

**Item #1:**

**Report Of The May 4, 2010 PCZBA Meeting:  
Arbor Grove PUD – Geimer Greenhouse Property**



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

**Tuesday, May 4, 2010, 2010 at 7:00 P.M.**

**Village Hall, 3110 OLD MCHENRY ROAD LONG GROVE, ILLINOIS**

**1. Call to Order.**

**2. PUBLIC HEARING:** Consideration of a request for a zoning map amendment the HR zoning District a Special Use Permit for Preliminary PUD Plan/Plat approval and excavation of detention areas & filling of lowland conservancy areas to allow commercial redevelopment of the property under the "HR" District Regulations with amendments to the "HR" District Regulations to allow a minimum lot size of 14 acres instead of the required 20 acres and increased lot coverage and variations on yard requirements in the "HR" District.

**3. Approval of Minutes; February 2, 2010**

**4. Other Business;**

**a). 2010 Village Board Attendance Roster**

**5. Adjournment:**

**Next Regular Meeting – June 1, 2010.**

**Village Board Representative; (5/11) Commissioner Parr**

The Village of Long Grove is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to phone David Lothspeich, Long Grove Village Manager at 847-634-9440 or TDD 847-634-9650 promptly to allow the Village of Long Grove to make reasonable accommodations for those persons.

**MEETING  
PROCEDURES**

Plan Commission meeting follow the procedures outlined below. In the spirit of fairness to all parties, any of these procedures may be modified for a particular item at the discretion of the Chair.

1. Introduction of item by the Chair.
2. Village Staff's summary of Petition.
3. Presentation by the Petitioner.
4. Public Testimony and Comment.
5. Cross-Examination.
6. Response by the Petitioner.
7. Questions by the Commission.
8. Commission Discussion and Deliberation.
9. Commission Action.



TO: Long Grove PCZBA

FROM: James M. Hogue, Village Planner

DATE: 4/28/10

RE: PCZBA REQUEST 02-10 Request for a Zoning Map Amendment (HR), a Special Use Permit (SUP) for Preliminary PUD Plan/Plat approval and disturbance of lowland conservancy areas, text amendments to the "HR" Highway Retail District for lot size & impervious surface and variations to the "HR" District yard requirements for the Arbor Grove PUD by Mr. Michael Burgmeier of MB General Investment, LLC.

**Item:** PCZBA PETITION 02-10

**Status:** Complete application received 03/12/10. Filing fees & Escrow submitted 03/12/10. Referral by Village Board granted 4/13/10.

**History:** The property is located on Illinois Route 53 north of and adjacent to the Menards Development. The property was annexed into the Village in 1998 via Ordinance 98-O-17. The property consists of approximately 14.2 acres of land area (in 2 separate parcels) and is presently zoned R-2 PUD (Ord. 98-O-18) and is the site of the Geimer Greenhouse. The property is presently occupied by the Geimer Greenhouse facility.

**Proposal:** Consideration of a request for a zoning map amendment (zoning reclassification) to the HR zoning District a Special Use Permit for Preliminary PUD Plan/Plat approval and excavation of detention areas & filling of lowland conservancy areas to allow commercial redevelopment of the property under the "HR" District Regulations with an amendments to the "HR" District Regulations to allow a minimum lot size of 14 acres instead of the required 20 acres and increased lot coverage. Variations on yard requirements in the "HR" District also appear necessary.

**Existing Land Use & Zoning Data:**

1. Surrounding Land Uses and Zoning;

<i>Direction</i>	<i>Existing Use</i>	<i>Land Use Plan Designation/Zoning</i>
NORTH	Right- of-Way/ Vacant (Dorothy Ln. & Rt. 53 Extension)	Residential/R-2
SOUTH	Commercial	Commercial (Rt. 53/Lake-Cook Subarea /HR
EAST	Vacant	Residential/AG (Unic. Lake County)
WEST	Commercial	Commercial (Rt. 53/Lake-Cook Subarea / R-2

**Zoning Analysis**

	<u>Proposed</u>	<u>"HR" District Requirements</u>
Building Height	20' to 35'	35'
Total District Area	14.21 acres	20 Acres
Individual Lot Area	2.7 to .3 acres	N/A
Yard Requirements		
Front & Corner	Unknown*	30'
Side Yard	Unknown*	30'
Rear Yard	Unknown*	30'
Conservancy/ Scenic Corridor	60'	100'
Max. FAR	.16**	.15
Max. Impervious Surface	.55**	.40
Parking	4.5/1000 G.L.A.	4.5/1000 G.L.A.

\*Yards were not specified on the site plan; Side Yards on Lots 3, 4 & 5 appear not to be met. Rear yards on Lots 5 & 7 are questionable.

\*\* Maximum FAR & Impervious Surface Area exceeds "HR" District maximums. FAR however may be modified to .20 within the entire PUD and .30 per individual lot through the PUD approval process.

## Land Use and Locational Data

The property is located at 2727 Route 53 and north of and adjacent to the Menards Development at the corner of Route 53 and Lake-Cook Road. The property is presently zoned R-2 PUD with a PUD approval granted in 1998 to permit the existing greenhouse facility at this location. The property falls within the boundaries of the Route 53/Lake Cook Subarea (plan excerpt attached). This sub-area plan was designed to provide “flexibility for a wide range of uses and demonstrate the requirements that any development must meet”. In general, the proposed project is in conformity with this plan with regard to use (commercial – office\ retail). However, the greenhouse facility is an identified use in this plan and a 100’ Scenic easement is proposed along the length of the Route 53 frontage per the plan recommendations. The petitioner is asking for a reduction from this standard in a manner consistent with the approvals granted to the Menards Development. The greenhouse facility on-site would be removed and the property redeveloped under this proposal.

1) **Previous Approvals** - Previous approvals which were granted in 1998 (Ordinances 98-O-17 & 18) annexed this property to the Village and granted the “Geimer Planned Unit Development” which allowed the property to develop as retail garden center. As part of this approval the PUD ordinance specifically prohibited any and further rezoning or re-subdivision of property approved as the “Geimer PUD”. The Village Board, through the referral process, has indicated a willingness to reconsider the prohibitions identified in the previous approvals.

2) **Proposed Land Uses** – The “HR” District only allows Opens Space and Parks as permitted uses as a “matter-of-right”. Special Uses may be considered as follows;

1. Home improvement stores, retail stores, and restaurants, if approved pursuant to an ordinance granting approval of a planned unit development.

2. Such other uses as may be consistent with the village's comprehensive plan and expressly authorized pursuant to an ordinance granting approval of a planned unit development.

Petitioner has submitted a list of uses which are attached. These are similar to the uses approved in the Menards PUD approval and include the following as among others; all uses permitted in the B-1; B-2; O & OR Districts.

Staff questions the following however; Bed & Breakfast, Home Improvement Stores (given the proximity to Menards), Restaurants and Fast Food Restaurants given the proposed parking ratio and higher standard of parking in the “HR” District for Restaurants; Automotive Service Facilities (as a special use) these and gas stations were specifically prohibited in the Menards approval.

The proposed uses in general, and those specifically outlined, should be given careful consideration. Petitioner was given some feedback regarding uses as part of the referral process. Other comments received are included with this report.

