.conway@gmail.com; raju@dps-tech.com; med4864@comcast.net; candala@aol.com; edobies@aol.com; ddocel@comcast.net; jdocel@comcast.net; ansientwun@yahoo.com; qjoann@aol.com; tax2001@aol.com; bill.fawcett@autodesk.com; jennyf@microsoft.com; dfishbein@pamcolabel.com; staceyfishbein@aol.com; eric.freund@profusioninc.com; bobgleason@comcast.net; sgleason@pactiv.com; junwei999@yahoo.com; guptamohina@hotmail.com; nina.happ@comcast.net; tom.happ@suzohapp.com; ldhenry4@yahoo.com; hoshizaki@aol.com; akrom_hossain@yahoo.com; syed.s.hussain@comcast.net; seemajain5@yahoo.com; sunitjain5@yahoo.com; julian_holly@yahoo.com; jj24@ntrs.com; jk0004@comcast.net; lenorea616@comcast.net; mihwakim@comcast.net; masayo.kobashi@comcast.net; jwkreamer@aol.com; jewels5387@aol.com; rajesh.kashyap1@gmail.com; d4sportz@yahoo.com; sanand2002@kellogg.northwestern.edu; Mattandlaura1@comcast.net; allen.landau@comcast.net; rita.landau@boomenterprises.net; rd2cbay@gmail.com; hanskliu@hotmail.com; jsp_ejb@yahoo.com; jmjmnm@comcast.net; kbmantzoros@aol.com; benjamin_j_miller@comcast.net; lorimillercmc@aol.com; mwnaido@comcast.net; snaeymi@yahoo.com; gmnewell@comcast.net; luannguyen@lvncorp.com; Adam Nolan; cspanski@yahoo.com; susan1511@aol.com; hples335@sbcglobal.net; dpendlets@aol.com; anna-powers@comcast.net; WPowers307@gmail.com; prindi9@comcast.net; drobert101@aol.com; lrobertson999@aol.com; srubes@comcast.net; manjimoo1@aol.com; jewelsqueen2000@aol.com; jsavacool@comcast.net; ksavacool@comcast.net; steve.schneider@ugl-equis.com; tiffanyschneider@hotmail.com; dschwartz@maronnetwork.com; mjfy79@aol.com; john.serafin@us.thewg.com; manjits1234@yahoo.com; vickhomes@aol.com; brettdsmithesq@yahoo.com; melissasmithslp@yahoo.com; tlspring@comcast.net; lisa.staub@gmail.com; mark.staub@ppmamerica.com; rodos1022@sbcglobal.net; kesans@sbcglobal.net; canan9@aol.com; mthomsen1@comcast.net; timthomsen@rathgibson.com; farvakil@yahoo.com; blatata69@yahoo.com; herminewt@aol.com; jworwa@mac.com; zhufamily01@gmail.com; dgrahn@psimanagement.net; weilei05@gmail.com
Subject: Gridleys Improvements

Homeowners, there will be a meeting before the Long Grove Planning Commission on April 2, 7:00 PM at the Village Hall for the Gridley proposal. George Maurides, Gridley's attorney, has sent the attached for your review and comment at the planning meeting if you would like.

All persons within a 250 foot radius of the work, six of our residents based on the map I saw, will receive written notification.