

**Item #2:**  
**Request For Referral To PCZBA:**  
The Executive House Planned Unit Development

**PLANNED UNIT DEVELOPMENT  
SUBMISSION**

**BY**

**EXECUTIVE HOUSE  
4180 Route 83 LLC**

**Hearing Before  
VILLAGE OF LONG GROVE PLAN COMMISSION  
July, 2011**

## NARRATIVE STATEMENT

### Summary

**Owner:** 4180 Route 83 LLC, an Illinois limited liability company. In this narrative submission, “we” and “our” refer to the Owner, who is the applicant for rezoning and PUD approval.

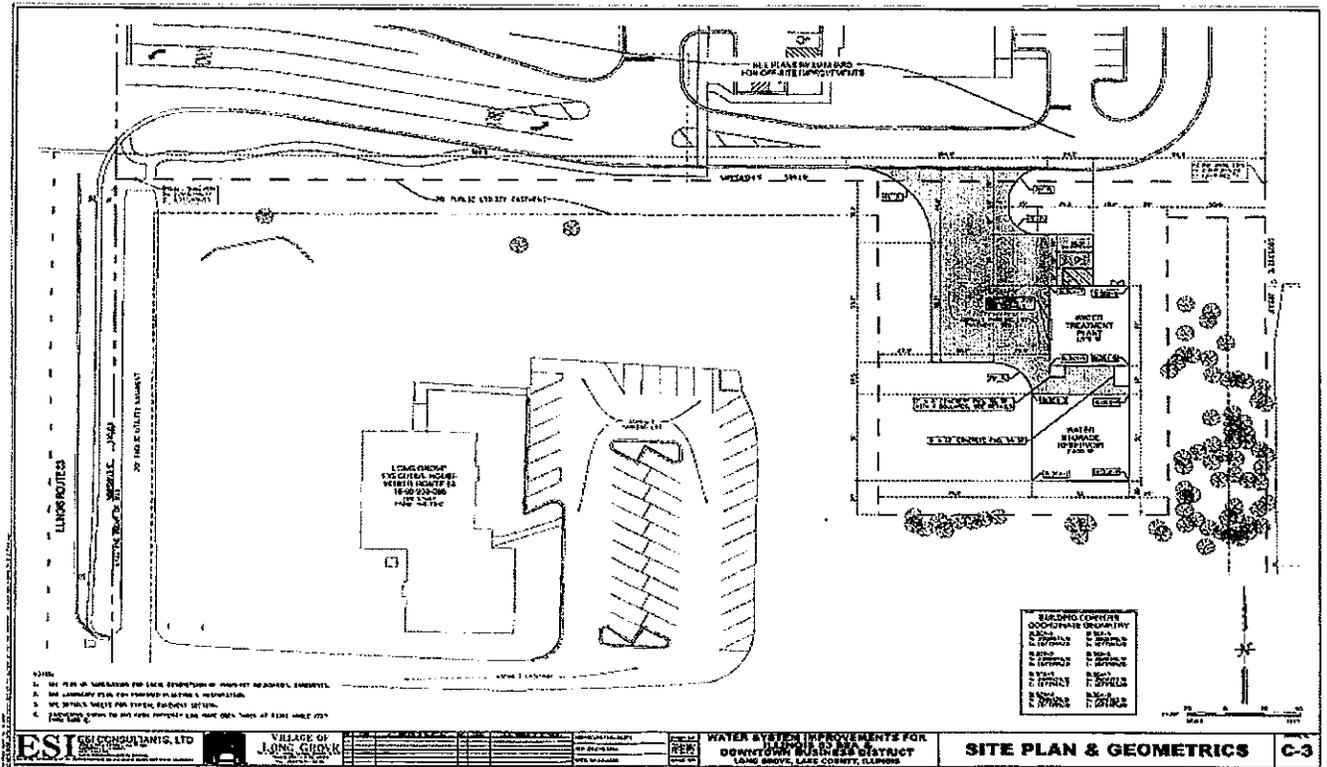
**Property:** 4180 Route 83, Long Grove, IL, containing 4.5 acres – the site is cross-hatched in pink below – taken from the Zoning Map.

**Zoning:** The current zoning district is DJ (declaratory judgment), based on a consent decree entered in 1977. Sunset Grove Shopping Center is to the north, classified to the Highway Retail Planned Unit Development, HR-1 District. To the east and south, R2 zoning; to the west, R2 PUD.



**Existing Bldg** The Executive House building is approx. 19,000 square feet, with a lower level and floors 1 and 2. The building has a right-in/right-out curb cut on Route 83 – but the building currently has no access to the new access drive installed by Sunset Grove to make use of the traffic signal at Robert Parker Coffin Road. There are large berms surrounding Executive House and the site must be graded and re-engineered before it can connect to the access drive. In a series of agreements entered into with Sunset Grove, the Village stipulated that the Executive House parcel could not use the Sunset Grove access drive unless we obtained PUD approval for our site.

An “existing conditions” site plan, prepared by ESI Consultants, depicting the Executive House in its current configuration and the Village of Long Grove Water Well Supply Facility is reproduced below:



Our PUD will be developed in 3 phases, which are depicted in the Owner Architectural Site Plan (see Tab B). Tab B also includes the Design Palette.