## Project Specifics

As proposed on the site plan & plat the property would be divided into seven (7) lots. A total of 100,000 square feet of gross leasable area is proposed. 3 outlots are proposed largely for stormwater management purposes. Individual lots would range from 2.7 acres in size to 0.35 acres in size.

Lots 1 through 5 are proposed to contain one story structures. Lot 6 is anticipated to contain a two story structure (possibly a hotel/motel) and Lot 7 will be a one story structure providing a complementary use (possibly a restaurant) to Lot 6.

A text amendment for minimum lot size and maximum impervious surface in the "HR" District are required for this proposal to move forward. Variations to yards requirements in the "HR" District also appear necessary.

The Floor Area Ratio (FAR) is proposed at .16. The maximum FAR in the "HR" District is .15 however this may be modified through relief built in to the PUD process to .20 in the entire development and .30 per individual lot within the "HR" District.

No specific tenants or anchors have yet been identified as a part of this proposal and the exact detail of uses is unknown at this time.

**a). Traffic** – A preliminary traffic study has been submitted as "Tab 4" in the application package. Access to the site is proposed off of Route 53 in two locations; on the north end of the site and in the approximate middle of the site. A third access, connecting to the Menards Development is possible if a recapture agreement can be negotiated with Menards. Menards built the access road to the south. Although labeled as future access; staff finds access at this location to be desirable and potentially beneficial to both developments.

The northerly access is contemplated to be signalized, the middle access proposed as  $\frac{3}{4}$  access prohibiting outbound left turns. Off-site roadway improvements will be constructed to IDOT standards and petitioner has been in contact with IDOT. A private internal roadway system will be installed within the development.

Although the exact detail of uses remain unknown at this time, the preliminary traffic impact analysis indicates that existing roadways, as enhanced by the improvements recommended in the traffic study, can accommodate 100,000 square feet of "Shopping Center" development.

An internal pathway connection is shown along the west side of the internal roadway system. This pathway must connect to the "Menards Pathway" to the south and should be continued across the northerly access point and through "Outlot A" to the northern edge of the property. An "external" pathway system looped through the Scenic Corridor along Route 53 should also be considered.

## b). Services

- 1) Water – Water to the development is proposed via a private well. The water distribution and fire protection system would be privately owned and operated. Eight inch

(8") water mains are proposed for potable water and fire protection. Inch and a half (1.5") service would provide water service to structures. All water system improvements will be done in accordance with Lake County Health Department (LCHD) standards. The existing well on the property will be abandoned in accordance with LCHD standards.

- 2) Sewer – Per the HR District regulations (5-4-9 (D) 2); All developments located in the HR district shall be served by public sanitary sewer systems. A connection to an existing manhole on the Menards property to the south is proposed for sanitary sewer service to the development. A recapture agreement exists for this sanitary sewer line and the terms of that agreement must be met for the connection to be made. Gravity fed ten (10") PVC is proposed for sanitary sewer service on-site. The existing septic field will be abandoned per LCHD standards.
- 3) Stormwater – Stormwater detention will be accommodated via detention ponds located on "Outlots A & C". Concrete storm sewers will direct runoff to detention areas. Roof drain connections will be made of PVC pipe.
- 4) Parking – has been designed for a minimum ratio of 4.5 spaces per 1000 square feet of gross leasable area (GLA) on the property. Parking will be located on each lot and a cross parking easement will be implemented over the entire development. Spaces will be constructed per Village Regulations.

Per the "HR" District regulations retail uses (unless specifically listed) must provide 4.5 parking spaces per 1000 square feet of leasable area. Restaurants & drive-in restaurants, homes improvements stores, bed & breakfasts all have specific parking requirements as listed below which may exceed the minimum retail standard of 4.5 spaces per 1000 of leasable area.

<u>Use</u>	<u>Required Spaces</u>
All retail, service, and office uses not otherwise listed below (except retail uses in the HR district)	5 for each 1,000 square feet of net floor area
<b>All retail uses not otherwise listed below (HR district only)</b>	4.5 for each 1,000 square feet of net floor area
<b>Bed and breakfast</b>	1 for each guestroom
Grocery store	10 for each 1,000 square feet of net floor area, plus 1 for each 200 square feet of storage area
<b>Home improvement store</b>	3 for each 1,000 square feet of net floor area
Public assembly uses	See section <a href="#">5-9-12</a> of this chapter

<b>Restaurants, fast food with drive-in</b>	2 for every patron seats or 20 for each 1,000 square feet of net floor area, whichever is greater, plus 1 for each employee on the largest work shift
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
<b>Restaurants, standard (HR district only)</b>	8 for each 1,000 square feet of net floor area
Shopping center (over 100,000 square feet of gross floor area)	4 spaces for each 1,000 square feet of net floor area

(Ord. 2008-O-7, 2-26-2008)

**c). Elevations** - As the specific tenants and/ or anchors have yet been identified as a part of this proposal the exact detail of building elevation is unknown at this time. Petitioner has included photographs representing concepts of what the structures proposed for the property will look like.

In general, masonry & stone building facades and in some instances siding is contemplated as well as fabric awning over windows. Asphalt/Fiberglass shingles are also proposed. EFIS panels along the top of cornices are anticipated. Wall signage is proposed to be handled as was done with the Long Grove Commons & Sunset Grove Developments. General sign placement and square footage will be identified, but final review and approval of signage will be done on a case by case basis by the Architectural Commission once tenants have been identified.

Site furnishings, consistent with those found in Downtown Long Grove, specifically the Archer Parking Lot are also anticipated in the development.

**d). Lighting** - A lighting plan has been submitted. Per the Village Code this proposal would be considered as "Class 2" lighting. All commercial building lighting and parking lot lighting in this class requires AC approval.

Metal Halide lamps (@ 150 watts max.) are proposed for lighting fixtures. A Halide light source may be permitted with AC review and approval however, light sources over 200 watts are not permitted.

Decorative fixtures are proposed for the external lighting. Fixtures proposed are identical to those used in the Archer Parking lot renovation.

Parking lot lighting is proposed at maximum of 25' feet in height. By right a maximum of 15' is permitted by the Village Zoning Code. Variations to the exterior lighting requirements however may be granted by the AC for "good cause".

External lighting may not glare or "escape" into traffic or onto adjoining properties.

E). Landscaping - A landscape plan is attached as part of the submittal package.

Perimeters of the site as well as parking lot islands as some building perimeters are proposed to be landscaped. A list of plantings is also attached to the landscape plan. Buffer yards may be required along lots 5 & 6.

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

### Signage

Monument (ground) signage is proposed for identification of the development. Two types of sign, a "Development and Tennant Sign" and a "Development Monument Sign" are proposed. A total of three monument signs are proposed. One "Development & Tennant Sign" at the north entrance and one at the middle entrance. A "Development Monument Sign" is proposed "Outlot C" on the south end of the development.

All monument signs would be constructed of masonry and stone with a pre-cast cap. An aluminum panel with acrylic copy would display tenant and development information (i.e. "Arbor Grove"). These signs would be externally illuminated. Signs must be setback at least 5' from the street ROW and outside of the vision triangle as well as comply with all Village Code requirements.

