Village of Long Grove Illinois

MEMORANDUM

TO:	Village of Long Grove Planning Commission & Zoning Board of Appeals
FROM:	JAMES M. HOGUE, Village Planner
DATE:	August 28, 2014
RE:	Public Hearing – Increase of Non-retail uses in the HR-1 District and an Increase in the Non-Retail uses within the Sunset Grove PUD from 16,000 to 18,500 square feet.

<u>Proposal</u> - Consideration of a request from the Sunset Grove LLC for: (1) amendment to the Zoning Code to increase the maximum percentage of non-retail uses allowed in the HR 1 Highway Retail Zoning District for the Village of Long Grove and (2) amendment to the previously approved Sunset Grove Planned Unit Development (PUD), to increase the maximum square footage of non-retail uses within the development from 16,000 square feet to 18,500 square feet submitted by Mr. Kurt Wandry on behalf of the Sunset Grove LLC.

Both these amendments require public hearing by the Plan Commission & Zoning Board of Appeals (PCZBA) with the amendment to the Zoning Code requiring referral by the Village Board to the PCZBA. This request was referred to the PCZBA by the Village Board in August.

The Sunset Grove LLC has submitted a request for a minor amendment to the Sunset Grove Planned Unit Development (PUD) to increase the maximum non-retail uses from the current limitation of 16,000 to 18,500 sq. ft. In reviewing the request with Village Counsel, Staff determined that the request would be considered a major amendment (not minor) to the Sunset Grove PUD and would also require an amendment to the Zoning Code for the existing HR1 Highway Retail Zoning District which also includes a maximum limit on nonretail uses of 16%.

Per the revised application submitted by the Sunset Grove LLC for major amendment PUD amendment (attached), the petitioner notes that in the six years since the original approval of the Sunset Grove Development the development is approaching final build out (buildings A & C being constructed). At that point 110,947 sq. ft. of space will be available with 81,779 sq. ft. devoted to retail space and 13,024 sq. ft. of non-retail space.

The petitioner has the opportunity to secure a lease for a non-retail tenant (Coldwell Banker) which would be a non-retail use and exceed the cap established in both the zoning code and PUD approval.

Existing Zoning Code Limitations.

(E) Special HR-1 District Use Limitations.

1. Nonretail Uses. Notwithstanding the regulations contained in this title that are otherwise applicable, the aggregate gross floor area devoted to nonretail uses in connection with an approved planned unit development shall be limited as follows, unless otherwise expressly authorized in the ordinance granting approval of the planned unit development:

(a) *In a planned unit development containing a grocery store, the aggregate gross floor area devoted to nonretail uses shall be limited to sixteen percent (16%) of the gross floor area in the planned unit development.*

(b) In a planned unit development that, because of physical limitations or recorded use restrictions, is not designed to include a grocery store, the aggregate gross floor area devoted to nonretail uses shall be limited to fifty percent (50%) of the gross floor area in the planned unit development.

Existing Sunset Grove PUD Limitations (Ord. 2008-O-09).

P. Non-Retail Use Restriction. *No more than 16,000 square feet of the leasable floor area of the Property shall be used for nonretail uses, as that term is defined in paragraph 5-4-9(B)1 of the Zoning Code. This limitation on nonretail uses to a total area of not more than 16,000 square feet of leasable floor area will apply regardless of development that may occur in other areas of the Village that may, in the future, be zoned in the HR-1 District.*

Conclusions

Staff views the proposed changes as being relatively minor in nature, however procedurally they must be treated as a "major" amendment to the PUD.

Given market conditions with regard to retail development the proposed changes should only represent a slight loss in sales tax revenue to the Village.

Village Counsel has prepared a draft ordinance with specific language for the amendment for review by the PCZBA.

Environmental Planning & Design

Kurt Wandrey
Principal

NARRATIVE:

Sunset Grove LLC, Request for a text amendment to the HR-1 District "Use Limitations" of the Village of Long Grove Zoning Ordinance, and an amendment to paragraph Q "Non-Retail use Restriction" found in ordinance 2008-0-27 approving the Final PUD for the Sunset Grove Development.

The following discussion relates to our request;

We are rapidly approaching the sixth anniversary of the original approval of the Sunset Grove development. A lot has happened since then, and as you are aware, we are now in the final construction development stage and Building A and C are almost complete. With the completion of these buildings we now have 110,947 ft.^{2} under roof. Leases are in place for 11 retail tenants totaling 81,799 ft.^{2} and 6 non-retail tenants totaling 13,024 ft.^{2}.

