

Item #4:
Ordinance Approving Minor Amendments To
Long Grove Commons PUD, Primrose
3985 Old McHenry Road

VILLAGE OF LONG GROVE

ORDINANCE NO. 2014-O-_____

**AN ORDINANCE APPROVING A MINOR AMENDMENT
REGARDING RECONFIGURATION OF PARKING AREAS FOR LOTS 6&7 AND
MODIFICATION OF THE BUILDING FOOTPRINT LOT 7 (BUILDING 1) OF THE
LONG GROVE COMMONS FINAL PLANNED UNIT DEVELOPMENT**

Adopted by the
President and Board of Trustees
of
the Village of Long Grove
this _____ day of _____, 2014

Published in pamphlet form by direction
and authority of the Village of Long Grove,
Lake County, Illinois
this _____ day of _____, 2014

VILLAGE OF LONG GROVE

ORDINANCE NO. 2014-O-_____

**AN ORDINANCE APPROVING A MINOR AMENDMENT
REGARDING THE RECONFIGURATION OF THE PARKING AREA FOR LOTS 6 & 7 AND
MODIFICATION OF THE BUILDING FOOTPRINT FOR LOT 7 (BUILDING 1) OF THE
LONG GROVE COMMONS FINAL PLANNED UNIT DEVELOPMENT**

WHEREAS, pursuant to Ordinance No. 2005-O-17 ("**Final PUD Ordinance**"), the Village of Long Grove granted a final planned unit development approval for the Long Grove Commons Planned Unit Development ("**Planned Unit Development**"); and

WHEREAS, the Final PUD Ordinance granted approval for a mixed-use development on certain real property generally located at the northwest corner of Illinois Route 22 and Old McHenry Road in the Village of Long Grove, legally described in Exhibit A and generally depicted in Exhibit B to this Ordinance (the "**Property**"); and

WHEREAS, the Primrose School Franchising Co. ("**Applicant**") is the contract purchaser of the Property, and the Cloverleaf Group ("**Owner**") is the current owner of the Property; and

WHEREAS, Applicant and Owner are requesting approval of a minor amendment to the Planned Unit Development to permit the reconfiguration of the parking areas for Lots 6 & 7 of the approved planned development and modification of the building footprint for Lot 7 (Building 1), ("**Proposed Improvements**") as depicted in the plans attached as Exhibit C ("**Plans**"); and

WHEREAS, Section 5-11-18(1)(2) of the Long Grove Village Code authorizes the Village Board to approve minor changes to an approved planned unit development; and

WHEREAS, the President and Board of Trustees find that the Proposed Improvements are minor changes to the Planned Unit Development; and

WHEREAS, the President and Board of Trustees have determined that it is in the best interests of the Village and its residents to grant this minor amendment to the Planned Unit Development to permit the development of the Proposed Improvements on the Property as

depicted on the Plans, subject to the terms and conditions of this Ordinance as hereinafter set forth;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LONG GROVE, COUNTY OF LAKE, STATE OF ILLINOIS,
as follows:

SECTION ONE: **Recitals.** The foregoing recitals are hereby incorporated into and made a part of this Ordinance as if fully set forth herein.

SECTION TWO: **Minor Amendment to the Planned Unit Development.**
Pursuant to Section 5-11-18(I)(2) of the Long Grove Village Code, and subject to the conditions set forth in Section Three of this Ordinance, the Planned Unit Development shall be, and is hereby, amended to permit the development of the Proposed Improvements on the Property in accordance with the Plans.

SECTION THREE: **Conditions on Approval.** The minor amendment to the Planned Unit Development granted pursuant to Section Two of this Ordinance shall be, and is hereby, conditioned upon and limited by the following conditions, the violation of any of which shall, in the reasonable discretion of the President and Board of Trustees, be grounds for the repeal and revocation of the approvals granted herein:

- a. **No Authorization of Work.** This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced on the Property pursuant to the approvals granted in this Ordinance except only after all conditions of this Ordinance precedent to such work have been fulfilled and until all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.

- b. **Architectural Commission Review.** Applicant shall prepare and submit additional plans for any and all proposed modifications to the previously-approved landscaping, lighting, signage, exterior elevation, and site plans in connection with the Proposed Improvements. Such plans shall be subject to review and approval by the Village Architectural Commission before the Applicant commences work on the Proposed Improvements. Any modifications required through the

architectural review process shall be deemed a part of the minor amendment to the Planned Unit Development and incorporated into the approvals set forth in this Ordinance, unless otherwise determined by the Village Board pursuant to an appeal of the Architectural Committee's determination. Upon final approval of such architectural plans, the Village Manager shall sign and date such plans and cause a true and correct copy of the signed and dated plans to be incorporated into the building permit file for the Property.

- c. Compliance with Plans. The reconfiguration, installation, and maintenance of the Proposed Improvements shall be completed in substantial conformity with the Plans attached as Exhibit C to this Ordinance and all additional plans approved by the Village Architectural Commission pursuant to Section 3.b of this Ordinance.
- d. Continued Effect of the Planned Unit Development. Except as expressly modified by this Ordinance, the Final PUD Ordinance shall remain in full force and effect, and the Applicant and Owner shall comply with all requirements, conditions, and restrictions therein. To the extent any terms of this Ordinance conflict with the terms of the Final PUD Ordinance, the terms of this Ordinance shall control.
- e. Compliance with Laws. Except as otherwise provided in this ordinance, the Zoning Code, the Subdivision Code, the Building Code, and all other applicable ordinances and regulations of the Village shall continue to apply to the Property. In addition, the development and use of the Property shall be in compliance with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.
- f. Fees and Costs. The Applicant shall be responsible for paying all applicable fees relating to the granting of the approvals set forth herein in accordance with the Long Grove Village Code. In addition, the Applicant shall reimburse the Village for all of its costs (including without limitation engineering, planning, and legal expenses) incurred in connection with the review, consideration, approval, implementation, or enforcement of this Ordinance. Any amount not paid within 30 days after delivery of a demand in writing for such payment shall, along with interest and the costs of collection, become a lien upon the Property, and the Village shall have the right to foreclose such lien in the name of the Village as in the case of foreclosure of liens against real estate.
- g. Transferees. The rights and obligations set forth in this Ordinance shall be binding on the Applicant, the Owner, and upon any and all of the Applicant's and Owner's heirs, successors, and assigns, and upon any and all successor legal or beneficial owners of all or any portion of the Property. To the extent that a successor becomes bound to the obligation created herein pursuant to a transferee assumption agreement acceptable to the Village, and such successor demonstrates to the Village that it has the financial viability to meet the obligations herein, the Applicant and/or Owner shall be released from

their obligations under this Ordinance to the extent of the transferee's assumption of such liability. The failure of the Applicant or Owner to provide the Village with an enforceable transferee assumption agreement as herein provided shall result in the Applicant or Owner remaining fully liable for all of their obligations under this Ordinance but shall not relieve the transferee of its liability for all such obligations as a successor to Applicant or Owner.

