

Item #5:

Ord. Approving Minor Amendments To Sunset Grove PUD

VILLAGE OF LONG GROVE

ORDINANCE NO. 2014-O-__

**AN ORDINANCE APPROVING A MINOR AMENDMENT
REGARDING PARKING, LANDSCAPING, AND EXTERIOR LIGHTING IN
THE SUNSET GROVE FINAL PLANNED UNIT DEVELOPMENT**

Adopted by the
President and Board of Trustees
of
the Village of Long Grove
this 27th day of May, 2014

Published in pamphlet form by direction
and authority of the Village of Long Grove,
Lake County, Illinois
this 28th day of May, 2014

VILLAGE OF LONG GROVE

ORDINANCE NO. 2014-O-__

**AN ORDINANCE APPROVING A MINOR AMENDMENT
REGARDING PARKING, LANDSCAPING, AND EXTERIOR LIGHTING IN
THE SUNSET GROVE FINAL PLANNED UNIT DEVELOPMENT**

WHEREAS, pursuant to Ordinance No. 2008-O-27 ("**Final PUD Ordinance**"), the Village of Long Grove granted final planned unit development approval for the Sunset Grove Planned Unit Development ("**Planned Unit Development**"); and

WHEREAS, the Final PUD Ordinance, as amended from time to time, granted approval for a commercial development on certain real property generally located at the southeast corner of Illinois Route 83 and Aptakisic Road in the Village of Long Grove, County of Lake, and State of Illinois and legally described in Exhibit A to this Ordinance ("**Subject Property**"); and

WHEREAS, Sunset Grove, LLC ("**Owner**") is the current owner of the Subject Property, and the Owner has requested approval of a minor amendment to the Planned Unit Development to authorize the Owner to: (a) modify the parking area in front of Building A to accommodate a new outdoor seating area for a proposed tenant, as depicted in the plans attached as Exhibit B; (b) install alternative landscaping materials on Lot 105 as provided in the landscaping specifications and plans attached as Exhibit C; and (c) install exterior florescent lighting on the north, east, and west sides of Building D as depicted in the plans attached as Exhibit D (collectively, the "**Proposed Improvements**"); and

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

WHEREAS, the President and Board of Trustees find that installation of the Proposed Improvements are a minor change 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 Owner to install the Proposed Improvements, 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 5-11-18(1)(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 Owner to install the Proposed Improvements as depicted on the plans attached as Exhibits B, C, and D.

SECTION THREE: **Conditions on Approval.** The minor amendment to the Planned Unit Development granted pursuant to Section Two of this Ordinance, permitting the Owner to install the Proposed Improvements, 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. **Compliance with Plans.** The installation and maintenance of the Proposed Improvements shall be completed in substantial conformity with the plans and specifications set forth in Exhibits B, C, and D to this Ordinance.

- b. 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 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.
- c. 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. The approval of this Ordinance shall not itself authorize the construction of the Proposed Improvements, which construction shall be required to secure all necessary permits and approvals as required under the Village Code.
- d. Fees and Costs. The Owner 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 Owner 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.
- e. Transferees. The rights and obligations set forth in this Ordinance shall be binding on the Owner, and upon any and all of the 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 Owner shall be released from its obligations under this Ordinance to the extent of the transferee's assumption of such liability. The failure of the Owner to provide the Village with an enforceable transferee assumption agreement as herein provided shall result in the 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 Owner.

In addition, any violation of this Ordinance shall be deemed a violation of the Long Grove Village Code and shall subject the 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 Owner has (i) caused a duly authorized person to execute and (ii) thereafter file with the Village its unconditional agreement and consent, in the form attached hereto as Exhibit E, and by this reference incorporated herein and made a part hereof; provided further that, if the Owner does not so file its 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 minor amendment 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 27th day of May, 2014.

AYES: () Trustees:

NAYS: ()

ABSENT: ()

APPROVED this 27th day of May, 2014.

Angela Underwood, Village President

ATTEST:

Heidi Locker-Scheer, Village Clerk

EXHIBIT A

Legal Description of the Property

PARCEL 1:

THE NORTH 5 ACRES OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART TAKEN FOR ROAD PURPOSES IN CASE NUMBER 91 ED 44) IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 389.18 FEET OF THE NORTH 718.31 FEET (AS MEASURED ON THE EAST AND WEST LINES THEREOF) OF THE NORTH HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF ROUTE 83 (EXCEPT THAT PART TAKEN FOR ROAD PURPOSES IN CASE NUMBER 91 ED 43) IN LAKE COUNTY, ILLINOIS.

PARCEL 3:

THE SOUTH 389.17 FEET OF THE NORTH 1107.48 FEET (AS MEASURED ON THE EAST AND WEST LINES THEREOF) OF THAT PART OF THE NORTH HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF ROUTE 83 (EXCEPT THAT PART TAKEN FOR ROAD PURPOSES IN CASE NUMBER 91 ED 42) IN LAKE COUNTY, ILLINOIS.

PARCEL 4:

THE WEST 2 1/2 ACRES OF THE NORTH 5 ACRES OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

PINs: 15-30-203-011
15-30-203-012
15-30-203-013
15-30-203-014
15-30-203-015
15-30-203-016
15-30-203-017
15-30-203-018
15-30-203-019
15-30-200-058

EXHIBIT B

Building A Parking Area Plans

DRAFT

James Hogue, Director of Planning
Village of Long Grove
Box 3110 R.F.D.
Long Grove, IL 60047

May 12th 2014

Subject: Minor change to the "Sunset Grove, Final PUD Plan"

Dear Mr. Hogue,

At your direction and on behalf of Sunset Grove LLC, I would like this letter to serve as a formal request to make a minor amendment to the previously approved Sunset Grove Final PUD plan, in accordance with the Long Grove Zoning Ordinance, Section 5-11-18 (*Planned Unit Developments*) Subparagraph (1) *adjustments to final plat during development*, Subparagraph (2) *Minor Changes*.

We are asking the Village to consider a modification to the Parking Area in front of Building A to accommodate a new outdoor seating area for a proposed tenant. If you recall this is similar to adjustments that we made to the plans for building B and then again for building C. The original approved design of the parking lot for the development provided for 636 parking stalls the new site plan now shows a total of 641 stalls.