I believe everyone is pleased with the results of our combined efforts and the successes we have achieved to date in spite of the current economic conditions that we are all working hard to over come. We are now faced with a unique problem that was not anticipated in the early stage of our zoning process six years ago. Coldwell Banker Commercial has submitted a letter of intent to lease 5473 ft.^{2} of space within building A. This lease will create a condition where we will exceed the maximum allowable amount of non-retail space, which is capped at 16,000 feet. Thus, we are exceeding our allowable non-retail occupancy by 2497 ft.^{2}. This limitation is found in section Q on page 13 of the final PUD approving ordinance number 2008–0–27.

The limitation on non-retail occupancy is unique to our development. The HR-1 district states in section E subparagraph 1(a) that within PUD's, a development is allowed to have up to 16% of the gross floor area for non-retail uses. If that standard were applied to Sunset Grove, non-retail uses could occupy up to 17,756 ft.^{2}. Thus our development would be exceeding the HR-1 limitation by only 741 ft.^{2}. If we include the Caldwell Broker lease into our total of Non-Retail square footage our development would stand at 16.67% non-retail or .67% over the maximum allowable limitation specified in the ordinance.

We are asking the board to help us take advantage of this opportunity by taking two actions. First by supporting a text amendment, modifying the use limitations found within the HR-1 zoning district increasing the percentage of allowable non-retail gross floor area, and secondly amending ordinance No. 2008-0-27 providing for a new maximum limit of 18,500 square feet of Non-Retail uses within the development.

A final thought for your consideration is the fact that even though there will be a slight loss of sales tax revenue do to this conversion, the development will now have 5473 ft.^{2} of finished office space which will generate real estate tax revenue beyond that of a vacant building. It is unclear in the current market condition when a retail user might be available to lease the property therefore the gain in real estate tax revenue will most likely offset the loss in sales tax revenue.