**Phase 1**

PUD layout plan for entire site and necessary infrastructure, including storm water management system, landscape buffers, circulation north-south “spine” road, and subdivision into 3 buildable lots.

Lot 1 provides the building pad for a new PNC Bank; Lot 2 continues to be improved with Executive House; Lot 3 is slated for a two-story office building. The subdivision plat creates 3 outlots for detention, the north-south spine road and a landscape buffer encompassing the east 50 feet.

The PNC Bank building will contain 4,290 square feet and include adjacent parking. Parking will also be added along north/south spine road (see Tab B). The parking field for the Executive Building will be relocated to south of the building. Major grading work removes large berms and allows the north/south spine road to align and connect with the north/south road on the Sunset Grove parcel. The signalized intersection at Route 83 and Robert Parker Coffin Road becomes the primary entrance. The existing curb cut, subject to IDOT review, will remain as right-in/right-out only.

Phase 2 A future office building is proposed for Lot 3. A design palette will govern design and appearance. The building is shown at a maximum of 18,300 square feet, but could be less depending on the users.

Phase 3 Retail building(s) containing approximately 8,000 square feet, as a future replacement for the Executive Building. A design palette will govern design and appearance.

Phases 2 and 3 have no fixed completion dates (given current market conditions). If changes are needed beyond the approved PUD, the applicant bears that risk and must apply for an amendment.

### **Background**

Owner 4180 Route 83 LLC acquired the Executive House in 1988. Dr. Mark Glazer controls this limited liability company and has managed the building since its acquisition.

Tenants The Executive House enjoys 100% occupancy by a variety of Long Grove businesses. Tenants include: Waveland Press; Pinzur, Cohen and Kerr; Long Grove Financial Services; Scott Chiropractic; Thomas S. McGuire & Associates; Edward Jones (national tenant brokerage); and Premier Residential Management Co.

### **Water Well**

Conveyance The site was developed by a prior owner after litigation with the Village. The original consent decree was entered February 3, 1977, amended November 16, 1977 and then most recently amended on February 9, 2010.

The recent amendment arose out of the Village's desire to develop a deep well water supply facility on a portion of our site. We sold a tract to the Village containing 30,649 square feet or approximately .7 acres. As the Village was bound by the building restrictions in the consent decree, it was necessary for the parties to amend them so that the facility could be built.

### **IDOT**

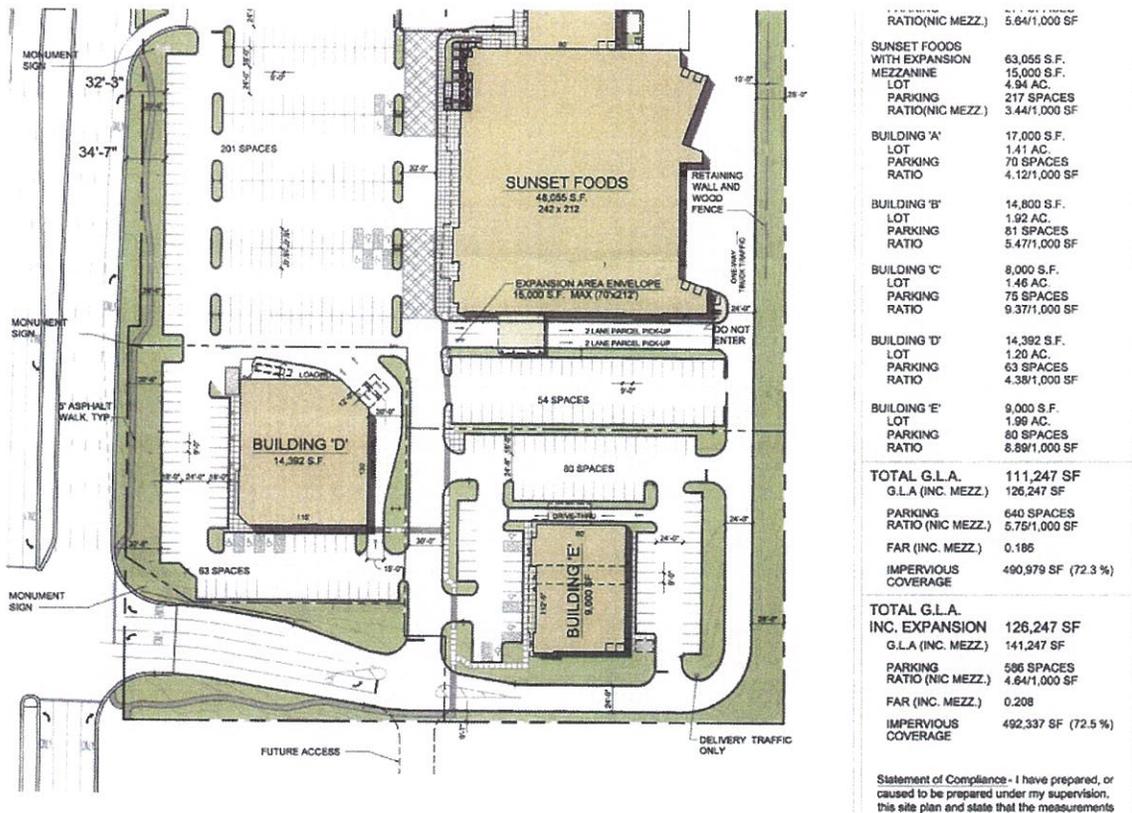
Conveyance We were also asked by the Sunset Grove developer to make a right of way dedication to IDOT for an added northbound right-turn lane on Route 83. This turn lane was a necessary road improvement for the new signal to be installed serving the Sunset Grove development. Last August,

we voluntarily conveyed to IDOT the west 15 feet of our tract, containing 5,851 square feet, or 0.134 acres.