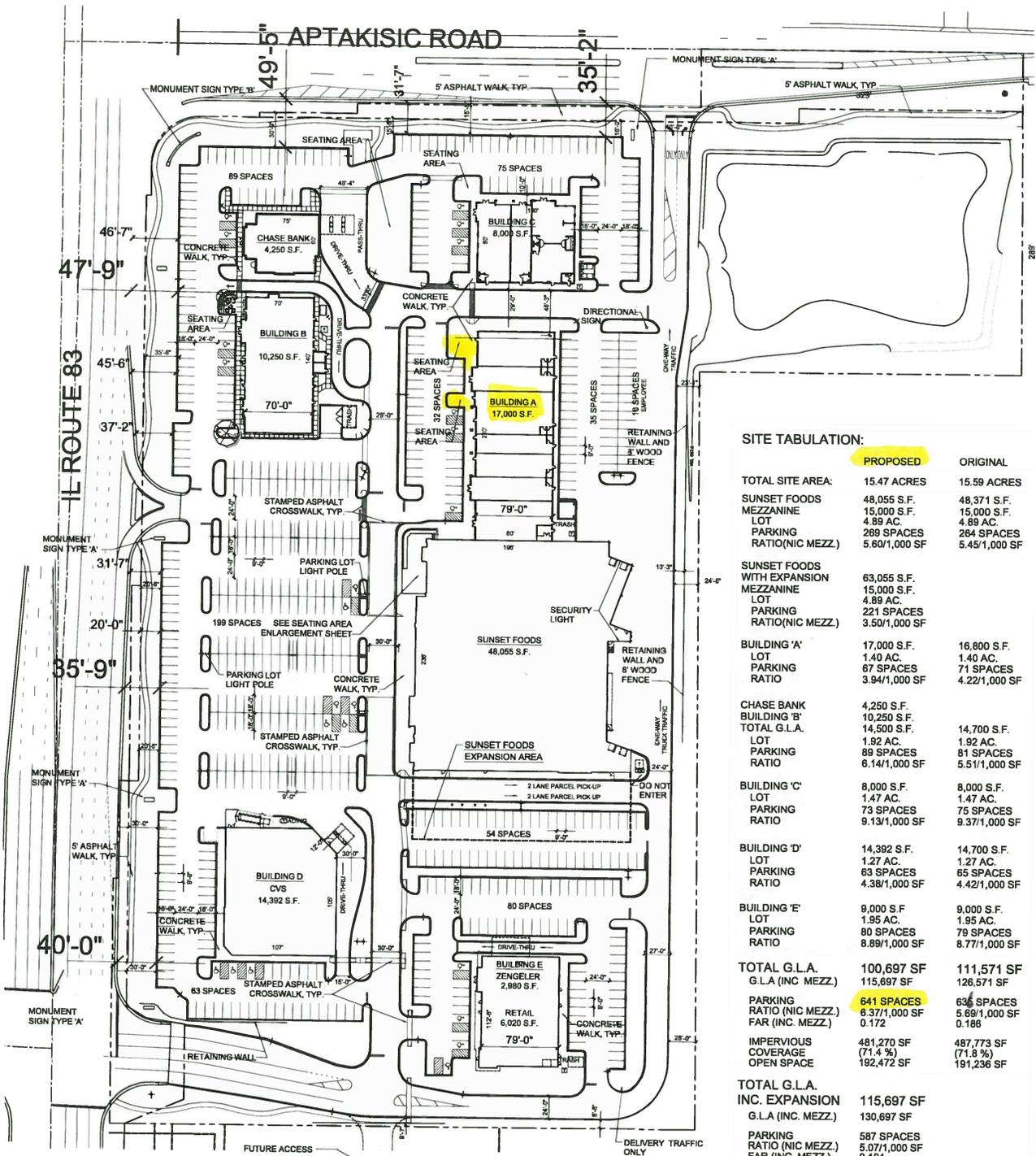
For your review I have attached to this letter 3 documents. The first is the original site plan approved for the development and the second plan shows the modifications we are requesting for the changes to the parking in front of building A. The third exhibit consists of three sheets of the approved engineering plans reflecting changes made to accommodate the outdoor eating area.

After you have had an opportunity to review this proposal, if everything is in order, please schedule this for the next available meeting with appropriate reviewing authority. We will have representative of Sunset Grove available to answer any questions pertaining to this proposal. Please let us know if you need any additional documentation at this time.

Sincerely,

Kurt A. Wandrey, RLA, ASLA
Environmental Planning & Design
4005 Royal Fox Drive
Saint Charles, Ill
847-875- 9513

CC: Jack Shum,
Jack Shum Development, LLC



SITE TABULATION:

	PROPOSED	ORIGINAL
TOTAL SITE AREA:	15.47 ACRES	15.59 ACRES
SUNSET FOODS	48,055 S.F.	48,371 S.F.
MEZZANINE	15,000 S.F.	15,000 S.F.
LOT	4.89 AC.	4.89 AC.
PARKING	269 SPACES	264 SPACES
RATIO (NIC MEZZ.)	5.60/1,000 SF	5.45/1,000 SF
SUNSET FOODS WITH EXPANSION	63,055 S.F.	
MEZZANINE	15,000 S.F.	
LOT	4.89 AC.	
PARKING	221 SPACES	
RATIO (NIC MEZZ.)	3.50/1,000 SF	
BUILDING 'A'	17,000 S.F.	18,800 S.F.
LOT	1.40 AC.	1.40 AC.
PARKING	67 SPACES	71 SPACES
RATIO	3.94/1,000 SF	4.22/1,000 SF
CHASE BANK	4,250 S.F.	
BUILDING 'B'	10,250 S.F.	
TOTAL G.L.A.	14,500 S.F.	14,700 S.F.
LOT	1.92 AC.	1.92 AC.
PARKING	89 SPACES	81 SPACES
RATIO	6.14/1,000 SF	5.51/1,000 SF
BUILDING 'C'	8,000 S.F.	8,000 S.F.
LOT	1.47 AC.	1.47 AC.
PARKING	73 SPACES	75 SPACES
RATIO	9.13/1,000 SF	9.37/1,000 SF
BUILDING 'D'	14,392 S.F.	14,700 S.F.
LOT	1.27 AC.	1.27 AC.
PARKING	63 SPACES	65 SPACES
RATIO	4.38/1,000 SF	4.42/1,000 SF
BUILDING 'E'	9,000 S.F.	9,000 S.F.
LOT	1.95 AC.	1.95 AC.
PARKING	80 SPACES	79 SPACES
RATIO	8.89/1,000 SF	8.77/1,000 SF
TOTAL G.L.A.	100,697 SF	111,571 SF
G.L.A. (INC. MEZZ.)	115,697 SF	126,571 SF
PARKING	641 SPACES	636 SPACES
RATIO (NIC MEZZ.)	6.37/1,000 SF	5.69/1,000 SF
FAR (INC. MEZZ.)	0.172	0.186
IMPERVIOUS COVERAGE	481,270 SF (71.4%)	487,773 SF (71.8%)
OPEN SPACE	192,472 SF	191,236 SF
TOTAL G.L.A. INC. EXPANSION	115,697 SF	
G.L.A. (INC. MEZZ.)	130,697 SF	
PARKING	587 SPACES	
RATIO (NIC MEZZ.)	5.07/1,000 SF	
FAR (INC. MEZZ.)	0.194	
IMPERVIOUS COVERAGE	484,458 SF (71.8%)	
OPEN SPACE	189,284 SF	

Statement of Compliance - I have prepared, or caused to be prepared under my supervision, this site plan and state that the measurements and calculations are accurate, to the best of my knowledge and belief and to the extent of my contractual obligation.