SUNSET GROVE SHOPPING CENTER

LEASE SUMMARY

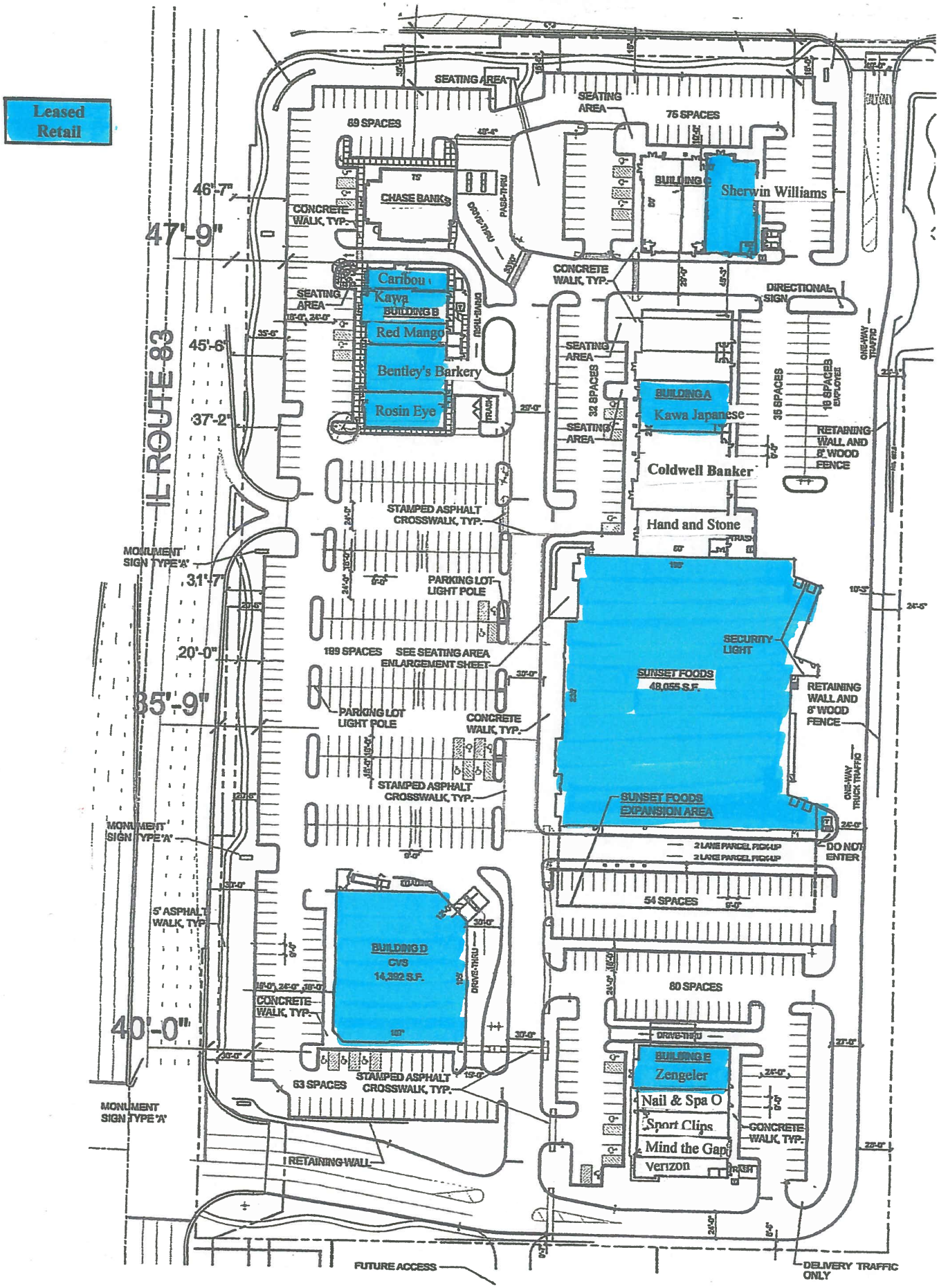
Tenant/Type of User	Suite Pad	Type of Lease	Rentable Sq. Ft.	Leased Non Retail	Leased Retail	Delivery of Premises	STATUS	Initial Term	Lease Options
Sunset Foods	Anchor	NNN	48,055		Retail	15-Jan-11	**Signed Lease**	20 years	
CVS Pharmacy	Bldg D	NNN	14,392		Retail	23-Jan-11	**Signed Lease**	25 years	
Zengeler Cleaners	Bldg E	NNN	3,230		Retail	3-Dec-10	**Signed Lease**	10 years	
Nail & Spa O	Bldg E	NNN	1,547	**Non**		20-Jul-11	**Signed Lease**	5 years	5 year extension option
Sport Clips	Bldg E	NNN	1,256	**Non**		23-Jun-11	**Signed Lease**	5 years	
Mind the Gap	Bldg E	NNN	1,597	**Non**		14-Jun-13	**Signed Lease**	3 year	
Verizon Wireless Zone	Bldg E	NNN	1,370	**Non**		1-Sep-11	**Signed Lease**	5 years	
Chase Bank	Bldg B1	GL	4,250	**Non**		17-Jan-11	**Signed Lease**	20 years	(4) 5 year extension options;
Caribou Coffee	Bldg B	NNN	1,750		Retail	30-Sep-12	**Signed Lease**	10 years	(2) 5 year extension options;
Kawa Sushi	Bldg B	NNN	1,424		Retail	9-May-13	**Signed Lease**	10 years	
Red Mango	Bldg B	NNN	1,593		Retail	15-Apr-13	**Signed Lease**	10 years	
Bentley's Barkery	Bldg B	NNN	3,030		Retail	14-Jun-13	**Signed Lease**	7 years	
Rosin Eye	Bldg B	NNN	2,453		Retail	9-Oct-12	**Signed Lease**	5 years	5 year extension option
Food Service Unit A	Bldg A		2,853				Available		
Food Service Unit B	Bldg A		1,731				Available		
Kawa Japanese Restaurant	Bldg A	NNN	3,939		Retail	15-Oct-14	**Signed Lease**	10 years	
Unit D - **Coldwell Banker**	Bldg A	NNN	1,550	**Non**			**Signed LOI**	7 years	(3) 3 year extensions
Unit E - **Coldwell Banker**	Bldg A	NNN	1,907	**Non**					
Unit F - **Coldwell Banker**	Bldg A	NNN	2,016	**Non**					
Hand and Stone	Bldg A	NNN	3,004	**Non**		15-Oct-14	**Signed Lease**	10 years	
Food Service Unit A	Bldg C		2,785				Available		
Food Service Unit B	Bldg C		1,700				Available		
Sherwin Williams	Bldg C	NNN	3,515		Retail	15-Oct-14	**Signed Lease**	25 years	(3) 5 year extension options;
SHOPPING CENTER TOTAL			**110,947**	**18,497**	**83,381**				
				16.67%	75.15%				

PUD Restriction of Non-Retail Use Maximum - 16,000 Sq. Ft.

HR-1 Zoning Non Retail Restriction is 16% - 17,752 Sq. Ft.

SUNSET GROVE SHOPPING CENTER

LEASE SUMMARY



Village of Long Grove Illinois

3110 Old McHenry Road 60047-9635
Phone: 847-634-9440 Fax: 847-634-9408
www.longgrove.net

RECEIVED
AUG 21 2014
VILLAGE OF LONG GROVE

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: Kurt Wandrey, Environmental Planning & Design, As Agent.