The "Development and Tennant Sign" would be 18 feet tall by 16 feet wide at the base. Tennant sign would be 2 foot high. The "Development Monument Sign" would be 8.5 feet tall and 16 feet wide at the base. This sign would simply say "Arbor Grove" and contain no tenant information.

Tennant signage to be displayed on each individual structure or tenant's space has not been identified or provided with the application materials. Internally illuminated or neon signage is not permitted per the Village Code. AB review and approval of all signage is required.

### Preliminary PUD Plat

The PUD Plat is in conformance with the Village regulations and therefore approvable.

Wetlands (.94 acres total) exist on the property and a jurisdictional determination will be made. Wetland areas are proposed to be preserved and not impacted by the proposed development.

A reduction in the 100' scenic corridor easement down to a minimum of 60' is requested. This is proposed to be consistent with the reductions granted for the Menards Development.

Lowland Conservancy District Soils ( 103 Houghton Muck, 232 Ashkum Silt, 300 Peotone Silt) exist on the property on proposed "Outlots B & C". Petitioner also request a Special Use Permit to allow for the excavation of stormwater detention facilities in this area and filling of 9,250 sq. ft. of this area for parking on proposed Lot 4 as well as a small portion of the interior access road. Both encroachments may be allowed by Special Use per procedures identified in 7-5-3 F, G, & H of the Village Code.

These modifications, as well as the proposed improvements to the scenic corridor, will require CSCC review & recommendation.

### Requested & Other Relief

The following is a synopsis of the relief requested and required for the project to move forward;

- Relief from further subdivision & rezoning restrictions per the previous PUD approval.
- Text amendments to the “HR” District regulations of allow a lesser minimum lot size and greater impervious surface ratio.
- Variations yard requirements in the “HR” District
- Greater FAR; which may achieved through the PUD process.
- A reduction in the Scenic Corridor Requirement from 100’ to 60’ feet ( similar to Menards)
- Special Use for disturbance of Lowland Conservancy soils.
- 25’ tall light fixtures & metal halide light sources (may be approved by the AC)
- Proposed land uses ( may be allowed per PUD approval)
- The “HR” District mandates no more than 7% of the aggregate floor area be devoted to non-retail use unless modified through a PUD ordinance approval.

### Preliminary Conclusions:

As proposed the development is generally in conformity with the Route 53/Lake Cook Subarea Plan with regard to proposed land use (commercial – office retail). However, the greenhouse facility is an identified use in this plan and a 100’ Scenic easement is proposed along the length of the Route 53 frontage per the plan recommendations. The petitioner is asking for a reduction from this standard in a manner consistent with the approvals granted to the Menards Development. The greenhouse on-site would be removed and the property redeveloped under this proposal.

Obviously the uses as proposed by the petitioner could not be accomplished under the underlying R-2 zoning district nor would the previously approved PUD allow development of this nature. For this development to move forward reclassification of this property is required.

The Village Board needs to determine whether modifications of the restrictions of the prior PUD approval are appropriate or if the restrictions with regard to no further subdivision or rezoning should remain. This needs to be done as part of the referral process.

Petitioner has submitted a list of uses which are attached. These are similar to the uses approved in the Menards PUD approval and include the following as among others; all uses permitted in the B-1; B-2; O & OR Districts.

Staff questions the following however; Bed & Breakfast, Home Improvement Stores (given the proximity to Menards), Restaurants and Fast Food Restaurants given the proposed parking ratio and higher standard of parking in the “HR” District for Restaurants; Automotive Service Facilities (as a special use) these and gas stations were specifically prohibited in the Menards approval.

The proposed uses in general, and those specifically outlined, as well as requested and required relief should be given careful consideration.

An amendment to the "HR" District Regulations to allow a minimum lot size of 14 acres instead of the required 20 acres and increased lot coverage are also required for this proposal to move forward. Variations on yards requirements within the "HR" District appear necessary in some instances as well. The PCZBA should also consider ramifications of the modification on future development proposals in the "HR" District and in particular how this may (or may not) affect the Route 53 Lake-Cook Subarea Plan.

The PCZBA should also consider the "Standards for Special Use" below;

(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;

(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.

2. Special Standards For Specified Special Uses: When the district regulations authorizing any special use in a particular district impose special standards to be met by such use in such district, a permit for such use in such district shall not be recommended or granted unless the owner shall establish compliance with such special standards.

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

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

(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.

PCZBA Considerations/Actions

- 1). Consider/Recommend on the text amendments to the HR District regulations; a) the reductions in minimum lot size for the district; b) increase impervious surface.
- 2). Consider/Recommend on “variations” to yard requirements and greater FAR as needed for the development in light of design quality of the proposal.
- 3). Consider/Recommend on proposed land uses as part of the PUD approval ordinance.
- 4). Consider/ Recommend on SUP/PUD as it relates to the Standards listed above.
- 5). Consider the scenic corridor reduction, SUP for excavation of lowland conservancy soils (CSCC review & recommendation needed).
- 6). Consider landscaping, lighting, elevations & signage plans (AC review & approval required).