Andy Koglin
Andy Koglin

SITE PLAN
SCALE: 1"=100'-0"



EXHIBIT 1
SUNSET GROVE
LONG GROVE, ILLINOIS

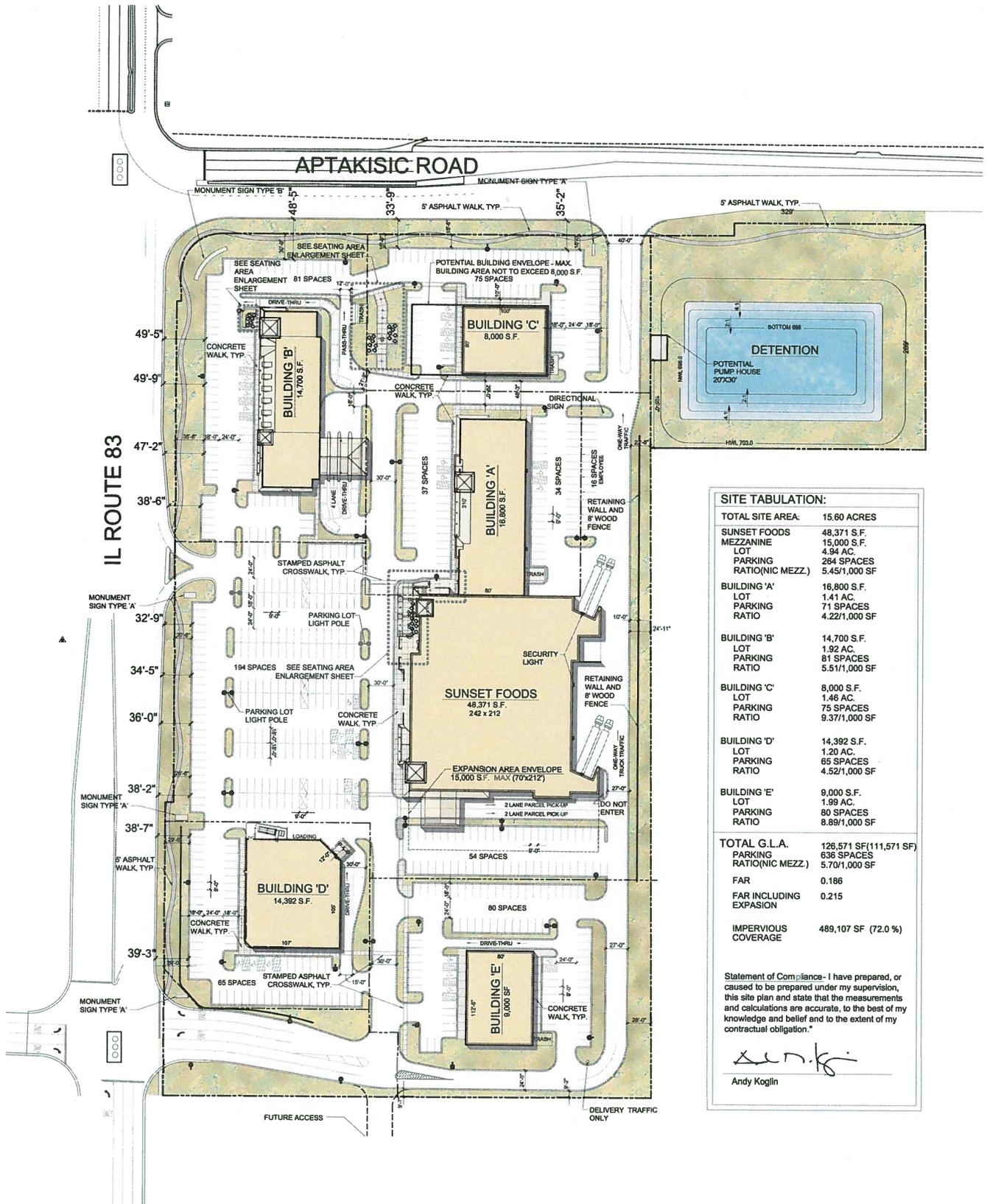
SUNSET GROVE, LLC.



OKW Architects

DATE: 9 MAY 2014

PROJECT NUMBER: 13042



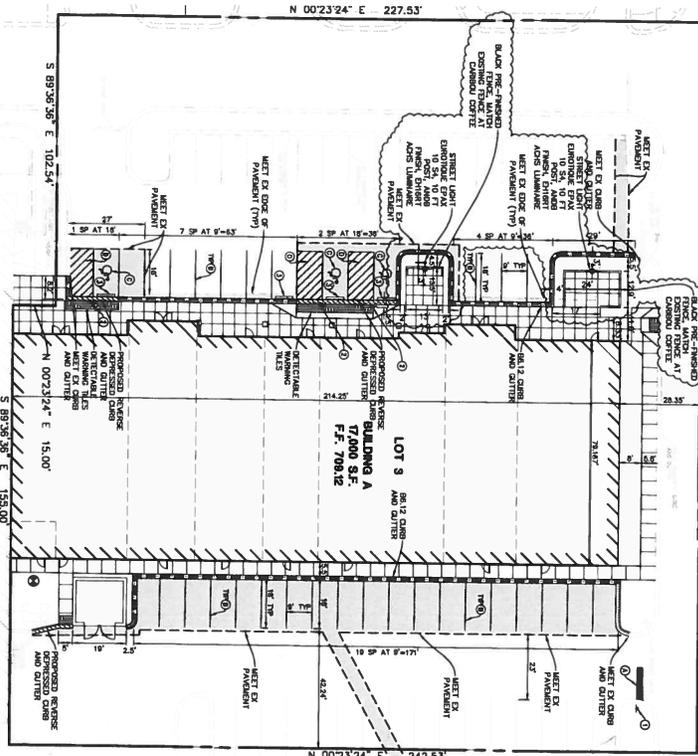
SITE TABULATION:

TOTAL SITE AREA:	15.60 ACRES
SUNSET FOODS	48,371 S.F.
MEZZANINE	15,000 S.F.
LOT	4.94 AC.
PARKING	284 SPACES
RATIO(NIC MEZZ.)	5.45/1,000 SF
BUILDING 'A'	16,800 S.F.
LOT	1.41 AC.
PARKING	71 SPACES
RATIO	4.22/1,000 SF
BUILDING 'B'	14,700 S.F.
LOT	1.92 AC.
PARKING	81 SPACES
RATIO	5.51/1,000 SF
BUILDING 'C'	8,000 S.F.
LOT	1.46 AC.
PARKING	75 SPACES
RATIO	9.37/1,000 SF
BUILDING 'D'	14,392 S.F.
LOT	1.20 AC.
PARKING	65 SPACES
RATIO	4.52/1,000 SF
BUILDING 'E'	9,000 S.F.
LOT	1.99 AC.
PARKING	80 SPACES
RATIO	8.89/1,000 SF
TOTAL G.L.A.	126,571 SF(111,571 SF)
PARKING	636 SPACES
RATIO(NIC MEZZ.)	5.70/1,000 SF
FAR	0.188
FAR INCLUDING EXPANSION	0.215
IMPERVIOUS COVERAGE	489,107 SF (72.0 %)

Statement of Compliance - I have prepared, or caused to be prepared under my supervision, this site plan and state that the measurements and calculations are accurate, to the best of my knowledge and belief and to the extent of my contractual obligation.

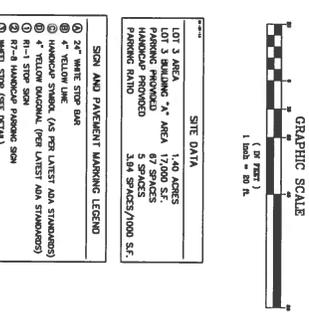
Andy Koglin
 Andy Koglin

SITE PLAN
 SCALE: 1"=50'-0"



CONTROL POINT FOR LAYOUT OF ALL PROPOSED IMPROVEMENTS. REFERENCE TO BE MADE TO THE CENTER POINTS OF ALL CURVES AND TO THE CENTER POINTS OF ALL STRAIGHT LINES.

EXISTING SUNSET POONS



SITE DATA

LOT 3 AREA	1.40 ACRES
LOT 3 BUILDING "A" AREA	17,000 S.F.
HANDICAP PROVIDED	5 SPACES
PARKING RATIO	1.84 SPACES/1000 S.F.

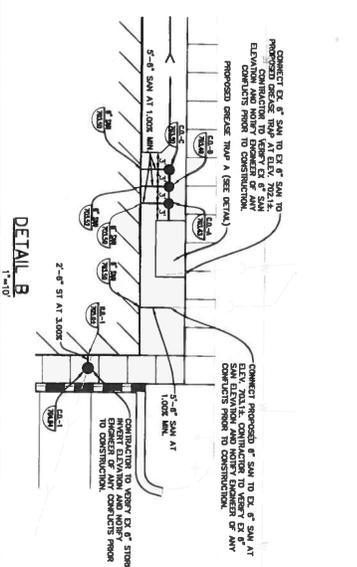
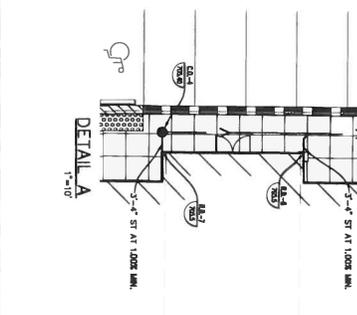
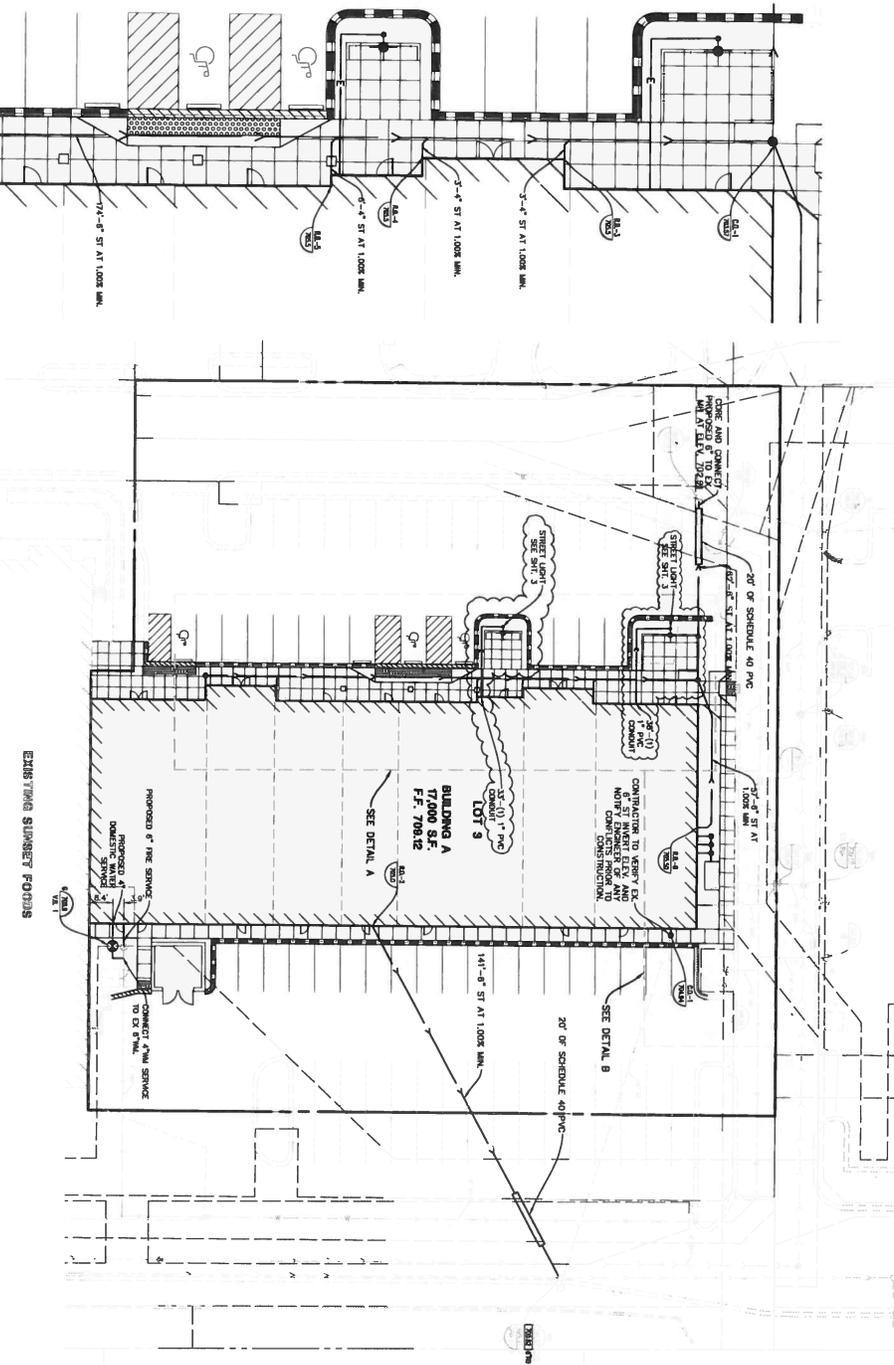
SIGN AND PAVEMENT MARKING LEGEND