Address: 4005 Royal Fox Drive Saint Charles, Ill 60174

Telephone Number: 847-875-9513 E-mail Address: kurtwandrey@gmail.com

Fax number: _____

Applicant's Interest in Property: Planning consultant, Agent for Sunset Grove LLC

1.2 Owner (if different from Applicant).

Name: Sunset Grove LLC

Address: 555 Corporate Woods Parkway Vernon Hills, Ill 60047

Telephone Number: 847-980-6398 E-mail Address:_____

Fax number: _____

1.3 Property.

Address of Property: Lots 1 Through 6 of the Sunset Grove Subdivision, Long Grove, Ill.

Legal Description: See attached Parcel Index Number(s):_____

Present Zoning Classification HR-1 Size of Property (in acres) 15.6 Acres

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

If yes, please identify the ordinance or other document granting such zoning relief 2008-O-27

Describe the nature of the zoning relief granted: Text Amendment to the HR-1 zoning district and previously approved PUD related to the maximum square footage related to non-retail uses.

Present use of Property:

Residential _____ Commercial X_____Office_____ Open Space _____ Vacant _____

Other (explain) _____

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

	Zoning Classification	Land Use
North:	R-1 & R-2 PUD	Commercial, Golf Driving Range
South:	HR	Commercial/ Office
East:	R-2	Residential
West:	R-2 PUD	Residential/Office

1.4 Trustees Disclosure.

Is title to the Property in a land trust? Yes_____ No_X_

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

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

_____ Appeal

_____ Code Interpretation

_____Variation

_____ Special Use Permit (non-PUD)

_____ Zoning Map Amendment (rezoning)

__X 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 <u>Supplemental Information (per specific request)</u>:

_____ Appeals, Code Interpretations, and Variations: See 5-11-8(E)3, 4, & 5 of the Zoning Code and Form "A"

_____ 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: Environmental Planning & Design

Professional: Kurt A. Wandrey

Address: 4005 Royal Fox Drive St. Charles Il.

Telephone: 847-875-9513

E-mail: kurtwandrey@gmail.com

Name: _____

Professional: _____

Address: _____

Telephone: _____

E-mail: _____

Name: _____

Professional: _____

Address: _____

Telephone: _____

E-mail: _____

Name: _____

Professional: _____

Address: _____

Telephone: _____

E-mail: _____

1.9 Village Officials or Employees.

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

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

1.10 Successive Applications (5-11-9).

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

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

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

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

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

___X__ Fully completed Application with applicable supplementary information

___X__ Non-refundable Filing Fee. Amount: $__$1,100.00_

_____ Planning Filing Fees. Amount: $_____

_____ Minimum Professional Fee/deposit Escrow. Amount $_____

3.0 Certifications. The Applicant and Owner certify that this Application is filed with the permission and consent of the Owner of the Property and that the person signing this Application is fully authorized to do so.

3.1 The Applicant certifies that all information contained in this Application is true and correct to the best of Applicant's knowledge.

3.2 The Applicant acknowledges that the Village may seek additional information relating to this Application and agrees to provide the Village with such information in a timely manner. Failure to provide such information may be grounds for denying an Application.

3.3 The Applicant and Owner agree to reimburse the Village for any and all costs relating to the processing of this Application, including any consultants' fees. By signing this Application, Applicant and Owner agree to be jointly and severally liable for such costs, and Owner further agrees to the filing and foreclosure of a lien against the Property for all such costs plus all expenses relating to collection, if such costs are not paid within 30 days after mailing of a demand for payment.

3.4 The Applicant agrees that the Village and its representatives have the right, and are hereby granted permission and a license, to enter upon the Property, and into any structures located there on, for purposes of conducting any inspections that may be necessary in connection with this Application.

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

Sunset Grove LLC	Environmental Planning & Design, Kurt Wandrey
Name of Owner	Name of Applicant
Jack Lum 8-21-14	
Signature of Owner Date	Signature of Applicant Date

As Agent for Sunset Grove, LLC

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.**

Sunset Grove LLC	Environmental Planning & Design, Kurt Wandrey
Name of Owner	Name of Applicant
	10/06/2014
Signature of Owner Date	Signature of Applicant Date

VILLAGE OF LONG GROVE

ORDINANCE NO. 2014-O-___

AN ORDINANCE AMENDING THE LONG GROVE ZONING CODE REGARDING NON-RETAIL USES IN THE HR-1 DISTRICT

WHEREAS, the Village has determined that certain modifications should be made to the Long Grove Zoning Code ("***Zoning Code***") concerning use regulations for non-retail business uses in the HR-1 District; and