Respectfully Submitted,

*James M. Hogue*

**James M. Hogue**  
**Village Planner**

# Lake County Tax Parcel Map



LakeCounty  
Geographic Information System

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

Map Printed on 3/16/2010

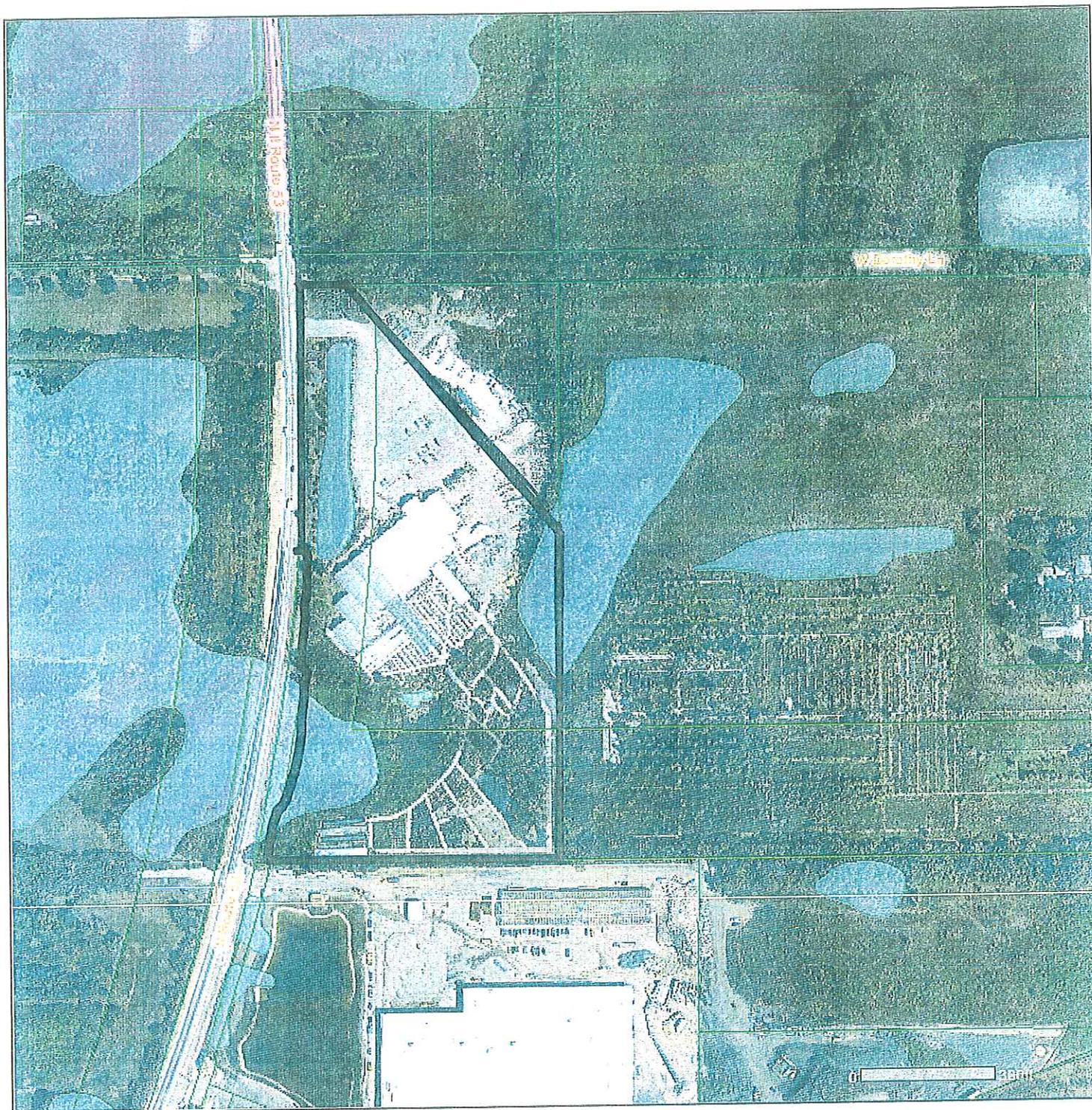


- Major Roads
- Railroads
- Major Water
- Parcels
- 2008 Aerial Photography

**Disclaimer:**

This map is for general information purposes only. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.

# Lake County, Illinois Wetland Inventory



## Lake County Geographic Information System

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

Map Printed on 3/16/2010

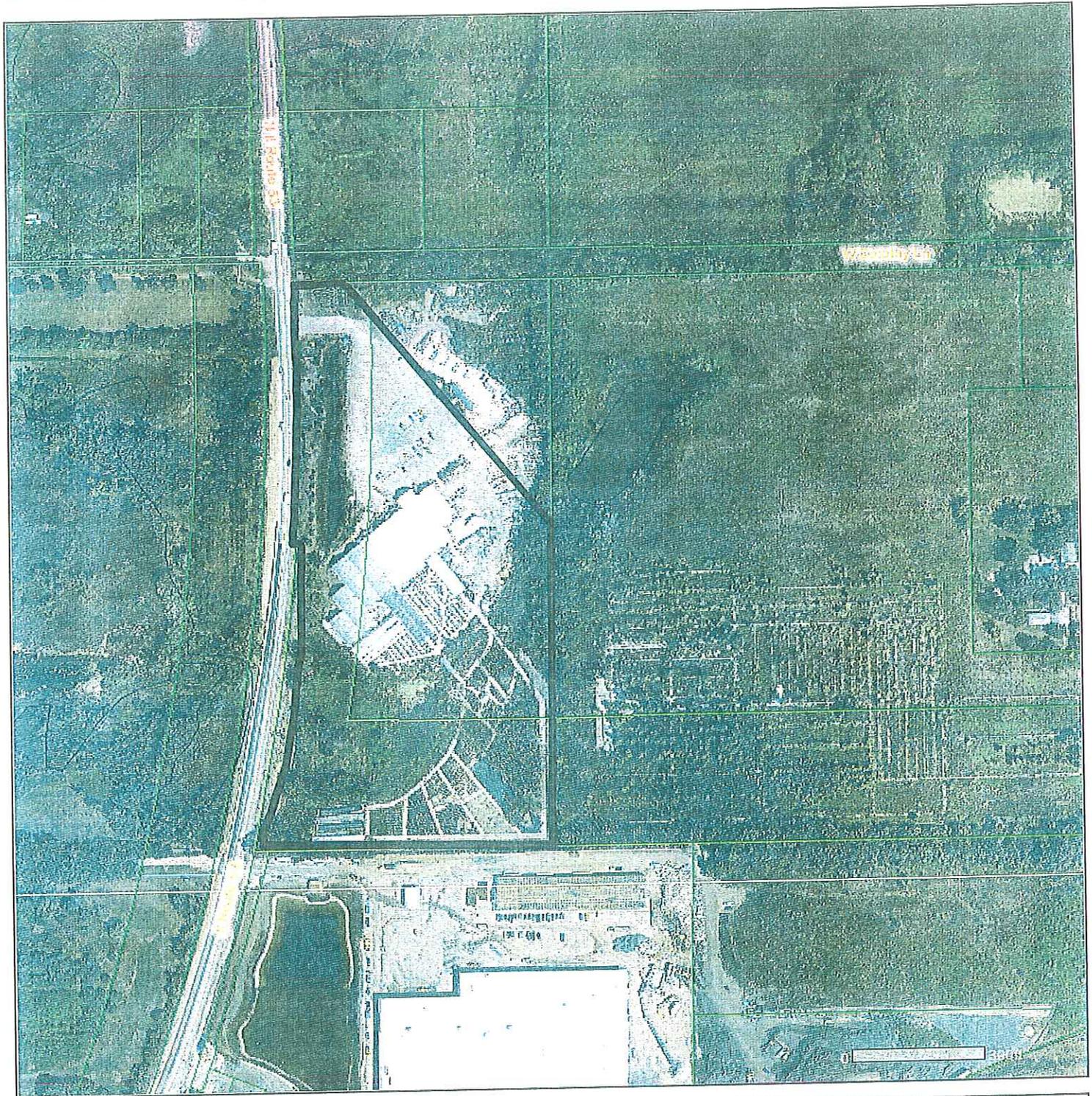


-  Wetlands
-  2008 Aerial Photography
-  Major Roads
-  Railroads
-  Major Water
-  Parcels

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# Locations of Mapped FEMA Floodplains in Lake County, Illinois