①	2" WHITE STOP BAR
②	4" YELLOW LINE
③	HANDICAP SYMBOL (AS PER LATEST ADA STANDARDS)
④	4" YELLOW DIAGONAL (PER LATEST ADA STANDARDS)
⑤	8"-8" HANDICAP PAVING SIGN
⑥	WHEEL STOP (SEE DETAIL)

PAVEMENT LEGEND

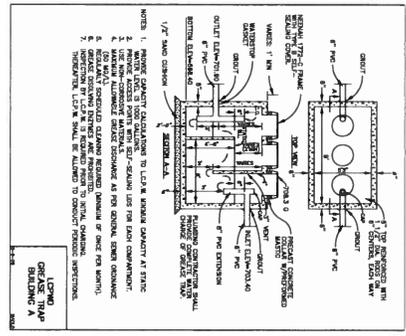
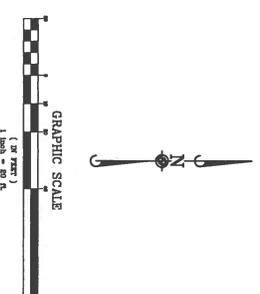
[Pattern]	STANDARD DUTY GRANULAR BASE COURSE, 10% HOT AIR ASPHALT, 1.5\"/>
[Pattern]	2 1/2\"/>
[Pattern]	1\"/>
[Pattern]	4\"/>

- GENERAL NOTES:**
1. ALL PROPOSED DRIVE AND DRIVE SHALL BE 8:12 UNLESS OTHERWISE NOTED OTHERWISE.
 2. ALL DRIVE SHALL BE 5' WIDENED TO FACE OF CURB OR UNLESS NOTED OTHERWISE.
 3. DRIVE SHALL BE 2'-4" BARS & 18" LANE DOWNED INTO DRIVE AND DRIVE WITH 2'-4" BARS & 18" LANE DOWNED INTO DRIVE.
 4. DRIVE SHALL BE 2'-4" BARS & 18" LANE DOWNED INTO DRIVE.
 5. DRIVE SHALL BE 2'-4" BARS & 18" LANE DOWNED INTO DRIVE.
 6. DRIVE SHALL BE 2'-4" BARS & 18" LANE DOWNED INTO DRIVE.
 7. DRIVE SHALL BE 2'-4" BARS & 18" LANE DOWNED INTO DRIVE.
 8. DRIVE SHALL BE 2'-4" BARS & 18" LANE DOWNED INTO DRIVE.
 9. DRIVE SHALL BE 2'-4" BARS & 18" LANE DOWNED INTO DRIVE.
 10. DRIVE SHALL BE 2'-4" BARS & 18" LANE DOWNED INTO DRIVE.
 11. DRIVE SHALL BE 2'-4" BARS & 18" LANE DOWNED INTO DRIVE.
 12. DRIVE SHALL BE 2'-4" BARS & 18" LANE DOWNED INTO DRIVE.
 13. DRIVE SHALL BE 2'-4" BARS & 18" LANE DOWNED INTO DRIVE.



EXISTING SURVEY POINTS

- QUALITY NOTES:**
1. ALL UTILITY DIMENSIONS ARE TO CENTER OF PPE OR CENTER OF STRUCTURE UNLESS NOTED OTHERWISE.
 2. BUILDING DIMENSIONS AND ADJACENT UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION AVAILABLE AT THE DATE OF THIS DRAWING. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND ADJACENT STRUCTURES PRIOR TO CONSTRUCTION. PROPOSED DIMENSIONS SHALL BE BASED ON THE MOST RECENT RECORD DRAWINGS OF ANY ADJACENT UTILITIES AND STRUCTURES.
 3. THE CONTRACTOR SHALL CONTACT UTILITY (1-800-482-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL OBTAIN RECORD DRAWINGS FROM ALL UTILITIES AFFECTED BY THE PROPOSED WORK. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND ADJACENT STRUCTURES PRIOR TO CONSTRUCTION.
 4. ONLY ONE SERVICE LINE SHALL BE INSTALLED PER SERVICE LINE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL SERVICE LINES AND SHALL OBTAIN RECORD DRAWINGS FROM ALL UTILITIES AFFECTED BY THE PROPOSED WORK. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND ADJACENT STRUCTURES PRIOR TO CONSTRUCTION.
 5. LOCATIONS, SIZES, DEPTHS AND ELEVATIONS AT PROPOSED POINTS OF CONNECTION SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND ADJACENT STRUCTURES PRIOR TO CONSTRUCTION.
 6. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL PROVIDE ALL PROPOSED UTILITY CROSSINGS AND VERIFY PIPE SIZE AND ELEVATION. CONTRACTOR SHALL PROVIDE PROTECTIVE MEASURES TO PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
 7. LOCATION AND UNDERGROUND CABLE SCHEDULES ON PLANS ARE FOR APPROXIMATE LOCATIONS ONLY. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS AND DETAILS.
 8. THE CONTRACTOR SHALL ADJUST ALL ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADE.
 9. CONTRACTOR TO VERIFY LOCATION, SIZE, AND ELEVATION OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
 10. AT LOCATIONS WHERE WATER MAIN CROSSINGS OCCUR ON LESS THAN 18\"/>
 - 11. ELEVATION CENTER FOR STORM SEWER STRUCTURES LOCATED IN CURB LINE ARE PROVIDED FOR REFERENCE.
 - 12. ALL WATER MAIN SHALL BE 8\"/>
 - 13. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERRUPTED AS THE EXACT ELEVATION OR LOCATION OR AS THE ONLY ONE DETERMINED THAT MAY OCCUR ON THE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND ADJACENT STRUCTURES PRIOR TO CONSTRUCTION.
 - 14. ALL SANITARY AND STORM SEWER LINES SHALL BE CENTER OF GRADE TO CENTER OF GRADE UNLESS OTHERWISE NOTED.
 - 15. CONTRACTOR SHALL CORRECT ALL DEFICIENCIES AT FINISH GRADE. NOT ALL DEFICIENCIES SHALL BE CORRECTED AT FINISH GRADE.
 - 16. CONTRACTOR SHALL CORRECT ALL DEFICIENCIES AT FINISH GRADE.
 - 17. EXISTING CHIMNEY SCALES ARE RECORDED ON PROPOSED AND ADJUSTED EXISTING SANITARY MANHOLES.
 - 18. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THE PLAN FOR CLARITY. SET POSITION FOR THIS DELETED.
 - 19. ALL STORM MANHOLES IN PARADEL SHALL BE OPEN UNLESS OTHERWISE NOTED.