In addition, any violation of this Ordinance shall be deemed a violation of the Long Grove Village Code and shall subject the Applicant and Owner to enforcement proceedings accordingly.

SECTION FOUR: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law; provided, however, that this Ordinance shall be of no force or effect unless and until the Applicant and Owner have (i) caused duly authorized persons to execute and (ii) thereafter file with the Village their unconditional agreement and consent, in the form attached hereto as Exhibit D, and by this reference incorporated herein and made a part hereof; provided further that, if the Applicant and Owner do not so file their unconditional agreement and consent within 30 days following the passage of this Ordinance, the Village Board may, in its discretion and without public notice or hearing, repeal this Ordinance and thereby revoke the approvals granted in this Ordinance. Upon this Ordinance having full force and effect, the Village Clerk shall cause it to be recorded in the Office of the Lake County, Illinois Recorder of Deeds.

PASSED THIS _____ DAY OF _____, 2014.

AYES:

NAYS:

ABSENT:

APPROVED THIS _____ DAY OF _____, 2014.

Village President, Angela Underwood

ATTEST:

Village Clerk, Heidi Locker-Scheer

EXHIBIT A

Legal Description of the Property

EXHIBIT A

Legal Description of Property

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14 AND PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14; THENCE NORTH 00 DEGREES 22 MINUTES 21 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 421.41 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, PARALLEL WITH THE CENTERLINE OF ILLINOIS STATE ROUTE 22, A DISTANCE OF 154.00 FEET; THENCE NORTH 83 DEGREES 17 MINUTES 12 SECONDS WEST, 274.96 FEET; THENCE SOUTH 49 DEGREES 34 MINUTES 47 SECONDS WEST, 65.00 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 13 SECONDS EAST, PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE AFOREMENTIONED SECTION 14, A DISTANCE OF 395.01 FEET TO A LINE THAT IS 30 FEET NORTH OF AND PARALLEL WITH SAID CENTERLINE; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID PARALLEL LINE, 1145.52 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 20.00 FEET TO A POINT ON A LINE THAT IS 50 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF ILLINOIS STATE ROUTE 22; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID PARALLEL LINE, 499.20 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 34427.50 FEET, AN ARC LENGTH OF 194.79 FEET, A CHORD BEARING OF SOUTH 89 DEGREES 50 MINUTES 16 SECONDS EAST, AND A CHORD LENGTH OF 194.79 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 28 DEGREES 41 MINUTES 34 SECONDS EAST, 47.29 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, SAID CURVE BEING 50 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE CENTERLINE OF OLD MCHENRY ROAD; THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2814.90 FEET, AN ARC LENGTH OF 293.41 FEET, A CHORD BEARING NORTH 37 DEGREES 09 MINUTES 38 SECONDS WEST, AND A CHORD LENGTH OF 293.28 FEET TO THE CURVES END; THENCE NORTH 40 DEGREES 08 MINUTES 48 SECONDS WEST, CONTINUING ALONG SAID PARALLEL LINE, 36.09 FEET; THENCE NORTH 49 DEGREES 51 MINUTES 12 SECONDS EAST, 10.0 FEET TO A POINT ON A LINE THAT IS 40 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE CENTERLINE OF OLD MCHENRY ROAD; THENCE NORTH 40 DEGREES 08 MINUTES 48 SECONDS WEST, ALONG SAID PARALLEL LINE, 743.18 FEET; THENCE SOUTH 63 DEGREES 06 MINUTES 39 SECONDS WEST, 258.19 FEET; THENCE SOUTH 52 DEGREES 32 MINUTES 38 SECONDS WEST, 204.51 FEET; THENCE SOUTH 05 DEGREES 57 MINUTES 58 SECONDS WEST, 143.29 FEET; THENCE SOUTH 70 DEGREES 29 MINUTES 25 SECONDS EAST, 214.97 FEET; THENCE NORTH 60 DEGREES 04 MINUTES 36 SECONDS EAST, 93.33 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, PARALLEL WITH THE CENTERLINE OF ILLINOIS STATE ROUTE 22, 128.75 FEET; THENCE SOUTH 40 DEGREES 08 MINUTES 48 SECONDS EAST, PARALLEL WITH THE CENTERLINE OF OLD MCHENRY ROAD, 118.84 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 13 SECONDS EAST, 118.88 FEET; THENCE SOUTH 38 DEGREES 17 MINUTES 53 SECONDS WEST, 55.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, PARALLEL WITH THE CENTERLINE OF ILLINOIS STATE ROUTE 22, A DISTANCE OF 315.13 FEET; THENCE NORTH 00 DEGREES 25 MINUTES 13 SECONDS

Approval Copy

WEST, 67.56 FEET; THENCE NORTH 57 DEGREES 57 MINUTES 40 SECONDS WEST, 80.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, PARALLEL WITH THE CENTERLINE OF ILLINOIS STATE ROUTE 22, 150.00 FEET; THENCE NORTH 62 DEGREES 30 MINUTES 49 SECONDS WEST, 130.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, PARALLEL WITH THE CENTERLINE OF ILLINOIS STATE ROUTE 22, 116.00 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

EXHIBIT B

Depiction of the Subject Property

Lake County, Illinois



LakeCounty
Geographic Information System

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

Map Printed on 11/03/2014

N

	Forest Preserves
	Lake County Border
	Streams
	Tax Parcels
	Trails
	2011 Buildings

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

Lake County, Illinois



LakeCounty
Geographic Information System

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

Map Printed on 11/03/2014
Parcel 14-13-304-013 is outlined.

- Tax Parcels: (various)
- Forest Preserves
- Lake County Border
- Streams
- Tax Parcels
- Trails
- 2011 Buildings

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.