As a result, the site is now 4.5 acres. Stemming in part from our concern over remaining eligible for PUD classification, the Village adopted amendments to the Planned Unit Development Regulations, which now allow the Village to set the minimum size of any planned unit development at less than a minimum of 14 acres, when the development is "planned in an integrated and compatible manner with an adjacent planned unit development of 14 acres or more."

**Sunset Grove Connection**

The conversation with the Village and Sunset Grove led to our exploring how to better maximize the use of our site. When the Village included our site in the special service area to pay for the water well supply facility, it assigned 39,000 gross square feet as the maximum floor area of the buildings located on our tract. This assumed applying approximately the overall FAR on the Sunset Grove parcel (18.6%) to our site.



The concept was to create an integrated and compatible style of development on the east side of Route 83 between Aptakisic Road and

Route 53. The new HR-1 District was applied to the Sunset Grove parcel to facilitate this goal.

The density conceived by the Village was based on its long-range planning for the area lying east of Route 83, which includes the 15-acre Sunset Grove tract to our north, our tract, and the parcels which add up to 15 acres lying to our south (we call the "South 15 Property").

The site plan for Sunset Grove anticipated an eventual connection to our site – the curb cut to our tract is shown on the partial Sunset Grove site plan reproduced above, near the words "Future Access".

The TIF Redevelopment Agreement which the Village entered into with Sunset Grove established explicit conditions which require Sunset Grove to allow our connection to the new Sunset Grove access drive at the Route 83 traffic signal.

**Connection  
Conditions**

The conditions consist essentially in our having a PUD approved for our site and having established a series of cross-connection easements so that the north/south main drive aisle on the Sunset Grove parcel would connect to the north/south spine road we show on our attached drawings, which in turn will connect at some point in the future with the South 15 Property.

We have already signed and recorded a cross-easement agreement with Sunset Grove and have received Village approval for the form of "Declaration of Covenants, Easement and Restrictions" under which we grant cross-easement rights to the South 15 Property.

**PNC Bank**

PNC Bank will ground lease Lot 1, as shown in the drawings. The lease term is 20-years with five, 5-year renewal terms. We are acting as the developer and subdivider and will be constructing the necessary infrastructure improvements, such as excavation, rough grading, streets, storm water detention facility, relocation of parking for Executive House and perimeter landscaping. We are required to turn over a building pad ready site to PNC, which will then have the obligation to apply for and receive permits for finish grading and constructing their building and adjacent parking areas.

**Pre-app  
Meetings**

We have had pre-application meetings with Village officials and staff and, at their request, are presenting a PUD plan that prepares for the full eventual build-out of the site – we are planning for what happens with

PNC Bank and for what will happen on the remainder of the site. Given its successful occupancy, the Executive House may not be replaced for some time. But we have given thought to how the site will develop in phases and developed an integrated solution for all phases. We have proposed design illustrations and palettes for materials and colors that will be in harmony with the Sunset Grove development. These illustrations and palettes will be made part of the PUD and govern future construction in phases 2 and 3.

### **Requested Zoning**

#### ***Approval of Map Amendment***

We have applied for the zoning district of the site to be amended to the HR-1 Highway Retail District, as an amendment to the zoning map pursuant to section 5-11-16 of the Zoning Code. The current zoning map shows the site designated as DJ, Declaratory Judgment. The restrictions in our PUD, as approved, would instead govern our site.

#### ***Grant Special Use for Planned Unit Development in the HR-1 District***

We ask for approval of a special use for a Planned Unit Development in accordance with section 5- 11-18 of the Village Code. A PUD is an authorized special use in the HR-1 District pursuant to section 5-4-5(E) of the Zoning Code.

### **Public Benefits**

1. We will be linking the bike path along the Rt. 83 frontage.
2. We will maintain a woodland buffer on the east 50 feet of our tract.
3. We will install extensive naturalistic landscaping around detention areas and in the landscape buffer along Route 83. Our landscaping elements will be considerate of the Village's natural ecosystem.
4. We will extend the north-south spine road to promote the future connection of the South 15 Property.
5. We will develop the north-south spine road with a "main street" presence using a combination of landscaping, special pavement, and lighting to establish a pedestrian friendly main street. Pedestrian walkways provide connectivity to the Sunset Grove development to the north and to the South 15 Property on our south.

6. Our architectural design will provide attractive street elevations on the lots fronting Route 83 and the north-south spine road. Our building design will respond aesthetically to both frontages.
7. Our architectural design will support an aesthetic, unified plan of development for the entire east side of the Route 83 corridor.
8. We will improve the Village's tax base.

**Requested Modifications to Bulk, Space and Yard Requirements**

Our requested modifications for the PUD as entirety:

- (i)** Approve reduction in minimum site area for a PUD from 14 acres to 4.5 acres.