SUNSET GROVE DEVELOPMENT - BUILDING A
VILLAGE OF LONG GROVE, ILLINOIS
UTILITY PLAN

Manhard CONSULTING LTD.
 880 Westmore Parkway • Suite 200 • Naperville, IL 60563 • 630.477.8288
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 PROJECT NO.: _____
 SHEET NO.: **5** OF **7**
 SCALE: _____

EXHIBIT C

Lot 105 Landscape Plans and Specifications

DRAFT



May 1, 2014

Mr. Dave Lothspeich
Village Manager
Village of Long Grove
3110 RFD Old McHenry Road
Long Grove, IL 60047

RE: Sunset Grove, Lot 105
Landscape Plan Review

Dear Dave:

I've reviewed the proposed landscape changes for Lot 105 in the Sunset Grove Retail Development, as requested. The original approved landscape plans were drawn by OKW, last Village approval date of 11/04/10.

1. The proposed substitution of the plant species is generally acceptable. The approved landscape plan included clump form redbuds. It is not clear if the proposed 6' crabapples are clump form or tree form. Based on the site restraints, it would be beneficial if the crabapples were tree form versus clump form specimens.
2. Many of these plantings are right on the curb line adjacent to the parking lot and the bank drive-thru. They will be subjected to salt spray in the winter and reflective heat during sunny days. They may also be impacted by the limited ability to store snow and these plants have the potential to conflict with vehicles, due to the proximity of the drive-thru lanes and the vehicle overhang in the parking lot. The effective maintenance of these plants will be very important due to the health and growth of these plants because of where they are planted.
3. The plans do not indicate if this area is irrigated. Irrigation and underground drainage would be very beneficial for this planting area.

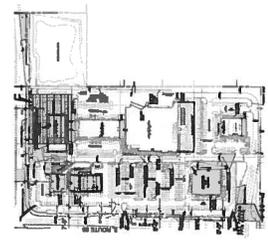
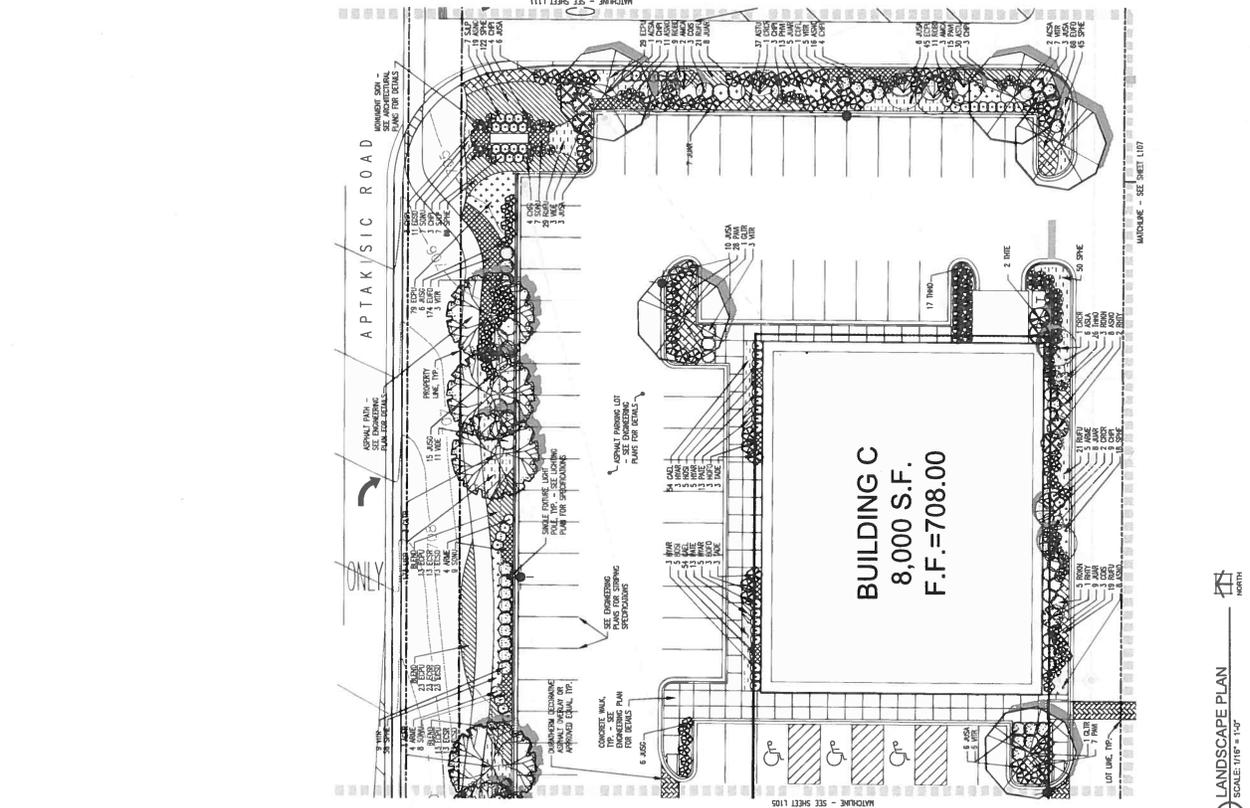
Please call me if you have any questions.

Sincerely,
URBAN FOREST MANAGEMENT, INC.