**LakeCounty**  
Geographic Information System

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

Map Printed on 3/16/2010

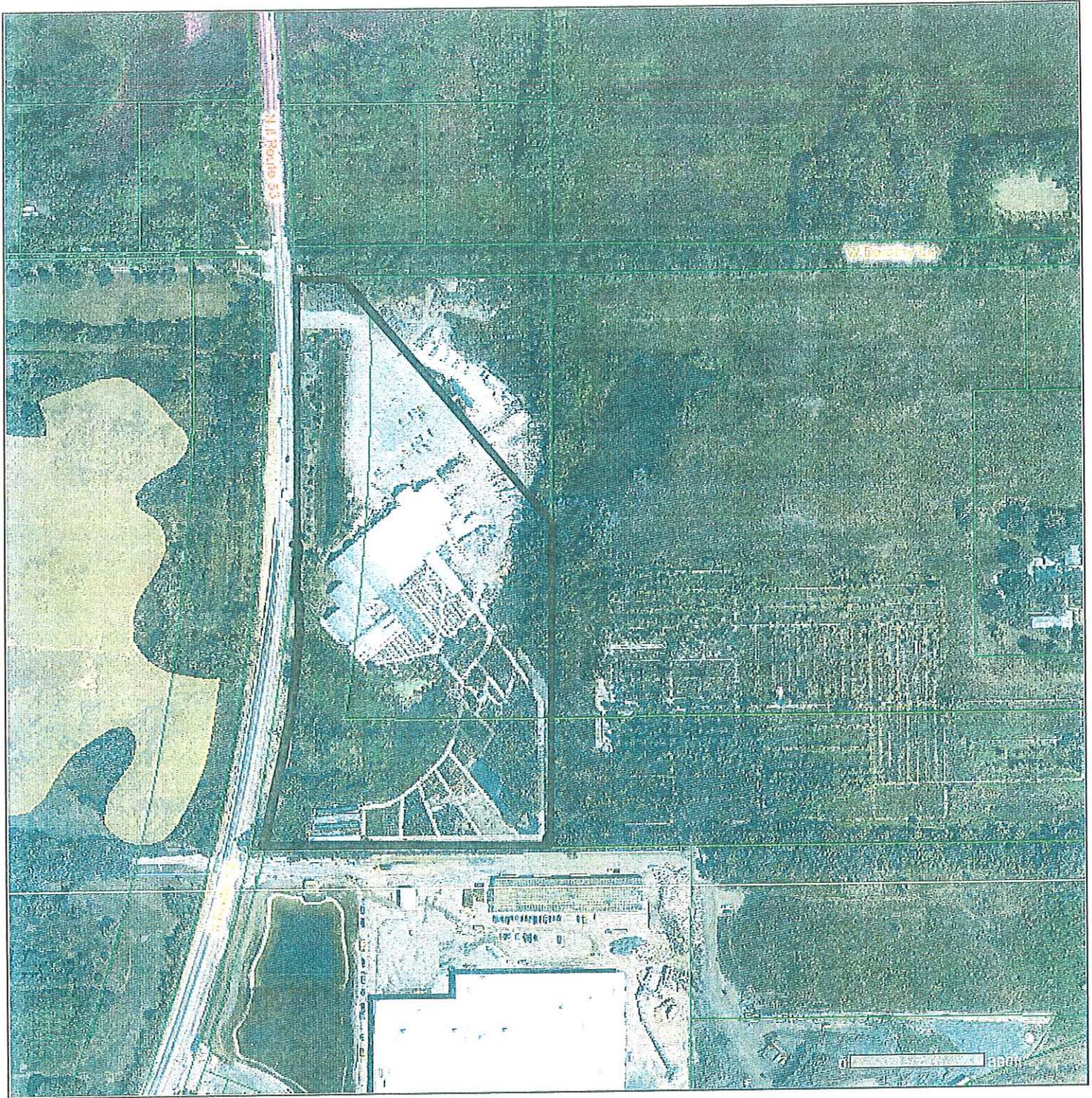


- |                       |                         |
|-----------------------|-------------------------|
| Parcels               | 2008 Aerial Photography |
| Zone X                | Major Roads             |
| Zone X - 500 Yr Flood | Railroads               |
| SFHA - 100 Yr Flood   | Major Water             |
| Zones A, AE and AH    | Parcels                 |
| Floodway              |                         |

**Disclaimer:**

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

# Advance Identification Wetlands (ADID) in Lake County, Illinois



Lake County  
Geographic Information System

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

Map Printed on 3/16/2010

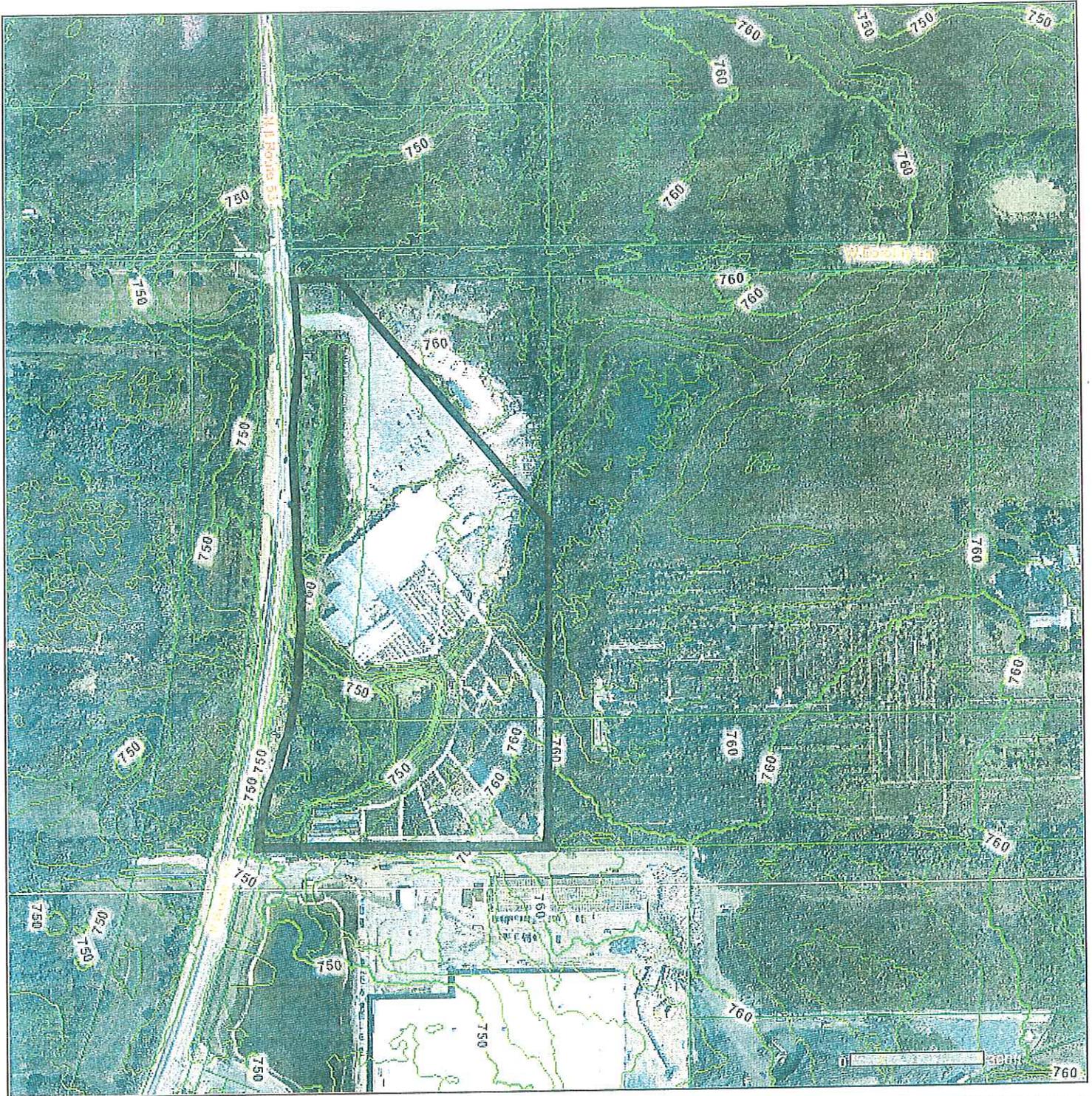


- ADID
- 2008 Aerial Photography
- Major Roads
- Railroads
- Major Water
- Parcels