*(A reduction in minimum site area in the HR-1 District is allowed pursuant to Note 12, of section 5-4-10(H), Exceptions and Explanatory Notes.)*

- (ii)** Approve maximum FAR over entire site of 20.9%, as long as Executive House remains. After Executive House is removed, overall maximum FAR would revert to 16%. *(An increase in FAR in HR-1 District is allowed pursuant to Note 14, of section 5-4-10(H), Exceptions and Explanatory Notes.)*

- (iii)** Approve aggregate gross floor area devoted to non-retail uses as per the proposed site plan, which will exceed 50% of the gross floor area in the PUD otherwise required by section 5-4-9(E)1(b).

*(A variance from this requirement may be authorized by the Village Board under section 5-11-18(G) of the Zoning Code.)*

Our requested modifications for Lot 1:

- (i)** Approve reduction in rear yard (fronting on north/south spine road) to 11 feet from 30 feet to accommodate placement of PNC Bank building.

*(A reduction in required yards may be established at a lesser depth pursuant to section 5-11-18(E)2(j) of the Zoning Code.)*

Our requested modifications for Lot 2:

- (i)** Approve reduction in north side yard from 30 feet to 16 feet. **(ii)** Approve reduction in required parking from 95 to 71 spaces, during phase 1, and from 95 spaces to 69 spaces during phase 2. During phase 3, when Executive House is removed, parking ratio on lot 2

would meet Village standards for retail parking. (iii) Approve a maximum FAR of 31.6% as long as Executive House remains, thereafter to revert to a maximum of 13.3%.

*(A reduction in parking count may be authorized by the Village Board under section 5-11-18(G) of the Zoning Code.)*

Our requested modifications for Lot 3:

(i) Approve reduction in front yard (fronting on north/south spine road) to 5 feet from 30 feet to accommodate placement of future phase 2 office building. (ii) Approve maximum FAR of 39.6% on Lot 3. (iii) Approve reduction in required parking from 92 to 84 spaces.

### **Compliance with Standards**

The Village requires that every Application for a Zoning Map Amendment shall provide at least the following supplemental information from Form "C" of the General Zoning Application (*answers follow in italics below each subparagraph*):

- (a) The existing uses and zoning classification for properties in the vicinity of the lot.

*ANS: Sunset Grove shopping Center to the north is designated Highway Retail Planned Unit Development, HR-1 District. To the east is R2 zoning and single family use; to the south is R2 zoning and agricultural use; to the west is R2 PUD and business planned unit development use.*

- (b) The trend of development in the vicinity of the lot, including changes, if any, in such trend since the lot was placed in its present plan designation or zoning classification.

*ANS: The trend of greater commercial use is seen by the successful opening of Sunset Grove Shopping Center. In early 2008, the Village adopted the "Downtown/IL Rt. 83 Redevelopment Plan and Project" in which the Village recognized that it needed to incentivize private investment within the Redevelopment Project Area (which includes our site). The Redevelopment Plan has objectives for strengthening the economic well-being of the Redevelopment Project Area by increasing business activity, tax base and job opportunities.*

- (c) The extent, if any, to which the value of the lot is diminished by the existing plan designation or zoning classification applicable to it.

*ANS: Our site is limited only to the existing Executive House office building by the terms of the DJ designation and consent decree. Given the*

*overall intensity of use envisioned by the Village for our site (in keeping with Sunset Grove and the expected pattern of development along the east side of IL. Route 83) our site is only developed to 49% of its potential. Sales and rental revenue and resulting tax base are similarly limited.*

- (d) The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare.

*ANS: The public health, safety and welfare are not increased by limiting development of our site. An offsetting increase in public welfare could arise from avoidance of spillover effects of noise, pollution or congestion on adjacent areas as a result of future development – or from loss of valuable ecological niches. Restricting future development of our site provides no offsetting increase in public welfare. Traffic impacts from Sunset Grove and general, background congestion on Route 83 are far higher than the impact from new development on our site. With adequate landscaped buffers, setbacks, and density controls embodied in the PUD, the spillover effects are marginal and hence no public welfare is gained by limiting this development.*

- (e) The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

*ANS: To the north, Sunset Grove will benefit from the opening up the of the north/south spine road. Tenants and guests of the Executive House will provide more customers for Sunset Grove and eventually for the South 15 Property, thereby making it more valuable. Our connection to the South 15 Property will allow for a controlled and more unified plan of development. To the east, we will preserve a 50 foot woodland buffer that buffers out site as well as Village Water Well Facility (Outlot C on the subdivision plat). To the south, the owners of the South 15 Property will continue to have access to Route 83, but they will also enjoy the opportunity of full access for new development on their parcels by virtue of the cross-easements we are implementing (see Tab I). These cross-easements become operational for the South 15 Property whenever one of these parcels obtains PUD approval of its plan. To the west, the properties are located on the opposite side of multiple lanes of Route 83 and should not experience any interference with use and enjoyment.*

- (f) The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.