Todd R. Sinn
Senior Forester

PLANT LIST

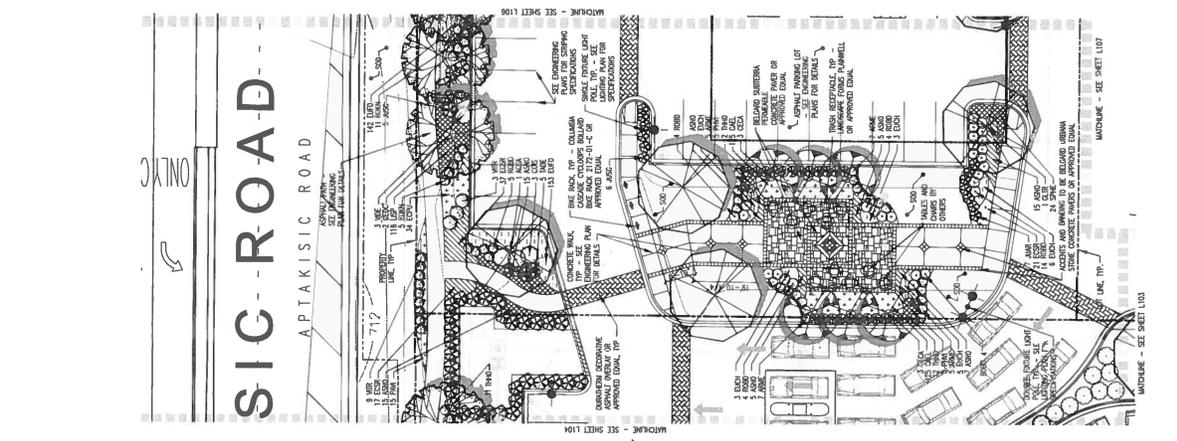
QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
1	AKR	ACER FREEMANII 'ATRESCENS'	ATLANTIC BLACK WALNUT	2 1/2" CAL. - B.B.	AS SHOWN
3	AKA	ACER SACCHARINUM 'SECH MOYAHAW'	GREEN NORWAY SUGAR MAPLE	2 1/2" CAL. - B.B.	AS SHOWN
5	CLN	CELANIA THALICTRIS VAR. HEINERII 'SHIMMOUSTY'	SHIMMOUSTY THORNTREE	2 1/2" CAL. - B.B.	AS SHOWN
5	AKA	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	5' HT. MULTI-STEM - B.B.	AS SHOWN
4	CHR	CHAMAECYPARUS HEMLOCK	THORNTREE	5' HT. MULTI-STEM - B.B.	AS SHOWN
2	TRE	TAXUS OCCIDENTALIS 'TECHNY'	TECHNY REDWOOD	5' HT. - B.B.	AS SHOWN
36	AKA	CHAMAECYPARUS HEMLOCK 'TODON MOY'	GOLDEN LAMP REDWOOD	1 1/2" WOOD - B.B.	AS SHOWN
34	AKA	AMPELOPETALES CHINENSIS 'SARGENT'	SARGENT JASMINE	2 1/2" WOOD - B.B.	AS SHOWN
27	AKG	AMPELOPETALES CHINENSIS 'SUN PRELY'	SEA GREEN JASMINE	2 1/2" WOOD - B.B.	AS SHOWN
21	AKG	AMPELOPETALES CHINENSIS 'SUN PRELY'	SEA GREEN JASMINE	2 1/2" WOOD - B.B.	AS SHOWN
6	AKG	AMPELOPETALES CHINENSIS 'SUN PRELY'	SEA GREEN JASMINE	2 1/2" WOOD - B.B.	AS SHOWN
43	TRHO	TRICHODENDRON 'VALAESTRUP'	HOUSTONIA ARBOREALIS	30" HT. - B.B.	AS SHOWN
27	AKR	ACER FREEMANII 'ATRESCENS'	GLOSSY BLACK SERVICEBERRY	2 1/2" WOOD - B.B.	AS SHOWN
1	COE	CORNUS SPINOSA 'TUMBERBAY'	YELLOW BIRD DOGWOOD	30" HT. - B.B.	AS SHOWN
16	AKR	ACER FREEMANII 'ATRESCENS'	ATLANTIC BLACK WALNUT	2 1/2" WOOD - B.B.	AS SHOWN
16	AKR	ACER FREEMANII 'ATRESCENS'	ATLANTIC BLACK WALNUT	2 1/2" WOOD - B.B.	AS SHOWN
30	AKR	ACER FREEMANII 'ATRESCENS'	ATLANTIC BLACK WALNUT	2 1/2" WOOD - B.B.	AS SHOWN
8	AKR	ACER FREEMANII 'ATRESCENS'	ATLANTIC BLACK WALNUT	2 1/2" WOOD - B.B.	AS SHOWN
14	AKP	AMPELOPETALES CHINENSIS 'SUN PRELY'	SEA GREEN JASMINE	2 1/2" WOOD - B.B.	AS SHOWN
33	AKR	ACER FREEMANII 'ATRESCENS'	ATLANTIC BLACK WALNUT	2 1/2" WOOD - B.B.	AS SHOWN
67	AKR	ACER FREEMANII 'ATRESCENS'	ATLANTIC BLACK WALNUT	2 1/2" WOOD - B.B.	AS SHOWN
62	AKR	ACER FREEMANII 'ATRESCENS'	ATLANTIC BLACK WALNUT	2 1/2" WOOD - B.B.	AS SHOWN
108	AKR	ACER FREEMANII 'ATRESCENS'	ATLANTIC BLACK WALNUT	2 1/2" WOOD - B.B.	AS SHOWN
32	AKR	ACER FREEMANII 'ATRESCENS'	ATLANTIC BLACK WALNUT	2 1/2" WOOD - B.B.	AS SHOWN
68	AKR	ACER FREEMANII 'ATRESCENS'	ATLANTIC BLACK WALNUT	2 1/2" WOOD - B.B.	AS SHOWN
49	AKR	ACER FREEMANII 'ATRESCENS'	ATLANTIC BLACK WALNUT	2 1/2" WOOD - B.B.	AS SHOWN
24	AKR	ACER FREEMANII 'ATRESCENS'	ATLANTIC BLACK WALNUT	2 1/2" WOOD - B.B.	AS SHOWN
6	AKR	ACER FREEMANII 'ATRESCENS'	ATLANTIC BLACK WALNUT	2 1/2" WOOD - B.B.	AS SHOWN
19	AKR	ACER FREEMANII 'ATRESCENS'	ATLANTIC BLACK WALNUT	2 1/2" WOOD - B.B.	AS SHOWN
28	AKR	ACER FREEMANII 'ATRESCENS'	ATLANTIC BLACK WALNUT	2 1/2" WOOD - B.B.	AS SHOWN
10	AKR	ACER FREEMANII 'ATRESCENS'	ATLANTIC BLACK WALNUT	2 1/2" WOOD - B.B.	AS SHOWN
10	AKR	ACER FREEMANII 'ATRESCENS'	ATLANTIC BLACK WALNUT	2 1/2" WOOD - B.B.	AS SHOWN
90	AKR	ACER FREEMANII 'ATRESCENS'	ATLANTIC BLACK WALNUT	2 1/2" WOOD - B.B.	AS SHOWN
10	AKR	ACER FREEMANII 'ATRESCENS'	ATLANTIC BLACK WALNUT	2 1/2" WOOD - B.B.	AS SHOWN
340	AKR	ACER FREEMANII 'ATRESCENS'	ATLANTIC BLACK WALNUT	2 1/2" WOOD - B.B.	AS SHOWN