WHEREAS, pursuant to notice duly published, the Plan Commission and Zoning Board of Appeals (the "***PCZBA***") conducted a public hearing that commenced on September 2, 2014 and concluded on _____, 2014 to consider proposed amendments to the Zoning Code concerning the percentage of aggregate gross floor area devoted to non-retail uses in certain planned unit developments in the HR-1 District; and

WHEREAS, at the conclusion of the public hearing, the PCZBA [*recommended*] that the Zoning Code be amended to increase the percentage of aggregate gross floor area devoted to non-retail uses in planned unit developments containing grocery stores within the HR-1 District from 16% to 18.5%, as set forth in the PCZBA's recommendation to the President and Board of Trustees; and

WHEREAS, the President and Board of Trustees have considered the PCZBA's recommendation and determined that amendments to the HR-1 District regulations concerning non-retail business uses as set forth in this Ordinance are necessary, desirable, and appropriate;

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 incorporated into this Ordinance as the findings of the President and Board of Trustees.

SECTION TWO. **Amendment to Section 5-4-9.** Section 5-4-9 of Chapter 4, titled "Business Districts" of Title 5, titled "Zoning Regulations" of the Long Grove Village Code is hereby amended in part as follows:

5-4-9 USE LIMITATIONS:

* * *

(E) Special HR-1 District Use Limitations:

1. Nonretail Uses: Notwithstanding the regulations contained in this title that are otherwise applicable, the aggregate gross floor area devoted to nonretail uses in connection with an approved planned unit development shall be limited as follows, unless otherwise expressly authorized in the ordinance granting approval of the planned unit development:

(a) In a planned unit development containing a grocery store, the aggregate gross floor area devoted to nonretail uses shall be limited to ~~sixteen percent (16%)~~ **eighteen and one-half percent (18.5%)** of the gross floor area in the planned unit development.

(b) In a planned unit development that, because of physical limitations or recorded use restrictions, is not designed to include a grocery store, the aggregate gross floor area devoted to nonretail uses shall be limited to fifty percent (50%) of the gross floor area in the planned unit development.

* * *

SECTION THREE. **Effective Date.** This Ordinance shall be in full force and effect after its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED THIS ____ DAY OF _____, 2014.

AYES: ( )

NAYS: ( )

ABSENT: ( )

ABSTAIN: ( )

APPROVED THIS ____ DAY OF _____, 2014.

_____
Angela Underwood, Village President

ATTEST:

_____
Heidi Locker-Scheer, Village Clerk

LEGAL NOTICE
VILLAGE OF
LONG GROVE, ILLINOIS
NOTICE OF A PUBLIC HEARING FOR CONSIDERATION OF AMENDMENTS TO THE ZONING CODE OF THE VILLAGE OF LONG GROVE, ILLINOIS REGARDING THE NON-RETAIL USE LIMITATION WITHIN THE HR-1 ZONING DISTRICT AND MODIFICATION OF THE PREVIOUSLY APPROVED SUNSET GROVE PLANNED UNIT DEVELOPMENT AS IT RELATES TO MAXIMUM SQUARE FOOTAGE OF NON-RETAIL USES.

PUBLIC NOTICE IS HEREBY GIVEN that on Tuesday, September 2, 2014 at 7:00 P.M., a public hearing will be held at the regular meeting of the Plan Commission & Zoning Board Appeals of the Village of Long Grove, Lake County, Illinois, at the Long Grove Village Hall, 3110 RFD, Long Grove, Illinois 60047 (unless otherwise posted), in connection with a request from the Sunset Grove LLC for: (1) amendment to the Zoning Code to increase the maximum percentage of non-retail uses allowed in the HR1 Highway Retail Zoning District for the Village of Long Grove and (2) amendment to the previously approved Sunset Grove Planned Unit Development (PUD), to increase the maximum square footage of non-retail uses within the development from 16,000 square feet to 18,500 square feet on property legally described as follows;

Legal Description

Lots 1 through 6 of the Sunset Grove Subdivision being a subdivision of that part 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.

Persons attending the hearing shall have the opportunity to provide written and oral comments and questions concerning the proposed amendments.

The Plan Commission & Zoning Board of Appeals reserve the rights to continue the hearing to a later date and time should that become necessary.

James M. Hogue
Village Planner
Village of Long Grove
Published in Daily Herald
August 16, 2014 (4383090)

RECEIVED
AUG 21 2014
VILLAGE OF LONG GROVE

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, Sugar Grove, North Aurora

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 August 16, 2014 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 Paula Raetzman
Authorized Agent

Control # 4383090