*ANS: See the previous answer in (e) above – Sunset Grove and the South 15 Property will be able to maintain their existing uses without any detriment from our reclassification – and the improvements will likely*

*enhance their retail opportunities. Adjacent properties to the east will be buffered by the 50' wooded outlot. Sources of undesirable spillover effects, such as noise, excessive lighting, odors, etc., are minimized because the PUD process allows the Village to regulate each aspect of the intended development on the site. Development in the HR-1 District can occur only as a PUD. To the west, the value of properties located on the opposite side of Route 83 will not be affected by our classification to the HR-1 District, as Route 83 provides a natural and substantial border between districts.*

- (g) The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

*ANS: See the previous answer in (e) above – Sunset Grove and the South 15 Property will be able to maintain their existing uses without any detriment from our reclassification – and the improvements will likely enhance their retail opportunities.*

- (h) The suitability of the lot for uses permitted or permissible under its present plan designation and zoning classification.

*ANS: Because the existing designation is a special case of a consent decree, whose objectives at that time were to restrict all future development except with Village agreement, our tract cannot be developed at all except by designation to the HR-1 District. The present designation is unsuitable to allow our tract to be developed in a manner that promotes the goals of the Downtown/IL Rt. 83 Redevelopment Plan and Project and the underlying goals of the Village's Comprehensive Plan.*

- (i) The availability of adequate ingress to and egress from the lot and the extent to which traffic conditions in the immediate vicinity of the lot would be affected by the proposed amendment.

*ANS: See the previous answer in (e). The Village planning for Sunset Grove and agreements with IDOT provide that there will be only one signalized access point on Route 83 to be shared by Sunset Grove, our parcel and the South 15 Property. The new traffic signal is ideal for improving access to our parcel and stimulating further commercial development. Our traffic engineer (see Tab J) finds that the Sunset Grove access drive will provide adequate ingress to and egress from our tract, with negligible effect on overall traffic conditions.*

- (j) The availability of adequate utilities and essential public services to the lot to accommodate the uses permitted or permissible under its present plan designation and zoning classification.

*ANS: The Executive House is served by sanitary connection to a sanitary main in Route 83 and receives drinking water from its own well. All proposed improvements for PNC Bank, and phases 2 and 3 will have available adequate utilities, thanks in part to the construction of the Village water well facility.*

- (k) The length of time, if any, that the lot has been vacant, considered in the context of the pace of development in the vicinity of the lot.

*ANS: No new development on the vacant portions of the site has been implemented or proposed since the consent decree.*

- (l) The community need for the proposed map amendment and for the uses and development it would allow.

*ANS: The community need is evident in the findings of the Downtown/IL Rt. 83 Redevelopment Project and Plan and the substantial efforts that the Village has invested in spurring new investment in the area, beginning with construction of the new water well facility. The uses allowed by the map amendment will only be those specified in the PUD and found by the Village to be appropriate for our site. We are proposing a mix of existing and future office, banking and retail uses. The demand for our office use is demonstrated by the fact that we enjoy 100% occupancy.*

### **Compliance with Standards for PUD Approval**

#### **General standards for Special Uses**

Section 5-11-18(E) of the Zoning Code requires that each owner proposing a PUD establish that the PUD will meet the general standards for special use permits pursuant to Section 5-11-17(E) of the Zoning Code (*answers follow in italics below each subparagraph*):

Section 5-11-17(E) Standards For Special Use Permits:

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;

*ANS: Improving access to our tract through the new signalized intersection at Route 83 and creating a unified circulation flow and pattern to benefit all development on the east side of Route 83 is essential to realizing the*

*goals of the Downtown/IL Rt. 83 Redevelopment Project Plan and is necessary for public convenience.*

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

*ANS: The design, location and operation of our proposed improvements have followed closely the design guidelines of the Sunset Grove development. Storm water management will be implemented in accordance with the Lake County Watershed Development Ordinance. The site layout is logical and allows for safe travel to and from Route 83. Aesthetics, landscaping, lighting and permitted uses will be in accordance with Village standards and will harmonize with the Sunset Grove development and meet the Village's goals for quality development.*

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

*ANS: The design, location and operation of our proposed improvements will not generate noise, traffic, congestion, odors or other typical spillover effects that would create a substantial injury to the value of adjacent property.*

(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

*ANS: Our proposed PUD will comply with the HR-1 District, with the requested modifications to certain setbacks and other standards set forth above.*

(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.

*ANS: The Owner has successfully managed Executive House for more than 20 years and owns and manages many other commercial properties.*

### ***Special standards for Special Uses in the form of Planned Unit Developments***

Section 5-11-18(E)2 of the Zoning Code requires the applicant to establish that the proposed development will meet the following additional standards (*answers follow in italics to subparagraphs*):

(a) Variance From Applicable District Regulations: The degree to which the development differs in its performance from what would be possible under the normal standards of the district in which it is located.

\* \* \*

*ANS: Our PUD will adhere to common design standards applied to the Sunset Grove Shopping Center, which is the only other PUD currently approved in the HR-1 District. There are no comparable normal standards because only open space and parks are permitted in the HR-1 District without a PUD.*

(b) Promotion Of Character: The degree to which the development exhibits extra care and attention to details which enhance the character of the development and promote the rural character of the village that sets the development apart from projects that could be built without the aid of this section. The plan commission shall be looking for the following traits:

(1) Roads shall be planted with hedgerows to screen views into a development;

(2) Buildings in open fields shall be masked by berms and reforested areas;

(3) Buildings shall have a low horizontal profile when built in old fields or grasslands;

(4) Front yards or rights of way should be planted with natural landscaping;

(5) Open spaces larger than scenic easements are preferred and should be planted with prairie mixes or reforested.