KEY

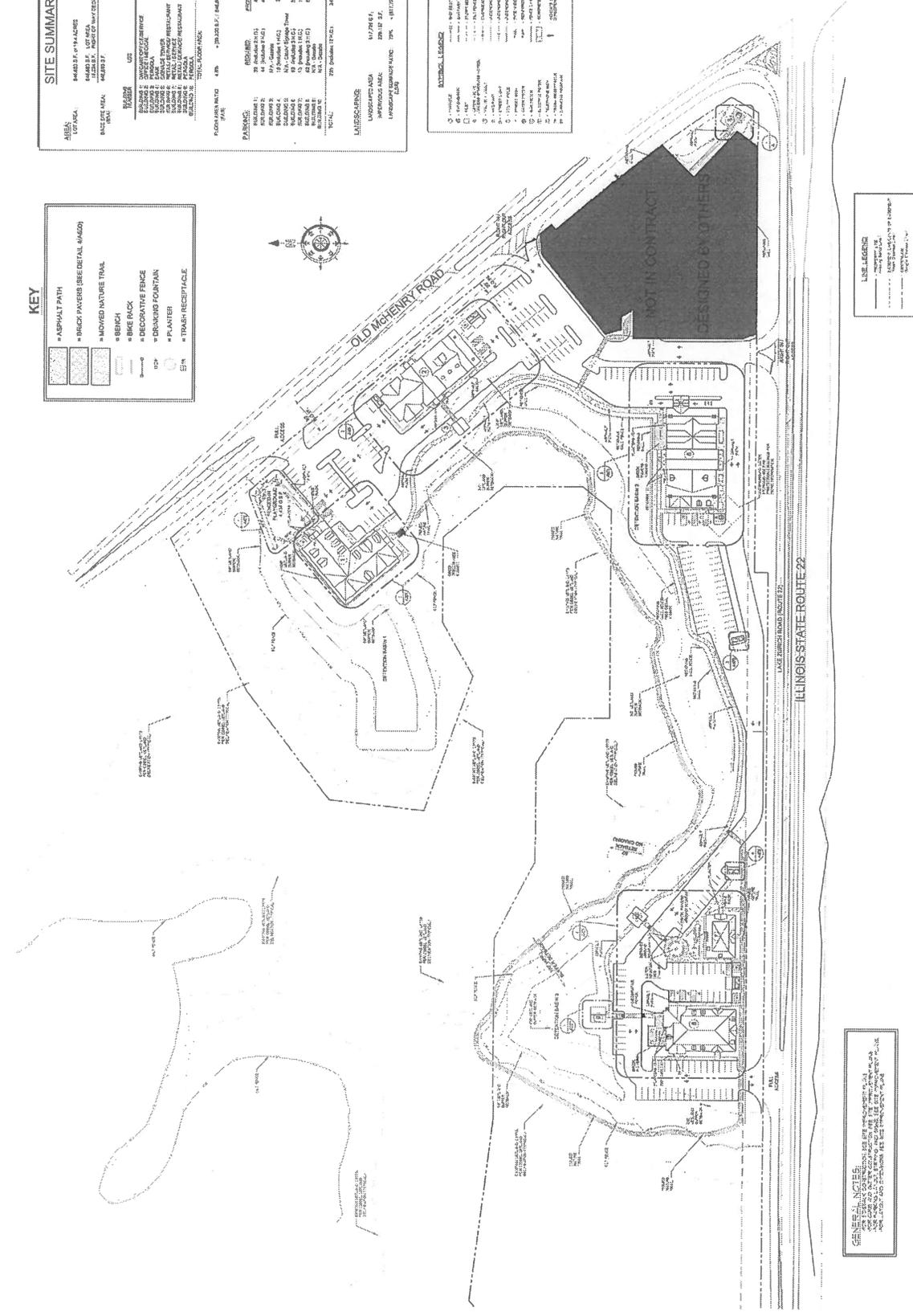
- ASPHALT PATH
- BRICK PAVEMENT (SEE DETAIL A1400)
- MOVING NATURE TRAIL
- BENCH
- BIKE RACK
- DECORATIVE FENCE
- DRINKING FOUNTAIN
- PLANTER
- TRASH RECEPTACLE

SITE SUMMARY

AREA:	480,000 sq. ft.
USE:	OFFICE/RETAIL
PHASES:	PHASE 1, PHASE 2, PHASE 3
DATE:	10/15/11
PROJECT:	LONG GROVE COMMONS
CLIENT:	THE CLOVERLEAF GROUP, INC.
DESIGNER:	CHRISTOPHER KIDD & ASSOCIATES, L.L.C.
CONTRACT NO.:	11-00000000000000000000
PROJECT NO.:	11-00000000000000000000
DATE:	10/15/11
SCALE:	AS SHOWN
PROJECT LOCATION:	LONG GROVE COMMONS, ILLINOIS STATE ROUTE 22, LONG GROVE, ILLINOIS

LEGEND

- EXISTING BUILDING
- EXISTING DRIVE
- EXISTING SIDEWALK
- EXISTING LANDSCAPE
- EXISTING UTILITIES
- EXISTING TREES
- EXISTING LIGHTING
- EXISTING SIGNAGE
- EXISTING FENCE
- EXISTING WALLS
- EXISTING CURBS
- EXISTING DRIVEWAYS
- EXISTING PAVEMENT
- EXISTING ROADS
- EXISTING UTILITIES
- EXISTING TREES
- EXISTING LIGHTING
- EXISTING SIGNAGE
- EXISTING FENCE
- EXISTING WALLS
- EXISTING CURBS
- EXISTING DRIVEWAYS
- EXISTING PAVEMENT
- EXISTING ROADS



GENERAL NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ILLINOIS CONSTRUCTION SPECIFICATIONS AND THE ILLINOIS STATE SPECIFICATIONS FOR CONSTRUCTION.
 2. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.
 3. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.
 4. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.

LINE LEGEND

- SOLID LINE: EXISTING
- DASHED LINE: PROPOSED
- DOTTED LINE: PROPOSED
- DASH-DOTTED LINE: PROPOSED
- LONG DASH: PROPOSED
- SHORT DASH: PROPOSED
- THICK SOLID: PROPOSED
- THICK DASH: PROPOSED
- THICK DOTTED: PROPOSED
- THICK DASH-DOTTED: PROPOSED
- THICK LONG DASH: PROPOSED
- THICK SHORT DASH: PROPOSED