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# Lake County, Illinois Topography



**Lake County**  
Geographic Information System

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

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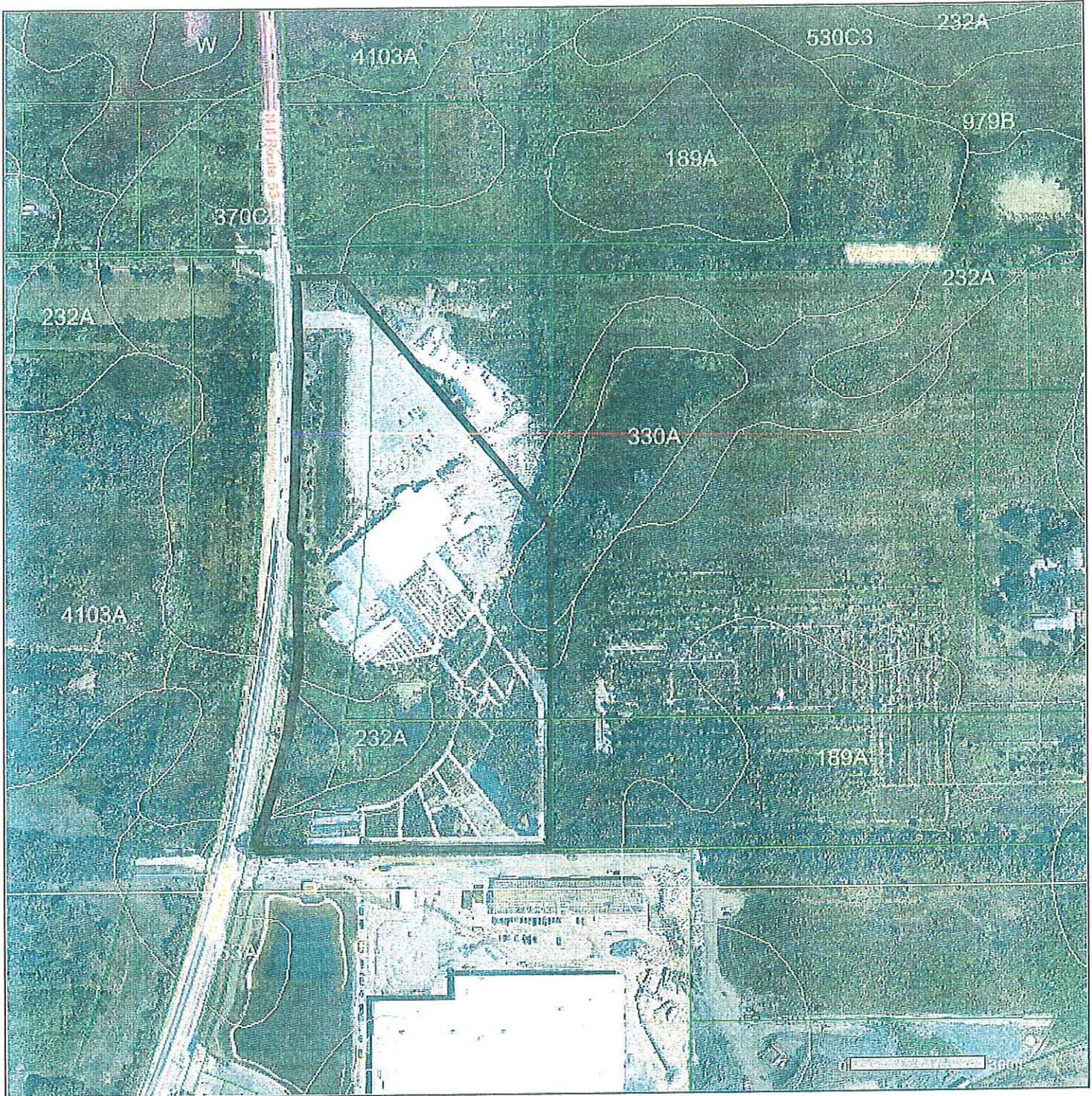


-  Topography
-  2008 Aerial Photography
-  Major Roads
-  Railroads
-  Major Water
-  Parcels

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# U.S.D.A. Soil Survey, Lake County, Illinois



**Lake County**  
Geographic Information System

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

Map Printed on 3/16/2010



-  2008 Aerial Photography
-  Major Roads
-  Railroads
-  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.

the future. This planning should also include walking paths through the site in both an east-west and a north-south direction. The potential exists to link these paths off-site to the forest preserve property located to the east. [1999]

17. Access to Site: An overall access plan shall be required, along with traffic studies. Any plan shall provide for more left turn capacity onto Lake Cook Road (dual lefts and greater stacking). Currently, this area regularly backs up beyond the stacking lane. A free flow right turn from west-bound Lake Cook onto Route 53 shall also be required. Land shall be dedicated for this purpose. [1999]

If the entire property is developed, there shall be two access points to both halves of the property. This will permit distribution of traffic to the roads in an even manner. Lights may need to be provided at each. If that is the case, the lights shall be coordinated to permit free flow. The two accesses shall be linked by an internal road. [1999]

18. Existing Route 53: This road shall be upgraded to four lanes through the entire length of the study area. It shall include the large landscaped median as used on Route 83, with additional refinement on plant material and placement. The potential magnitude of traffic from this area could be problematic. Customers will be drawn from the north, and the increased traffic volumes from this direction must be addressed. [1999]
19. Big box uses with their very large mass and automobile dealerships would be more easily screened if they are on the western portion of the site. [1999]
20. Big box and other large roofed structures shall consider the use of vegetated roofs. Such roofs have the advantage of softening the outline and scale of the building by installing vegetation on roofs and other elevated surfaces. The added advantage of this design is that these roofs reduce water run-off. [1999]
21. All new and existing utilities shall be buried. [1999]

#### Route 53 / Lake Cook Road Subarea Plan

The recommended subarea plan will provide flexibility for a wide range of uses and demonstrate requirements that any development must meet. The eastern portion of the site is the most developable with fewer limitations due to wetlands. The proposed FAP 342 extension provides an eastern border to the site. [1999]

#### Environmental Constraints

The subarea has a number of site constraints which severely limit the amount of buildable land. On the west side of Route 53, two large and one moderate sized wetlands dominate the site. The total land area on this side of Route 53 is 140 acres with approximately 62 developable acres. A large wetland splits the area into two sections. The northern section has approximately 35 acres of developable land. The amount of frontage on Route 53 is

limited by wetlands and more land is available towards the west side of the site. To the south of the wetland more frontage along Route 53 is available. Three outlots could be located along Route 53, to take advantage of the frontage, with a large big-box or movie theater building to the rear. The very back of the site is fairly inaccessible due to the configuration of the wetland area. This area would be best used for a storm-water detention facility. [1999]