*ANS: The proposal maintains a setback from Route 83 the same as the Sunset Grove development to create unified visual effect of a landscape buffer extending the length of the frontage on the east side of Route 83. The landscape design around detention areas and landscape buffers calls for natural landscaping to be planted and will be in keeping with the look and feel of the Village. The wooded buffer (Outlot C) on the east side of the site will be preserved to mask buildings, noise and light. See the landscape plans (Tabs F and G).*

(c) Design Enhancements: The degree to which any requested increase in density reflects an investment in better design, landscaping, or facilities. The plan commission should have review materials presented by the developer indicating that the credits sought are based in real investments in excess of what is required under the minimum standards of the ordinance.

*ANS: The requested increase in overall FAR to 20.9% is due in part to the existing conditions – namely the Executive House building. The phased design allows for establishing the circulation route between the Sunset Grove parcel and the South 15 Property without first waiting for the obsolescence of the Executive House building. At such time as phase 3 is built, the overall FAR reverts to the district standard. Properly sizing the office building on Lot 3 is a function of a marketable floor template and need for parking. We are investing in the PUD improvements and design necessary for phased development, but the costs are front-loaded into the first phase. The standards of design are all intended to be consistent with the excellent design of the Sunset Grove Shopping Center and to create the illusion of single master-planned development, when in fact there are numerous owners and development is taking place over different phases. Please consult the Design Palette (see Tab B).*

(d) Amenities: The degree to which the developer has gone to better preserve critical natural environments, restore or mitigate degraded or distressed environments, alleviated off site problems, or provided other improvements that benefit all residents of the community. The plan commission should review both an inventory of natural features on the site and plans demonstrating the developer is taking greater care in preserving resources than is required by the village ordinances.

*ANS: We were made aware early in pre-application meetings of the need to preserve the wooded buffer that had grown up on the east side of the site. This is the most important natural environment on the tract. The Owner has cooperated with the Village to facilitate the Water Well Facility and with the Sunset Grove project to allow for a new turn lane which resulted in a right of way conveyance to IDOT. The Village's long range plan asked for connectivity for vehicles and pedestrians and a harmonized commercial pattern of development. The Owner's proposal includes numerous pedestrian walkways that provide such linkages and a master landscape plan to enhance natural landscaping on the site.*

(e) Comprehensive Plan: A planned unit development must conform with the intent and spirit of the proposals of the comprehensive village plan.

*ANS: By advancing the goals of the Downtown/IL Rt. 83 Redevelopment Project and Plan, we will be furthering the advancement of the goals of the Comprehensive Plan outlined therein. The relevant categories of the Comprehensive Plan mentioned in the Downtown/IL Rt. 83 Redevelopment Project and Plan which our project will promote are the goals found under: Community Character; the Environment; and Transportation and Circulation.*

(f) Minimum Area: The site of the planned unit development must be under single ownership and/or unified control and be not less than five (5) acres in area.

*ANS: This standard can be relaxed for a PUD located in the HR-1 District, pursuant to section 5-4-10(H) (Exceptions and Explanatory Notes), See note #12.*

(g) Compatibility: The uses permitted in a planned unit development must be of a type and so located so as to exercise no undue detrimental influence upon surrounding properties.

*ANS: Our proposal continues a long-standing existing office use, supplemented with a new bank building (one is also permitted in the Sunset Grove development), and future office and retail uses; however, there is a restriction on a grocery or food store retail use that would violate the exclusivity covenant in favor of Sunset Foods. These uses are harmonious with the Sunset Grove development and similarly will not exercise an undue detrimental influence on surrounding properties.*

(h) Need: A clear showing of need must be made by means of an economic feasibility, land utilization and marketing study.

*ANS: The underutilization of land (only 49% of potential) can only be corrected by a PUD. Also, the Downtown/IL Rt. 83 Redevelopment Project and Plan demonstrated the need for enhancing development in the redevelopment project area (See Downtown/IL Rt. 83 Redevelopment Project and Plan, under the section entitled, "Evidence Supporting the Need for a TIF").*

(i) Space Between Buildings: The minimum horizontal distance between buildings shall be not less than twenty feet (20') or equal to the height of adjacent, freestanding, unattached building, whichever is greater, except that principal or accessory buildings in a planned unit development located within the HR-1 district may have a lesser separation or even be attached provided that such planned unit development is served by a fire suppression system meeting applicable fire code standards.

*ANS: All buildings in our proposal will satisfy the minimum 20' separation.*

(j) Yards: The required yards along the periphery of the planned unit development shall be at least equal in width or depth to that of the adjacent zoning district; provided, however, the required yards within any lot and along the periphery of a planned unit development approved pursuant to the HR-1

district regulations may be established at a lesser depth, so long as the approved yard depth, together with any proposed or existing landscaping, fencing or other screening or buffering technique, is sufficient to establish a satisfactory buffer between the planned unit development and adjoining properties and/or residential land uses.

*ANS: The yards and landscape buffers separating our proposed buildings from adjacent properties, as indicated in our drawings, will establish a satisfactory buffer between our PUD and adjoining properties. The buffer facing Route 83 is the same the buffer established for Sunset Grove and is now established by the Village as the visual buffer line it wishes to embrace on the east side of Route 83 in this area. We maintain the wooded buffer to protect the properties to our east. The relaxation of internal yards within Lots 1 and 2 will not harm any properties located outside of the PUD but will allow for more inventive and pedestrian friendly site planning.*

(k) Parking Requirements: Adequate parking shall be provided and in no event shall the parking be less than that provided for in other sections of this title.