Scale: Not to Scale

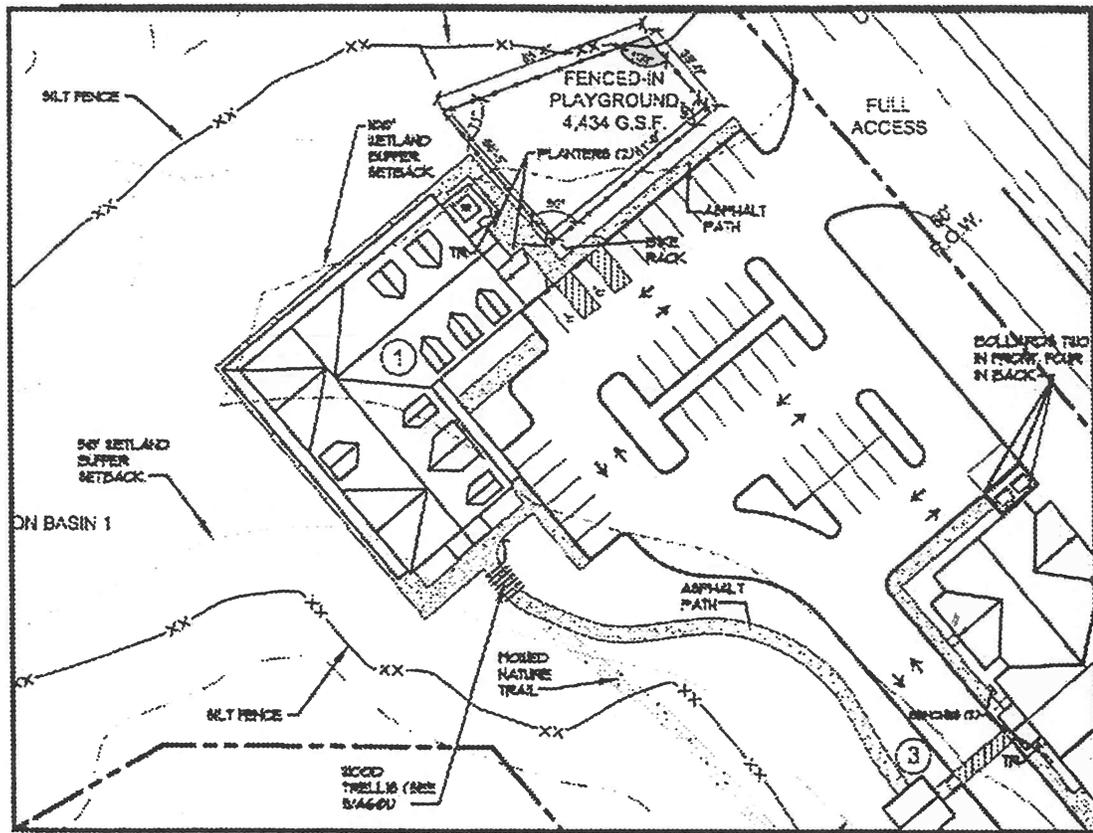
LONG GROVE COMMONS

Long Grove, IL

Christopher Kidd & Associates, L.L.C.
 Architects & Engineers

Overall Site Plan

The Cloverleaf Group, Inc.



① ENLARGED SITE PLAN - BUILDING 1
 SCALE: 1/8" = 1'-0"

EXHIBIT C

Plans

Primrose-23064 N. Old McHenry Road, Long Grove, IL Statement of Project Objectives

Primrose School Franchising Company is the pre-eminent provider of educational based private preschools/Kindergartens and child care centers in the United States with over 290 locations. Primrose, along our Franchise Owners, Jenny and Rich Wierzchon are very eager to bring the quality care and excellent academic programs that Primrose provides to Long Grove.

The proposed licensed capacity of the facility will be 184 students (30 of the 184 students will be in the kindergarten/afterschool program). Also, Primrose and industry data indicate that approximately 25% of families have a second child enrolled which would reduce the number of families to approximately 140 at capacity. Staff at capacity will be 24.

The proposed Primrose is a 13,500sf, (2) story facility with approximately 16,000sf of playground area. There will be a (41) stall parking lot with direct, full access to Old McHenry Road and access via easement to Lake Zurich Road.

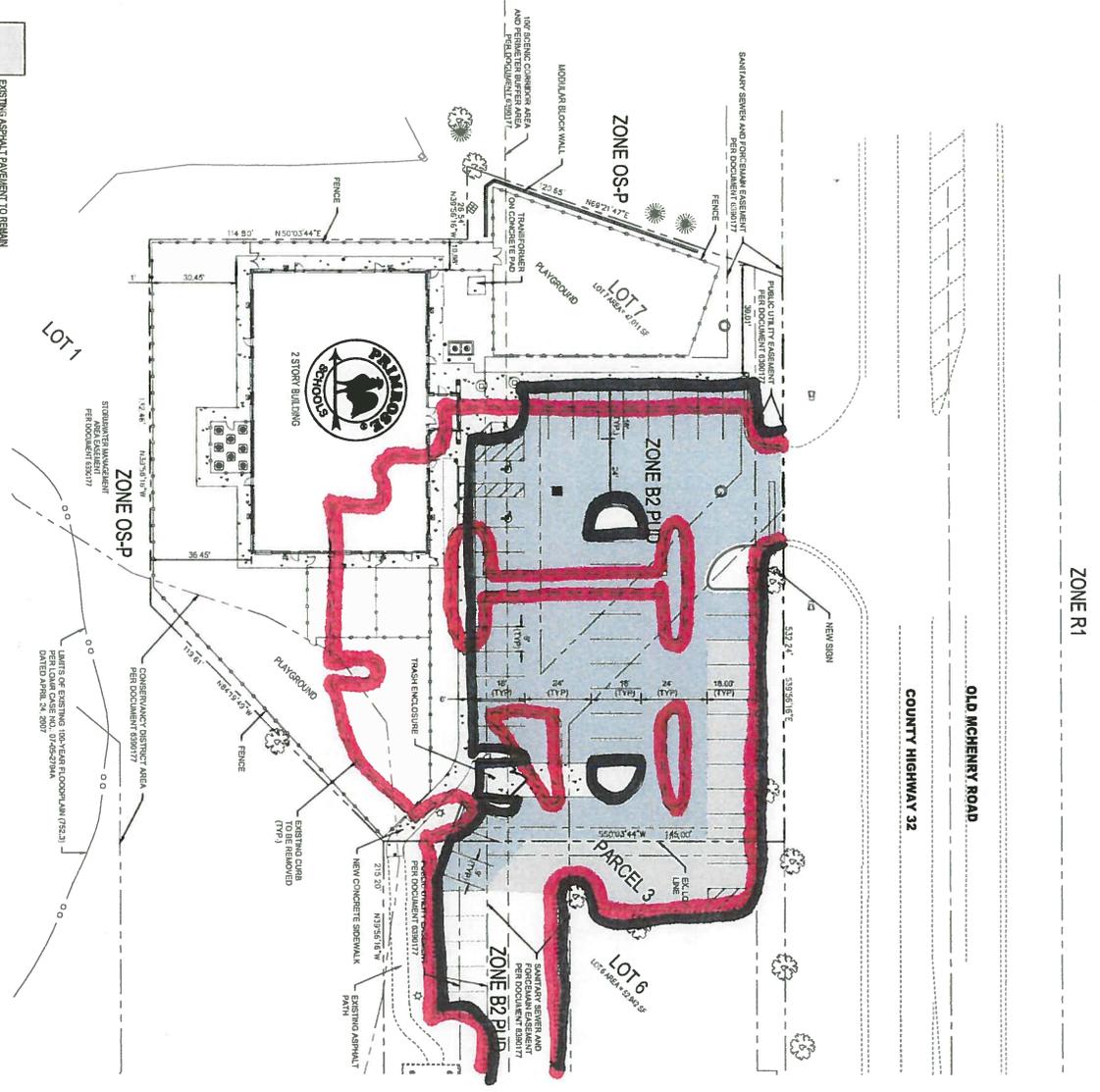
The Primrose hours of operation will be from 6:00 AM to 6:00 PM, Monday-Friday. Primrose is an excellent neighbor for the adjacent properties because we operate during daytime hours and are closed evenings and weekends.

The property is zoned PUD and when the PUD was approved in 2004, a child care center was anticipated to be constructed in the same location on Lot 7 as Primrose is now requesting the Village of Long Grove to approve. The elevations for the previously approved child care depicted a faux two story building. Primrose is proposing a fully functional two story building and is thus in keeping with the original design intent of the development. Existing utilities have been supplied to the pad area and will be utilized by Primrose. The existing road connections to Old McHenry and Lake Zurich Roads will remain as constructed. The internal circulation drives within the development will also remain unchanged. Lot 6 is being purchased by Primrose however, at this time there is not a proposed use for the existing building pad.