The east side of Route 53 also has a number of constraints: the subarea is terminated to the east by the FAP 342 right-of-way, wetlands and a drainageway traverse the central portion of the site, and the site narrows considerably toward the north. In the future, if FAP 342 were to be abandoned or realigned, additional land to the east would become available to expand the planning area. Of the approximately 55 acres on the east side of Route 53 about 40 acres is buildable. The most buildable section of the subarea is the southeast corner: it is 25 acres in size, higher in elevation than the rest of the subarea and large enough for a good sized shopping center. [1999]

#### Land Uses

Anchor stores shall be used as part of the shopping center developments and would be category-dominants combined with shops and restaurants and other stores integrated into the streetscape. Smaller buildings with one-story shopping floors shall have second story office space. The construction of a theater as a portion of this development would greatly enhance the sales potential of the street by providing a built-in group of movie goers and restaurant diners to increase evening shopping activity and enliven the pedestrian environment. The site's buildable area narrows on the north end. A movie theater or offices shall be contemplated for this area. The extreme southern end of the development might also be a possible theater location. [1999]

The west side of the site is divided into two irregular development areas by wetlands. Despite a significantly larger total area, the west side has a much reduced development potential and cannot be internally connected. The southernmost development area is the largest and is recommended for a large user. An alternative extension of the shopping street might also be feasible. A big box or specialized category dominant that attracts one trip shoppers is also a possibility. This is also a potential site for a theater. However, unless the two sides of the road are linked, this is a less desirable theater location. A group of smaller shops and restaurants could be used to complement the larger user on this site. To the rear of the site is additional land for potential development. However, this land is remote from the road and will thus be difficult to market. It should be used to provide for detention facilities. The area north of the wetland is preferred to remain residential and to be considered, any other uses must be extremely sensitive to an compatible with the residential areas to the north and west. [1999]

On the east side of Route 53 is a 14.5 acre parcel currently proposed for a commercial greenhouse facility. This facility has been incorporated into the subarea plan. North of the greenhouse site is land owned by the Illinois Department of Transportation. This land will not be needed for the current alignment of the proposed FAP 342 tollway and will likely be available for development in the future. This parcel will be used to complete the roadway connection to Route 53, and the remainder will be large enough to locate a large

commercial facility. [1999]

#### Scenic Easement

The proposed plan maintains the 100 foot scenic easement along the entire length of the property. This is an important element, which must be retained to ensure that the entrance into Long Grove through a non-residential area has the character that the Village desires. The only possible penetration of the scenic easement would be to permit pedestrian access to the site and to provide some form of pedestrian crossing on Route 53. The design transition from one side of Route 53 to the other will require careful design control, and the uses on either side of the crossing will need to be carefully selected. While buffering from the possible toll road shall be required, this should be primarily in the form of a dense planting of canopy trees at 30 feet on center. [1999]

#### Boulevard

A boulevard shall be constructed as the centerpiece to this development. It shall permit a wide range of uses which front the street. The street shall be a wide boulevard with benches, trees, and other street furniture to provide a pleasant shopping environment. Some parallel parking shall be provided on the street which would require about 36 feet of pavement for two isles of parking and travel lanes. The parkway shall be about 50 feet in width. [1999]

Two main entrances shall provide access to the commercial area. Both would be candidates for signals and are spaced approximately a quarter mile apart. A third entrance on the east side would be right in and right out only. The boulevard would connect to all three entrances. The west side boulevard would access the two signalized intersections. [1999]

#### Public Amenity

The site shall contain some type of public amenity or civic improvement that would benefit the both the subarea and the community at large. Possible amenities could include donations for community park land, walking paths that connect to the nearby forest preserve, ball fields, or a community center. [1999]

#### Concept Plans

Two Concept Plans have been prepared for the Route 53/Lake Cook Road Planning Subarea. Both plans contain a mix of office and retail uses, as well as senior housing/assisted living, and incorporate the proposed commercial greenhouse facility. A pedestrian bridge across Route 53 is the distinctive feature of Plan A. The bridge would not be used by vehicles, but would allow pedestrian to cross Route 53 safely above grade. The bridge shall be integrated into the design of the commercial facilities on both sides of the roadway. This approach will unify the east and west sides of Route 53 and allow more concentrated development. [1999]

Plan B illustrates a more conventional shopping center and a street oriented traditional village design. Clearly the street oriented design is more desirable to the Village, and it would be preferable for both sides of Route 53. The more conventional shopping center would require more extensive landscaping and even more design features to make it distinctively "Long Grove." [1999]

Two concept plans have been prepared to provide alternatives that allow more flexibility if the study area has multiple developers. It also addresses concerns about the pedestrian bridge. The following table outlines the components provided in the plans. [1999]

	Location	Height (floors)	Building Area (sq.ft)	Site Area (acres)	FAR (net)	Description
<b>Plan A</b>						
Senior Housing/ Assisted Living	west of 53 (north)	1 - 3		35+		multi-unit buildings and/or individual units
Office/Retail	east of 53 (north)	1	23,000			
Greenhouse	east of 53 (north)	1	50,000	14.5	0.08 - 0.12	proposed use
Shopping Center	both sides 53 (south)	1 - 2	373,150 - 730,700	20 (west) 25 (east)	0.19 - 0.35	bridge facility (2 retail buildings on bridge)
<b>Plan B</b>						
Senior Housing/ Assisted Living	west of 53 (north)	1		35+		multi-unit buildings and/or individual units
Restaurants	west of 53 (south)	1 - 2	3 @ 6,000+	1 - 2	0.10 - 0.15	outlots along Rt. 53
Big Box/Theater	west of 53 (south)	1 - 2	100,000	15+	0.15	
Office/Retail	east of 53 (north)	1	23,000			
Greenhouse	east of 53 (north)	1	50,000	14.5	0.08 - 0.12	proposed use
Shopping Center	east of 53 (south)	1 - 2	170,000	25	0.15 - 0.20	misc. retail + anchor