*ANS: The parking we provide (though we are requesting reductions from the stated standards) will be adequate. We have over 20 years experience with Executive House and it clearly does not require the usual parking ratio of spaces in the Zoning Code. The future bank building and retail uses will exceed parking requirements. The future office building on lot 3 will be short only a few spaces and will be able to share parking with the Executive House.*

(l) Traffic: Adequate provision shall be made to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

*ANS: Our traffic engineer finds that the pattern of movement on our site will have a negligible effect on traffic congestion on Route 83.*

(m) Density Increase:

\* \* \*

(3) HR-1 District: The plan commission may recommend, and the village board may approve, an increase in the maximum allowable aggregate floor area or impervious coverage ratio within any planned unit development approved pursuant to the HR-1 district regulations, so that: a) the maximum aggregate floor area within the planned development does not exceed twenty three percent (23%) of the total area of the planned development (including property within or without the HR-1 district), b) the maximum allowable floor area for any one lot of record within any approved planned unit development in the HR-1

district not to exceed forty percent (40%) of the lot area, and c) the maximum impervious surface coverage within the planned development does not exceed seventy five percent (75%) of the total area of the planned development (including property within or without the HR-1 district).

*ANS: Our proposal seeks an increase in the maximum FAR in the HR-1 District to 20.9% which is below the 23% maximum amount that can be authorized. Part of the increase is due to accommodate the existing conditions of the Executive House. By phase 3 of the PUD, the overall projected FAR is only 15.3%. Our FAR ratios also do not take into account the creation of outlots for the north/south spine road, landscaping and detention. If we allocated the area of the outlots to our buildable lots, we would have a much lower FAR.*

(n) Height Increase In The HR-1 District: Within any planned unit development approved pursuant to the HR-1 district regulations, the plan commission may recommend, and the village board may approve, an increase in the maximum allowable height of architectural features not intended for occupancy of up to forty feet (40') above the highest ground level point on the property included within the planned unit development (measured based upon the proposed finished grading). In considering a request for such additional height, the plan commission should review whether any such architectural features enhance the architectural character and improve the overall quality of design of the proposed planned unit development, as well as whether such features are designed to minimize potential impacts on nearby properties.

*ANS: Our proposal does not seek an increase in the maximum height in the HR-1 District.*

(o) Compliance With Subdivision Regulations And Plat Act: All planned unit developments, whether or not they are by definition subject to the Long Grove subdivision regulations or the Illinois plat act, shall comply with all standards, regulations and procedures of the subdivision regulations and the plat act except as is expressly provided otherwise in this section, or varied by the board of trustees pursuant to subsection (G) of this section or the applicable section of the subdivision regulations.

*ANS: Our proposal includes a new subdivision plat that conforms to Village subdivision requirements. The Village has agreed to waive the 200 foot scenic corridor easement on Route 83 to be consistent with the Sunset Grove development.*



**RECEIVED**

MAY 26 2011

**VILLAGE OF LONG GROVE**

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:** 4180 Route 83 LLC, an Illinois limited liability company

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

Telephone Number: 847-217-8122

E-mail Address: markaglazer@gmail.com

Fax number: none

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

**1.2 Owner (if different from Applicant).**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

Fax number: \_\_\_\_\_

**1.3 Property.**

Address of Property: 4180 Route 83, Long Grove, IL

Legal Description: Please attach Parcel Index Number(s): 15-30-200-036

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

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

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

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

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

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

Residential \_\_\_\_\_ Commercial \_\_\_\_\_ Office  Open Space \_\_\_\_\_ Vacant \_\_\_\_\_

Other (explain) \_\_\_\_\_

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

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

**1.4 Trustees Disclosure.**

Is title to the Property in a land trust? Yes \_\_\_\_\_ No

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

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

- Appeal
- Code Interpretation
- Variation
- Special Use Permit (non-PUD)
- Zoning Map Amendment (rezoning)
- 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"

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: Joseph A. Pasquinelli  
(Architect)

Name: Bruce K. Huvad  
(Attorney)

Professional: Archideas, Inc.

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

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

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

Telephone: 312-951-1106, Ext. 213

Telephone: 847-480-7543

E-mail: [jpasquinelli@archideas.com](mailto:jpasquinelli@archideas.com)

E-mail: [bhuvad@cshlegal.com](mailto:bhuvad@cshlegal.com)

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

Name: Michael A. Werthmann  
(Traffic Engineer)

Professional: V3 Companies

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

Address: 7325 Janes Avenue  
Woodridge, IL 60517

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

Telephone: 630.729.6105

Telephone: 847-518-9990

E-mail: [aheinen@v3co.com](mailto:aheinen@v3co.com)

E-mail: [mwerthmann@kloainc.com](mailto:mwerthmann@kloainc.com)

**1.9 Village Officials or Employees.**

Does any official or employee of the Village have an interest, either directly or indirectly, in the Property? Yes: \_\_\_\_\_ No: X \_\_\_\_\_

If yes, please identify the name of such official or employee and the nature and extent of that interest. (Use a separate sheet of paper if necessary.)