A minor change to the existing parking lot is requested; we are proposing to turn the parking stall configuration 90 degrees to better align with the placement of the Primrose facility and its main entry. In addition, the previously proposed building was "L" shaped and wrapped around the parking lot. The two story Primrose will be a rectangle and therefore the parking lot will also be straightened along the West line to form a continuous curb/sidewalk along the front building elevation. The current parking lot appears to have been designed for 44 stalls (not all of the lot is currently striped, therefore, some interpretation of the proposed striping is required) and the new configuration will yield 40 stalls which includes the required 2 Handicapped stalls.

Primrose looks forward to discussing a Minor Amendment to the PUD for the subject property at the November 11, 2014 Village Board meeting which will be the first step in developing a high quality, education based private school/child care facility for the families of Long Grove.

- EXISTING ASPHALT PAVEMENT TO REMAIN
- FULL DEPTH ASPHALT PAVEMENT REPLACEMENT



= Proposed Pavement

= Existing Pavement

SITE USAGE AREA TABLE - LOT 7

LOT 7 AREAS	47,011 SF	1,079 AC	100%
BUSINESS	6,755 SF	0.155 AC	14.48%
OPEN SPACE	6,418 SF	0.148 AC	13.85%
PROPOSED OFF-STREET PARKING	19,904 SF	0.457 AC	42.11%
EXISTING OFF-STREET PARKING	21,418 SF	0.492 AC	45.56%

SITE BUILDING USAGE AREA TABLE

PROJECT BUILDING AREAS (2 STORY)	13,362 SF	0.306 AC
GROSS	13,362 SF	0.306 AC
NET (WALLS)	12,702 SF	0.291 AC
FIRST FLOOR INSTITUTIONAL	6,355 SF	0.145 AC
SECOND FLOOR INSTITUTIONAL	6,827 SF	0.152 AC

TOTAL PARKING - LOT 7

EXISTING PARKING SPACES 39 + 2 ADA
PROPOSED PARKING SPACES 39 + 2 ADA

LOT 7 SURFACE AREAS

PROJECT AREA LIMITS	47,011 SF	1,079 AC
BUILDING AREA	6,355 SF	0.145 AC
PAVING AREA	14,587 SF	0.332 AC
PROPOSED CONCRETE SIDEWALK	4,804 SF	0.109 AC
PROPOSED GRANITE PLAYGROUND AREA	13,124 SF	0.301 AC
PROPOSED LANDSCAPING AREA	6,464 SF	0.148 AC

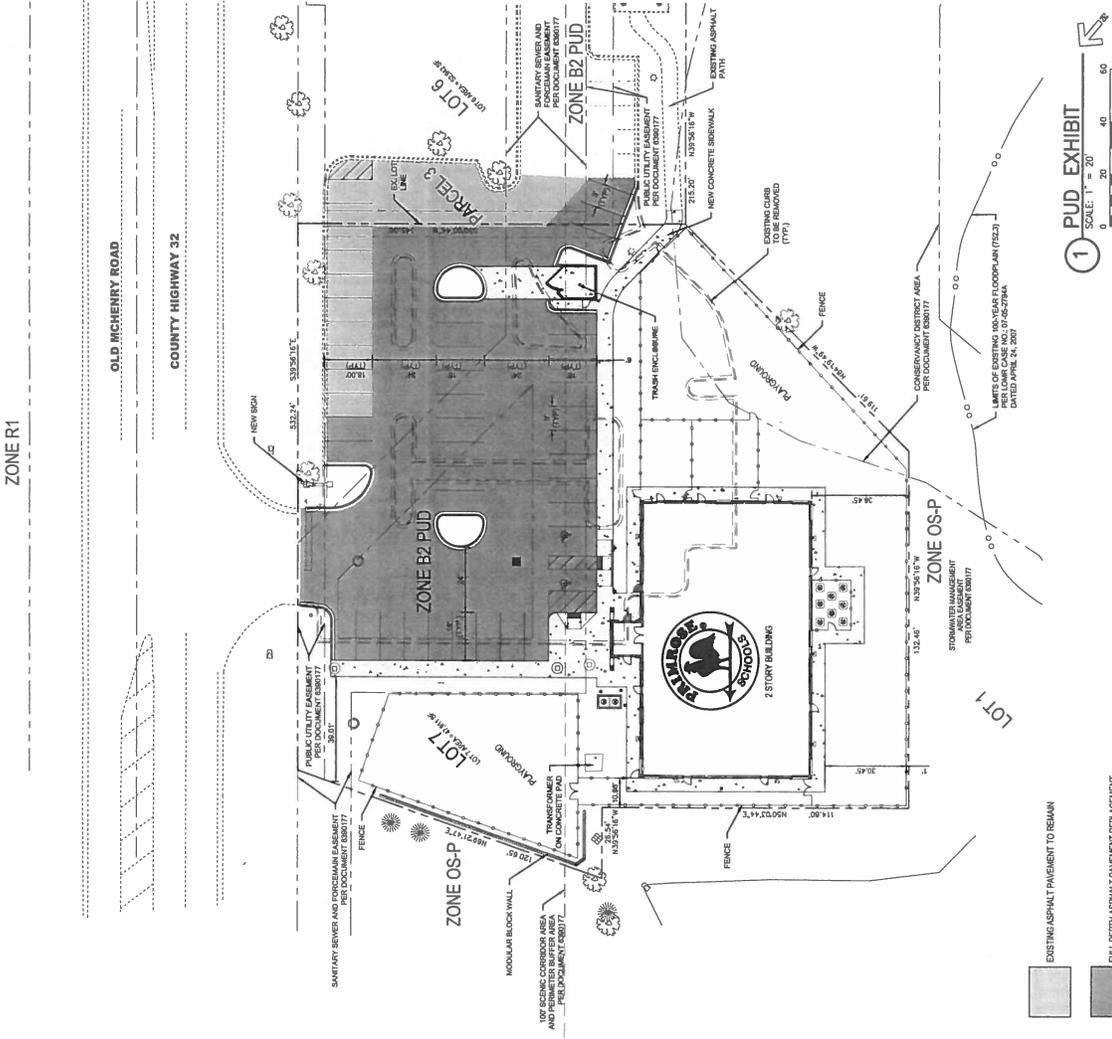
DATE: 02/20/14
DRAWN BY: CML
CHECKED BY: CML
PROJECT: EXH-PUD

2004 ILL. OCCUPANCY CODES
LAW ENFORCEMENT

RME
R. R. McRae & Associates, Inc.
CIVIL ENGINEERS
200 S. MICHIGAN AVE.
SUITE 1500
CHICAGO, IL 60604
(312) 876-6600
(312) 663-1473 FAX
Design Firm Registration No. 184-000208

A New Building For:
Primrose School Franchising Company
3660 Cedarcrest Road
Acworth, Georgia 30101
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Primrose School Franchising Company

These drawings and the design represented hereby are the exclusive property of Primrose School Franchising Co. Reproduction or any use of these drawings other than for the project intended without the express written consent of Primrose School Franchising Co., is prohibited. Any use of these drawings shall be subject to legal action.



