



MEMORANDUM

To: Village President Underwood and Board of Trustees
From: James M. Hogue, Village Planner
Date: November 6, 2014
RE: Minor PUD Amendments to Long Grove Commons PUD.

Staff has received a request for a "minor" PUD amendment for the Long Grove Commons PUD. Per the Village Code amendments to PUD's are anticipated and fall within two categories defined as follows;

1. Major Changes: Changes which include increases in density, height of buildings, reductions of proposed open space, changes in the development schedule or changes in the final governing agreements, provisions or covenants or other changes which change the concept or intent of the development, may be approved only by submission of a new preliminary plat and supporting data and following the "preliminary approval" steps and subsequent amendment of the final land use and zoning plat.

All changes to the final plat shall be recorded with the county recorder of deeds as amendments to the final plat or reflected in the recording of a new "corrected" final plat.

2. Minor Changes: The village planner or other person authorized by the village board may approve minor changes in the planned unit development which do not change the concept or intent of the development without going through the "preliminary approval" steps. Minor changes shall be any change not defined as a major change.

Staff finds this request to be in the "minor changes" category as defined above.

LONG GROVE COMMONS REQUEST

The Cloverleaf Group, property owner and the Primrose School, contract purchaser, are requesting a reconfiguration of the parking area Lots 6 & 7 (adjacent to buildings 1 & 2) and the modification of the building footprint for Lot 7 (Building 1). This would be done to accommodate the needs of the proposed tenant and contract purchaser (of both Lots 6 & 7) Primrose Schools.

Primrose Schools is considered an “early learning center” as opposed to a strict “day care” use as noted below;

Primrose Schools is family of accredited, early childhood education providers headquartered in Acworth, Georgia. It has over 285 franchised schools in 23 states and provides education and care to over 60,000 children. All Primrose schools are accredited through AdvancED, and the organization was the first preschool to receive AdvancED's Corporation Systems Accreditation under the new Early Learning Standards.

Per the PUD approval for Long Grove Commons, “educational learning centers” are permitted uses. Staff finds this to be a permitted use per the PUD approval.

The site plan remains essentially the same. Total square footage of all buildings remains under the cap of 38,030. Building 1 will still be a 2 story building but the second floor will now be utilized instead of vacant space. Total square footage for structure on lots 6 & 7 were calculated at 15,800 sq ft. As proposed Primrose would have a building foot print of 6418 sq. ft. which is less than the 8,060 sq ft. anticipated under the original approval. The second floor, proposed initially as vacant, would be occupied and total floor area would be 13,382 sq. ft.

Parking is reconfigured however. As originally calculated 39 regular plus two handicapped spaces were allocated for Lot 7/Building 1. As built, 41 spaces plus 2 handicapped spaces were built. While spaces were assigned to each structure, the entire development is “cross-parked” meaning that any parking space is available for any store on-site. As proposed 39 spaces will be allotted for Lot7/ Building 1 (plus 2 handicapped) which is the original number calculated for this portion of the development. See the attached diagram for reconfigured parking plan.

Lot coverage will actually decrease from the original proposal given the smaller building footprint and play areas anticipated for the proposed use of the property.

Modifications to the proposed elevations as well as signage and possibly landscaping may also be required. These modification are permissible per the approved PUD subject to review and approval by the Village Architectural Commission.

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.

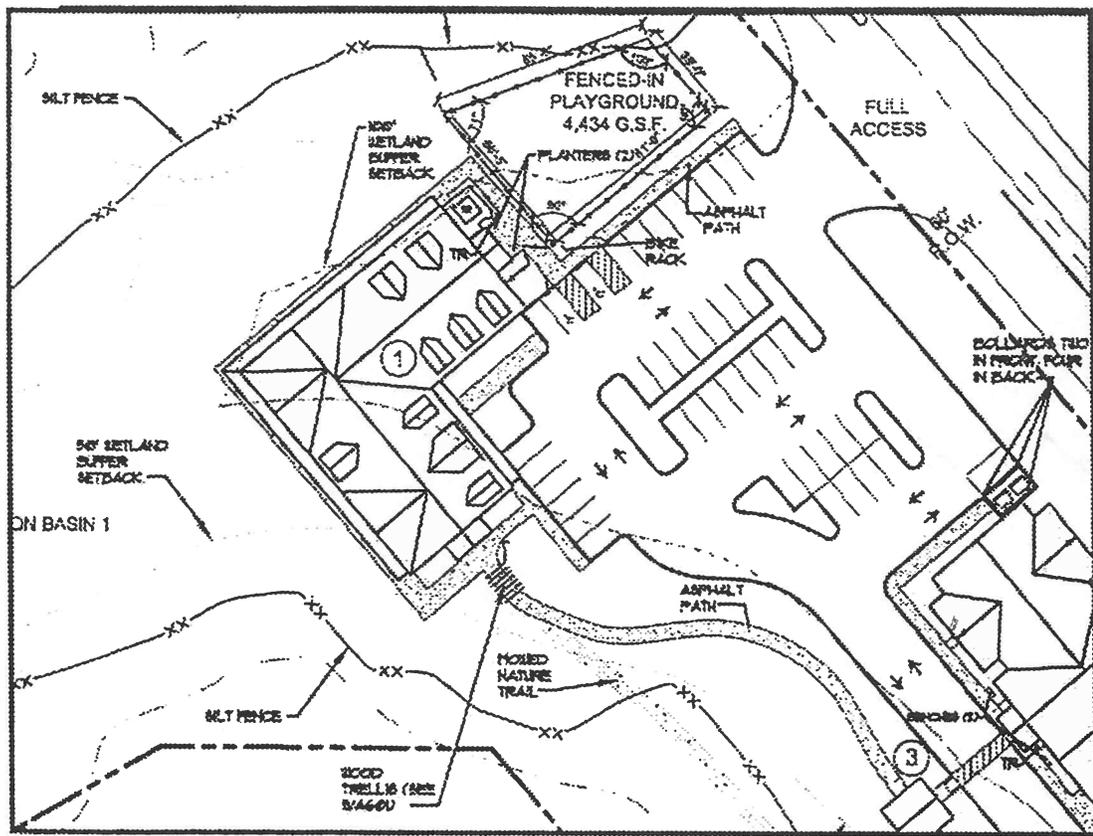
The proposed Primrose is a 13,500sf, (2) story facility with approximately 16,000sf of playground area. There will be a (41) stall parking lot with direct, full access to Old McHenry Road and access via easement to Lake Zurich Road.

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.



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