### Plan Implementation

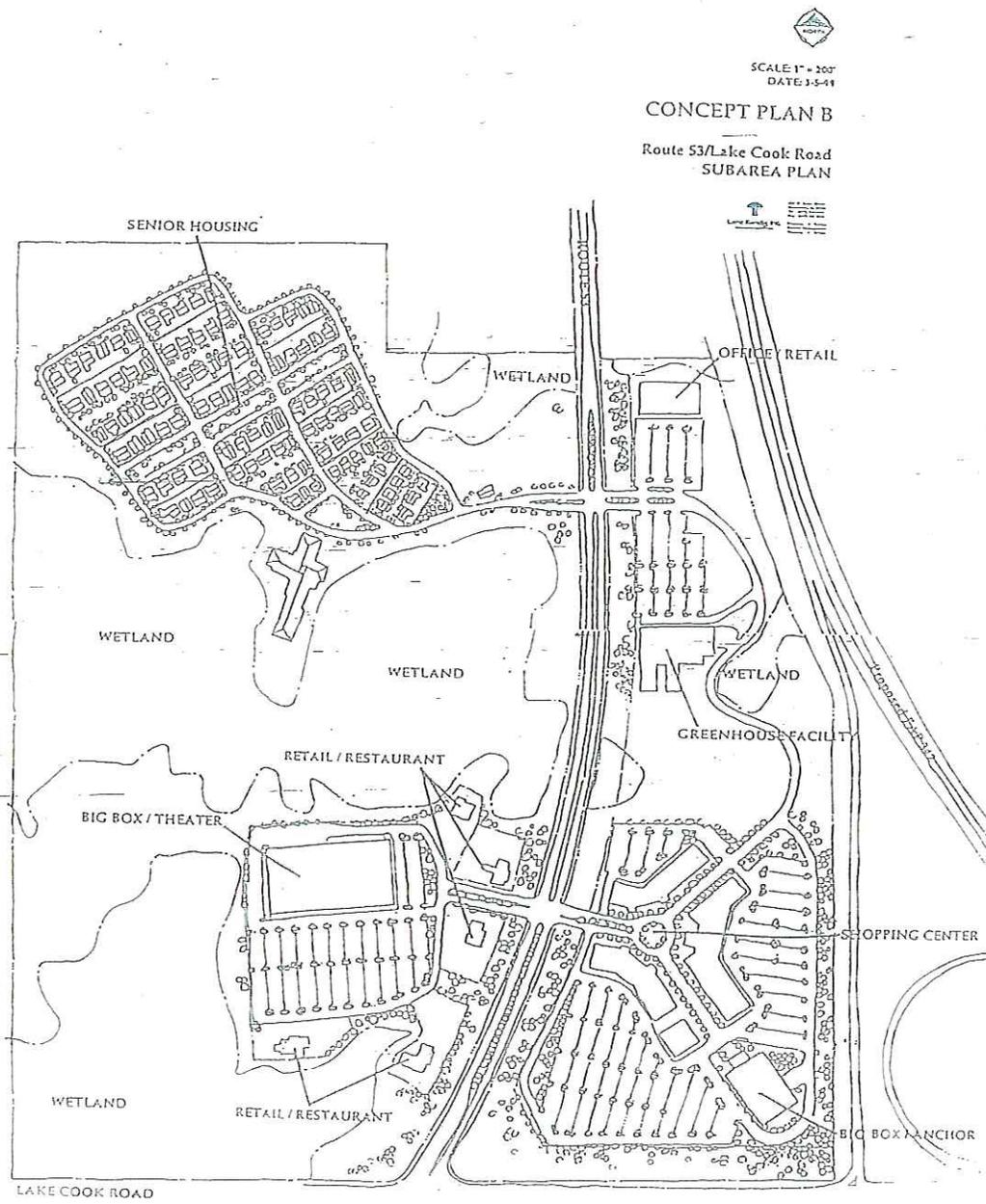
Because there are multiple property owners in the study area, the Village will have to react to each submission in the context of the overall plan. Prospective purchasers shall be encouraged to acquire multiple properties so that the design ideals of this plan can be fully

exploited. The concept of air rights over Route 53, to connect the east and west sides, requires a single developer. All parts of the plan are illustrative. In fact, the ideas expressed on the plan are interchangeable and can be applied to any of the parcels. The Village shall encourage uses that provide a sound sales tax base and are willing to meet the design guidelines. [1999]



Figure J-4

DETAILED SUBAREA PLAN FOR THE  
LAKE COOK ROAD/ ROUTE 53 PLANNING AREA (PLAN B)





April 20, 2010

VIA FACSIMILE & U.S. MAIL  
(847) 634-9408

Village of Long Grove  
Attn: James M. Hogue, Village Planner  
3110 Old McHenry Road  
Long Grove, IL 60047  
Phone: (847) 634-9440  
Facsimile: (847) 634-9408  
Email: longrove.net

Dear Mr. Hogue:

Please include this letter as part of the official public hearing transcript of the May 4, 2010 hearing.

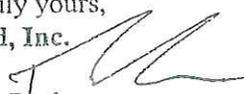
Menard, Inc. is in receipt of a notice and a development review book regarding a Map Amendment and Special Use Permit for property located at 2727 Route 53, Long Grove, Illinois. While Menards would like to make it clear that it favors the growth, prosperity and development of the Village of Long Grove, Menards does hold some reservations regarding the property in question.

It is important to Menards that there must be sufficient infrastructure to accommodate the increased levels of traffic to the area; this should include improvements such as turn lanes, traffic signals, and multiple thoroughfares (lanes in each direction). It is also our expectation that there will be no reductions in access to our store. Any reductions or alterations to our access and entry drives would be disruptive to our store, and could impede the success that Menards has previously enjoyed in Long Grove. Furthermore, at the request of the Planning Commission, Menards incorporated specific design features to the exterior elevations of our store. It is our desire that the proposed development be of high quality, and reflect a similar design consistent with surrounding properties.

The operation of the Menards store, like similar large retail establishments, generates a certain level of noise, traffic and lights. Menard, Inc. encourages each of you to consider these factors during your review of the pending request. In the event you deem it appropriate to approve the request, Menards would like it clearly understood that, based upon our prior development in the area, no objections should be made to Menard, Inc. by the Village, the developer, or the future owners of the subject property for any of these foreseeable issues that may result from the proposed development being placed in close proximity to the existing commercial properties.

Menard, Inc. respectfully requests that the proposal before the committee be considered with the above-mentioned concerns in mind and conditioned on the understanding by all parties that any proposed commercial development shall in no way impair the future operation of the Menards home improvement store or the future development of its commercial property in the area.

Thank you for your time and consideration.

Very truly yours,  
Menard, Inc.

Thomas Broker  
Corporate Counsel  
Telephone (715) 876-4147  
Facsimile (715) 876-2743

cc: David Lothspeich; Village Manager  
Robert G. Block; Village Superintendant

## James Hogue

---

**From:** David Lothspeich  
**Sent:** Thursday, April 15, 2010 9:36 AM  
**To:** James Hogue  
**Subject:** FW: Arbor Grove

Jim,

Comments [REDACTED] for the Arbor Grove project.

Dave

This email is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended recipient, dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by collect telephone call and return the original copy to us at: 3110 RFD, Long Grove, IL 60047 by US mail. We will reimburse you for postage.

---

**From:** [REDACTED]  
**Sent:** Wednesday, April 14, 2010 4:04 PM  
**To:** David Lothspeich  
**Subject:** Arbor Grove

Hi Dave:

regarding the proposed Arbor Grove development:

nothing automotive: dealerships/car washes/ car service etc

I really can't see any type of hotel working in this area.

I can see a smaller specialty grocery such as Trader Joes - they have their own brand and it's a bit different than what Sunset would offer.

Dance/pilates/yoga/martial arts studio: soccer may not be my thing, but I know all these other options are extremely popular in our area and good places fill up quickly

most likely some type of restaurants would be good? something easy people playing soccer can stop into afterwards - pizza? panera? or people driving by can pick up a quick meal on the way home.

Thanks  
[REDACTED]

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the DAILY HERALD. That said DAILY HERALD is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood

County(ies) of Cook, Kane, Lake, McHenry and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published April 16, 2010 in said DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Holly Bratanick
Authorized Agent

Control # 4208166