SITE USAGE AREA TABLE - LOT 7

LOT 7 AREA	47,011 SF	1,079 AC	100%
BUSINESS	6,792 SF	0.155 AC	14.56%
OPEN SPACE	6,418 SF	0.148 AC	13.85%
PROPOSED OFF-STREET PARKING	15,894 SF	0.367 AC	34.01%
EXISTING OFF-STREET PARKING	71,418 SF	0.462 AC	45.58%

SITE BUILDING USAGE AREA TABLE

PROJECT ZONE REGULATORY (2 STORY)	12,382 SF
GROSS	12,702 SF
NET (INSIDE OF WALLS)	12,702 SF
FIRST FLOOR INSTITUTIONAL	6,705 SF
SECOND FLOOR INSTITUTIONAL	6,627 SF
	0.155 AC
	0.152 AC

TOTAL PARKING - LOT 7

EXISTING PARKING SPACES	42 + 7 ADA
PROPOSED PARKING SPACES	39 + 2 ADA

LOT 7 SURFACE AREAS

PROJECT AREA LIMITS	47,011 SF	1,079 AC
PROPOSED CONCRETE DRIVEWAY	15,894 SF	0.367 AC
PROPOSED CONCRETE SIDEWALK	4,694 SF	0.106 AC
PROPOSED LANDSCAPING AREA	6,418 SF	0.148 AC
PROPOSED ASPHALT DRIVEWAY	6,418 SF	0.148 AC

A New Building For:
Primrose School Franchising Company
 2680 Caldercrest Road
 Commerce, GA 30529
 Phone: 770.421.1711 FAX: 770.421.1712
 www.primroseschoolfranchising.com



R M E
 RICHMOND MERRITT ENGINEERS
 2008 N. OLD MCHENRY ROAD
 SUITE 1000
 FAYETTEVILLE, GA 30215
 PHONE: 770.421.1711 FAX: 770.421.1712
 WWW.RMEENGINEERS.COM

Site:
 2008 N. OLD MCHENRY ROAD
 FAYETTEVILLE, GA 30215
 Building Type:
 TWO-STORY
 Drawing Title:
 PUD EXHIBIT

Drawn By:
 Date:
 10/20/2014
 Checked By:
 Date:
 10/20/2014
 Drawing Number:
 EXH-PUD
 Revision:

ZONE R1

OLD MCHENRY ROAD
 COUNTY HIGHWAY 32

DATE OF EXISTING SURVEY BY COOPERMAN (REJ.)
 PER LOWE CASE NO. 17-02-2784A
 DATED APRIL 24, 2007

EXISTING ASPHALT PAVEMENT TO REMAIN
 FULL DEPTH ASPHALT PAVEMENT REPLACEMENT

Primrose School Franchising Company
 A New Building For:
 Primrose School Franchising Company
 9660 Cedarcrest Road
 Alpharetta, Georgia 30118
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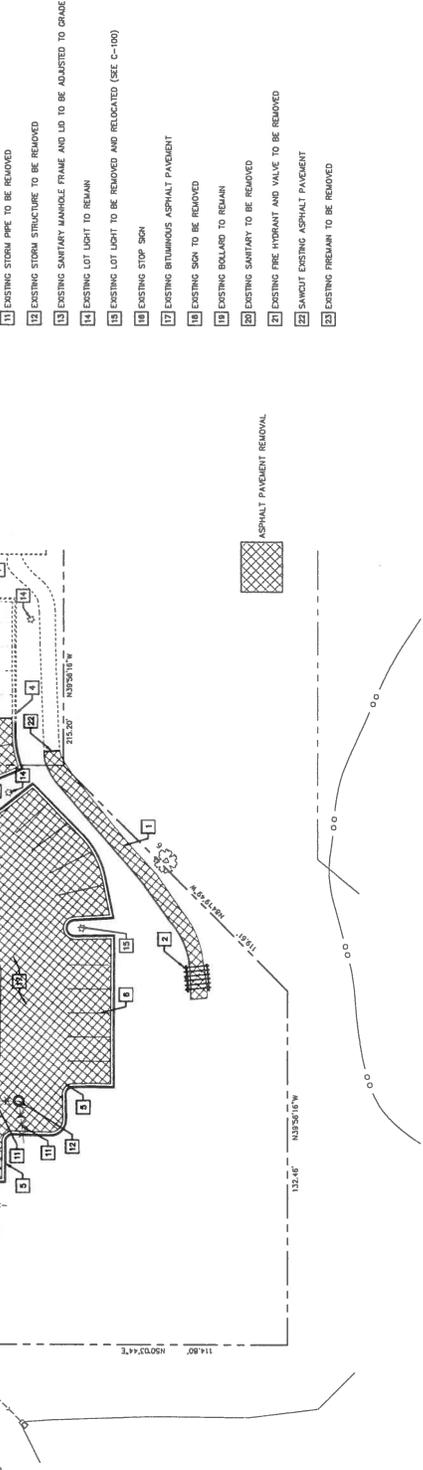


R M E
 CIVIL ENGINEERS
 200 N. BUCKINGHAM AVE.
 CHICKEN LAKE, GA 30106
 (770) 866-4773 FAX
 (770) 866-4773 FAX
 Design Firm Registration No. 144-000523

Site:
 2006 N. OLD MCHENRY ROAD
 COUNTY OFFICE BUILDING
 Building Type:
 TWO-STORY

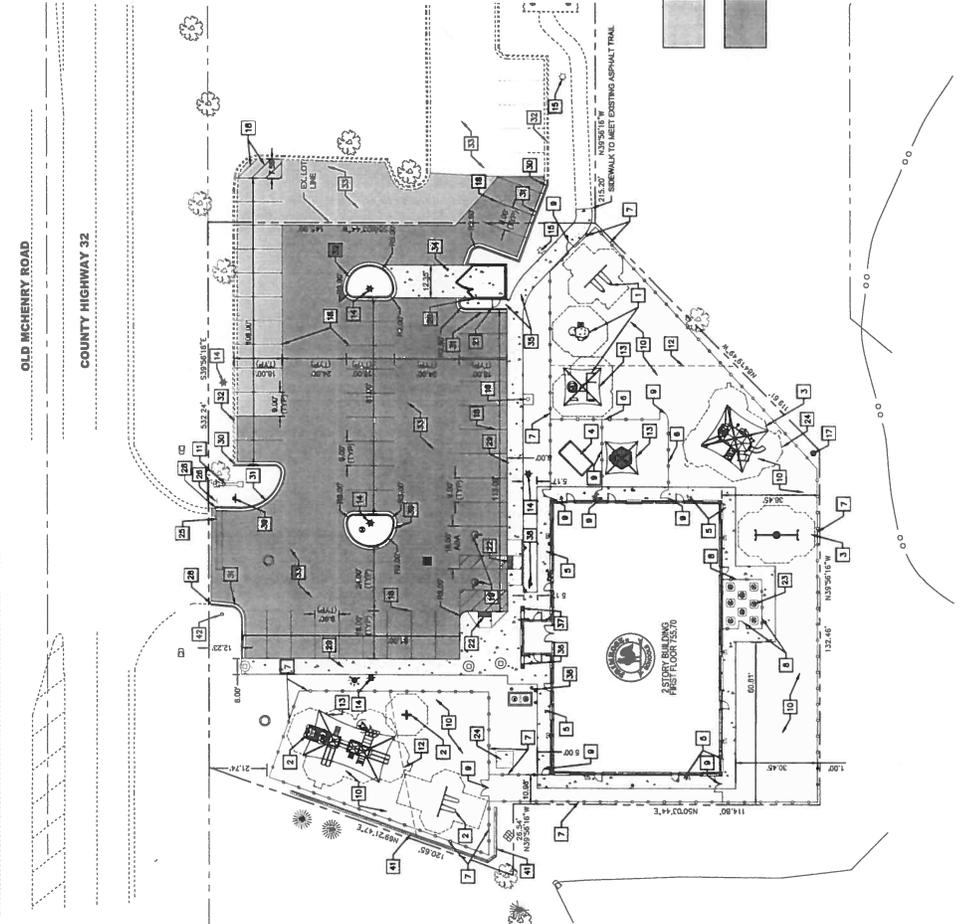
Drawing Title:
 EXISTING CONDITIONS AND
 DEMOLITION PLAN
 Date:
 10/29/24
 Drawn By:
 CHK: NEW
 Drawing Number:
 C-001
 Revision:

- KEYNOTES**
- 1 EXISTING ASPHALT TRAIL TO BE REMOVED
 - 2 EXISTING WOOD TRELLIS TO BE REMOVED
 - 3 EXISTING TREE TO BE REMOVED
 - 4 EXISTING 6x12 CURB AND GUTTER TO REMAIN
 - 5 EXISTING CURB AND GUTTER TO BE REMOVED
 - 6 EXISTING PAVEMENT MARKING TO BE REMOVED
 - 7 EXISTING 6" FIRE LINE (TO BE PROTECTED)
 - 8 EXISTING POST INDICATOR VALVE TO BE REMOVED AND RELOCATED
 - 9 EXISTING ELECTRICAL TRANSFORMER TO REMAIN
 - 10 EXISTING STORM STRUCTURE
 - 11 EXISTING STORM PIPE TO BE REMOVED
 - 12 EXISTING STORM STRUCTURE TO BE REMOVED
 - 13 EXISTING SANITARY MANHOLE FRAME AND LID TO BE ADJUSTED TO GRADE
 - 14 EXISTING LOT LIGHT TO REMAIN
 - 15 EXISTING LOT LIGHT TO BE REMOVED AND RELOCATED (SEE C-100)
 - 16 EXISTING STOP SIGN
 - 17 EXISTING BITUMINOUS ASPHALT PAVEMENT
 - 18 EXISTING SIGN TO BE REMOVED
 - 19 EXISTING BOLLARD TO REMAIN
 - 20 EXISTING SANITARY TO BE REMOVED
 - 21 EXISTING FIRE HYDRANT AND VALVE TO BE REMOVED
 - 22 SANICUT EXISTING ASPHALT PAVEMENT
 - 23 EXISTING FREEMAN TO BE REMOVED



1 EXISTING CONDITIONS AND DEMOLITION PLAN
 SCALE: 1" = 20'
 0 20 40 60

- KEYNOTES**
- 1 EARLY PRESCHOOL PLAYGROUND EQUIPMENT (SEE ARCHITECTURAL PLAN)
 - 2 PRESCHOOL PLAYGROUND EQUIPMENT (SEE ARCHITECTURAL PLAN)
 - 3 AFTER SCHOOL PLAYGROUND EQUIPMENT (SEE ARCHITECTURAL PLAN)
 - 4 PRIMEOSE PATCH 6'x12' AND SIGN (SEE ARCHITECTURAL PLAN)
 - 5 3'W SIDEWALK (SEE ARCHITECTURAL PLAN)
 - 6 4" BLACK VINYL CLAD CHAIN LINK FENCE, TYPICAL ALL INTERIOR FENCES - SEE 14/A-22 (PLAYGROUND FENCE)
 - 7 4" BLACK WROUGHT IRON FENCE, TYPICAL ALL EXTERIOR FENCES - SEE 1 & 2/A-1 (RUSTIC LOOK)
 - 8 4" VINYL FENCE WITH 3" W GATE TO MATCH - LATCH ON INSIDE
 - 9 4" W BLACK GATE TO MATCH FENCE MATERIAL TYPICAL
 - 10 GRASS ARTIFICIAL TURF
 - 11 PROPOSED MONUMENT SIGN (SEE ARCHITECTURAL PLAN)
 - 12 30' AREA OF RETIWE
 - 13 INTEGRAL SHADE (SEE ARCHITECTURAL PLAN)
 - 14 RELOCATED PARKING LOT LIGHT (SEE ELECTRICAL PLAN)
 - 15 EXISTING PARKING LOT LIGHT (SEE ELECTRICAL PLAN)
 - 16 P-UPOLE AND BASE (SEE ARCHITECTURAL PLAN)
 - 17 DOMESTIC WATER WELL HEAD
 - 18 4" WHITE (PAINT) PARKING STRIPING
 - 19 ADA PARKING STRIPING, ACCESS ISLE, SIGNAGE AND WHEEL STOP (SEE DETAILS)
 - 20 PROPOSED MASONRY TRASH ENCLOSURE WITH CONCRETE APPROACH (SEE ARCHITECTURAL PLAN)
 - 21 GATE TO MATCH TRASH ENCLOSURE (SEE ARCHITECTURAL PLAN)
 - 22 ACCESSIBLE RAMP (SEE DETAILS)
 - 23 CONDENSING UNITS BEHIND 4" SOLID VINYL FENCE (SEE ARCHITECTURAL PLAN)
 - 24 EXISTING TRANSFORMER ON CONCRETE PAD
 - 25 24" WHITE (PAINT) STOP BAR
 - 26 POSTING STOP SIGN
 - 27 EXISTING BOLLARD
 - 28 TRANSITION CURB TO 6" HEIGHT
 - 29 COMBINATION CURB AND SIDEWALK
 - 30 TRANSITION CURB TO MATCH EXISTING
 - 31 46.12 CURB AND GUTTER
 - 32 60ST 46.12 CURB AND GUTTER
 - 33 ASPHALT PAVEMENT
 - 34 CONCRETE PAVEMENT / DUMPSTER AREA
 - 35 CONCRETE SIDEWALK
 - 36 MAILBOX (SEE ARCHITECTURAL PLAN)
 - 37 PARENT INFORMATION BOX (SEE ARCHITECTURAL PLAN)
 - 38 "NO SMOKING" SIGN (SEE ARCHITECTURAL PLAN)
 - 39 "BUCKLE UP" SIGN (SEE ARCHITECTURAL PLAN)
 - 40 BICYCLE PARKING (NOT SHOWN ON THIS PLAN)
 - 41 MODULAR BLOCK "RETAINING WALL"