**1.10 Successive Applications (5-11-9).**

Second Applications Without New Grounds Barred. Whenever any Application filed pursuant to this code has been finally denied on its merits, a second Application seeking essentially the same relief, whether or not in the same form or on the same theory, shall not be brought unless in the opinion of the officer, board, or commission before which it is brought there is substantial new evidence available or a mistake of law or fact significantly affected the prior denial.

New Grounds to Be Stated. Any such second Application shall include a detailed statement of the grounds justifying consideration of such Application.

Summary Denial With or Without Hearing. Any such second Application may be denied by the building superintendent summarily, and without hearing, on a finding that no grounds appear that warrant a new hearing. In any case where such Application is set for hearing, the owner shall be required to establish grounds warranting reconsideration of the merits of its Application prior to being allowed to offer any evidence on the merits. Unless such grounds are established, the Application may be summarily dismissed for such failure.

Exception. Whether or not new grounds are stated, any such second Application filed more than two years after the final denial of a prior Application shall be heard on the merits as though no prior Application had been filed. The Applicant or Owner shall, however, be required to place in the record all evidence available concerning changes of conditions or new facts that have developed since the denial of the first Application. In the absence of such evidence, it shall be presumed that no new facts exist to support the new petition that did not exist at the time of the denial of the first Application.

**2.0 Required Submittals (See Specific Supplemental Information Form for filing Fees).**

- Fully completed Application with applicable supplementary information \*\*
- \_\_\_\_\_ Non-refundable Filing Fee. Amount: \$ \_\_\_\_\_
- \_\_\_\_\_ Planning Filing Fees. Amount: \$ \_\_\_\_\_
- \_\_\_\_\_ Minimum Professional Fee/deposit Escrow. Amount \$ \_\_\_\_\_

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

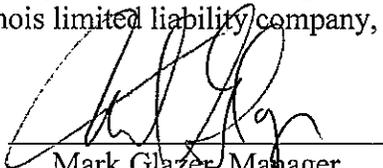
- 3.0 Certifications.** The Applicant and Owner certify that this Application is filed with the permission and consent of the Owner of the Property and that the person signing this Application is fully authorized to do so.
- 3.1** The Applicant certifies that all information contained in this Application is true and correct to the best of Applicant's knowledge.
- 3.2** The Applicant acknowledges that the Village may seek additional information relating to this Application and agrees to provide the Village with such information in a timely manner. Failure to provide such information may be grounds for denying an Application.

- 3.3 The Applicant and Owner agree to reimburse the Village for any and all costs relating to the processing of this Application, including any consultants' fees. By signing this Application, Applicant and Owner agree to be jointly and severally liable for such costs, and Owner further agrees to the filing and foreclosure of a lien against the Property for all such costs plus all expenses relating to collection, if such costs are not paid within 30 days after mailing of a demand for payment.
- 3.4 The Applicant agrees that the Village and its representatives have the right, and are hereby granted permission and a license, to enter upon the Property, and into any structures located there on, for purposes of conducting any inspections that may be necessary in connection with this Application.
- 3.5 **The Owner, Applicant, and/or designated representative is required to be present during the meeting.**

4180 Route 83 LLC  
Name of Owner

[same as owner]  
Name of Applicant

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

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

## Legal description for Zoning Application

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

### **AND EXCEPT THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS:**

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

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

### **AND EXCEPT THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS:**

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

ADDRESS: 4180 Route 83, Long Grove, Illinois







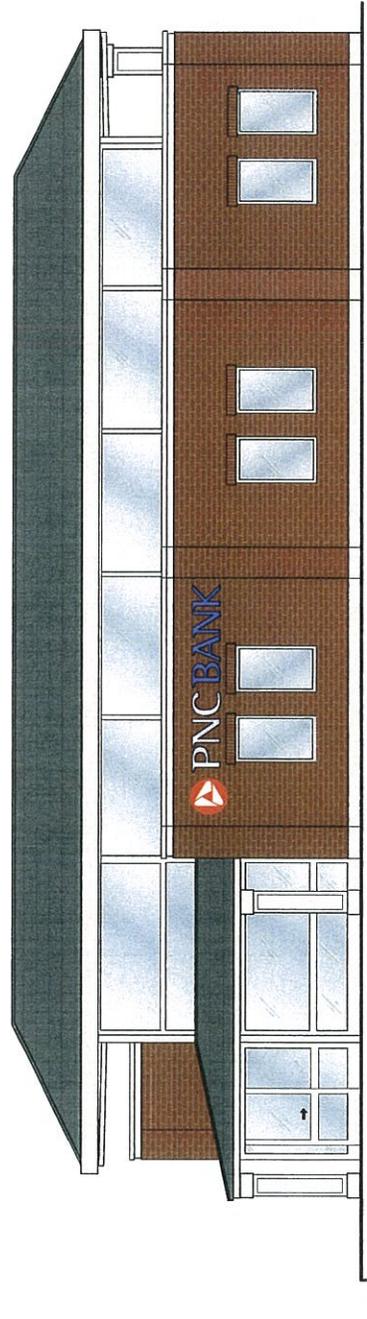
Rear Elevation



Drive-Thru Elevation



Front Elevation



Office Elevation