1 PRELIMINARY SITE PLAN
 SCALE: 1" = 20'
 0 20 40 60

<p style="text-align: center;">PRIMROSE SCHOOL FRANCHISING COMPANY</p> <p style="text-align: center;">A New Building For</p> <div style="text-align: center;">  <p>3960 Cedarcrest Road Aurora, Colorado 80015 (303) 681-1170 Fax: (303) 681-1170</p> </div> <p style="font-size: small;">This drawing and the design contained herein are the property of Primrose School Franchising Company. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Primrose School Franchising Company.</p>	<p style="text-align: center;">RMI</p> <p style="font-size: small;">Robinson & Miller Registered Professional Engineers 200 B. Street Suite 1500 Chicago, IL 60604 (312) 873-8000 (312) 873-8000 Fax: (312) 873-8000</p> <p style="font-size: x-small;">Design Firm Registration No. 164-000223</p>	<p style="font-size: x-small;">Date: _____</p> <p style="font-size: x-small;">SHEET NO. 1 OF 10</p>	<p style="font-size: x-small;">Building Name: _____</p> <p style="font-size: x-small;">Building Type: _____</p>	<p style="font-size: x-small;">Drawing Title: _____</p> <p style="font-size: x-small;">Drawing Number: _____</p> <p style="font-size: x-small;">Revision: _____</p>
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A New Building For:
Primrose School Franchising Company

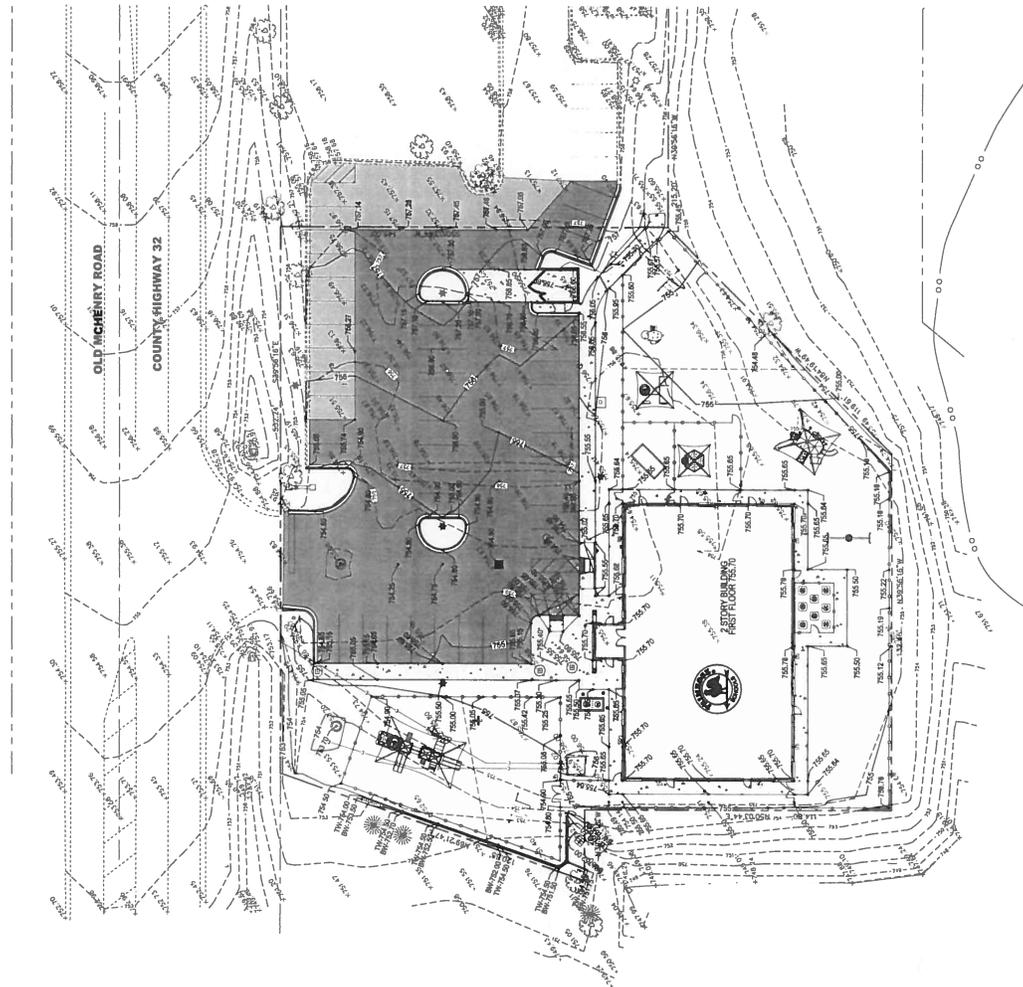
3650 Cedarcrest Road
 Kennesaw, Georgia 30143
 Primrose School Franchising Company



R M E
 R. M. E. ENGINEERS
 205 S. MICHIGAN AVE.
 SUITE 1000
 CHICAGO, IL 60604
 (312) 663-1473 FAX
 Design Firm Registration No. 164-000023

Sheet No. 0.001 Main Entry Road
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Building Type: TWO-STORY
 Drawing Title: PRELIMINARY GRADING PLAN
 Date: 05/05/2014
 Drawing Number: C-300



LEGEND

---+10.00' EX. SPOT ELEVATION
---75.00' EX. SPOT GRADE ELEV.
---10' --- EX. CONTOUR INTERVAL
---75' --- CONTOUR INTERVAL

1 PRELIMINARY GRADING PLAN

SCALE: 1" = 20'

EXHIBIT D

Unconditional Agreement and Consent

Pursuant to Section Four of Long Grove Ordinance No. 2014-O-__ and to induce the Village of Long Grove to grant the approvals provided for in such Ordinance, the undersigneds acknowledge for themselves and their successors and assigns in title to the Subject Property that they

1. have read and understand all of the terms and provisions of said Ordinance No. 2014-O-__;
2. hereby unconditionally agree to accept, consent to, and abide by all of the terms, conditions, restrictions, and provisions of this Ordinance and Ordinance No. 2005-O-17, and any amendments thereto, the Long Grove Zoning Code, and all other applicable codes, ordinances, rules, and regulations;
3. acknowledge and agree that the Village is not and shall not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's issuance of any permits for the use of the Subject Property, and that the Village's issuance of any permit does not, and shall not, in any way, be deemed to insure the Owner against damage or injury of any kind and at any time;
4. acknowledge that the public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any revocation on the grounds of any procedural infirmity or any denial of any procedural right;
5. agree to and does hereby hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of these parties in connection with the Village's adoption of the Ordinance granting the approvals to the Owner pursuant to the Ordinance; and
6. represent and acknowledge that the persons signing this Unconditional Agreement and Consent are duly authorized to do so on behalf of the Applicant and the Owner of the Subject Property.

Primrose School Franchising; Co.

By: _____

Its: _____

THE CLOVERLEAF GROUP, INC.

By: _____

Its: _____