BUILDING C
8,000 S.F.
F.F.=708.00

PLANT LIST

QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
LARGE DECIDUOUS TREES					
1	ASA	ACER SACCHARINUM 'GREEN WINGS'	GREEN WINGED SUGAR MAPLE	2.5" CAL. - B.B.	AS SHOWN
2	CEOC	CELASTRUM OCCIDENTALE	COMMON HOCKBERRY	2.5" CAL. - B.B.	AS SHOWN
1	CEIR	CLETHRA TRICANTHOS WIL. HYBRIDS 'SHADOWCASTLE'	SHADBLOW	2.5" CAL. - B.B.	AS SHOWN
SMALL DECIDUOUS TREES					
6	CECA	CERES DAMASCENSIS	EASTERN REDBUD	7" CAL. - B.B.	AS SHOWN
SMALL EVERGREENS					
11	ASGG	AMBERLIP CHEDERS 'SEA GREEN'	SEA GREEN JUNIPER	24" HT. - B.B.	AS SHOWN
7	JAMR	JANQUETIA SERRATA 'ROCKAWAY'	ROCKAWAY YEW	24" HT. - B.B.	AS SHOWN
4	YUCC	YUCCA GLAUCA 'SUNSET GROVE'	SUNSET GROVE YUCCA	30" HT. - B.B.	AS SHOWN
55	THRO	THUNBERGIA VICTORIANA 'INDUSTRIAL'	INDUSTRIAL PINEAPPLE	30" HT. - B.B.	AS SHOWN
DECIDUOUS SHRUBS					
24	ANKE	ANEMONE HEDERIFOLIA 'WIL. HYBRIDS'	WIL. HYBRID ANEMONE	30" HT. - B.B.	AS SHOWN
3	ROSD	ROSA 'BLANC DOUBLE DE COBERT'	BLANC DOUBLE DE COBERT SHRUB ROSE	30" HT. - B.B.	AS SHOWN
35	COSE	CORNUS SERICEA 'SUNSHINE'	SUNSHINE DOGWOOD	30" HT. - B.B.	AS SHOWN
19	HYDR	HYDRANGEA 'LITTLE LACE'	LITTLE LACE HYDRANGEA	30" HT. - B.B.	AS SHOWN
3	WIBR	WIBURNUM TREBIDUM 'MORTON'	MORTON WIBURNUM	30" HT. - B.B.	AS SHOWN
17	WIBR	WIBURNUM TREBIDUM 'SMILEY COMPACT'	SMILEY COMPACT WIBURNUM	30" HT. - B.B.	AS SHOWN
PERENNIALS					
89	ASPO	ASTER NOVAE-ANGLIAE 'PURPLE DOME'	PURPLE DOME ASTER	1 GAL.	24" O.C.
250	GAEL	GALEREA ELVA 'BONNIES GALLERY'	BONNIES GALLERY	1 GAL.	12" O.C.
10	SPIN	SPINACIA 'MILANO'	MILANO SPINACIA	1 GAL.	12" O.C.
75	CESS	CHEIRANSEA 'SUNSHINE'	SUNSHINE CONJUNGER	1 GAL.	12" O.C.
295	ELFO	ELFORDIA 'FANTASY'	FANTASY	3" POT	12" O.C.
10	LEAF	LEAFY BRASSICA 'SUNSHINE'	SUNSHINE BRASSICA	3" POT	12" O.C.
118	LEAF	LEAFY BRASSICA 'SUNSHINE'	SUNSHINE BRASSICA	3" POT	12" O.C.
15	HEAV	HEAVY METAL 'SUNSHINE'	SUNSHINE HEAVY METAL	1 GAL.	24" O.C.
15	HEAV	HEAVY METAL 'SUNSHINE'	SUNSHINE HEAVY METAL	1 GAL.	24" O.C.
24	SPKE	SPOROBOLUS 'METALOPUS'	METALOPUS	1 GAL.	12" O.C.



DATE: 11.04.2010
 SHEET NO: L105
 PROJ. NO: 04053

OWNER: JBL
 CHECKED: JBL
 DRAWN BY: JBL

OKW
 Architects
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SUNSET GROVE
 LANDSCAPE PLANS
 LONG GROVE, ILLINOIS



LANDSCAPE PLAN
 SCALE: 1/8" = 1'-0"

Sunset Grove Lot 105

This is what the MO Landscape suggests:

Large Deciduous Tree 3":

1--Crimson Sentry Maple _____ \$ 420.00*

Small Deciduous Tree:

6--Royal Raindrops Crabapple 6' _____ \$ 3,132.00

Small Evergreens 3":

6--Dwarf Fountain Grass _____ \$ 114.00*

7-- Double Knockout Roses _____ \$ 445.00

24-- Pyramid Boxwood _____ \$ 2,880.00

Deciduous Shrubs 3 gal:x3

24--Weigela Wine _____ \$ 2,400.00

30--Icy Drift Rose _____ \$ 1,950.00

Perennials 1 gal:x3

39--Purple Dome Aster _____ \$ 780.00

250--Dwarf Fountain Grass _____ \$ 4,500.00

21--May Night Salvia _____ \$ 420.00

22--Black Eye Susan _____ \$ 396.00*

10--Estella De Oro day Lily _____ \$ 200.00*

24-- Phlox Poniculata 'Nicky' _____ \$ 432.00

Install 8 yards of compost. _____ \$ 400.00

Install 40IBS of sunny seed. _____ \$ 280.00

Install 10 yards of Premium Mulch _____ \$ 750.00

Grand Total: \$ 13,869.00

EXHIBIT D

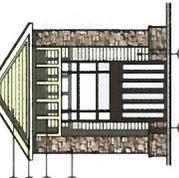
Building D Lighting Plans

DRAFT

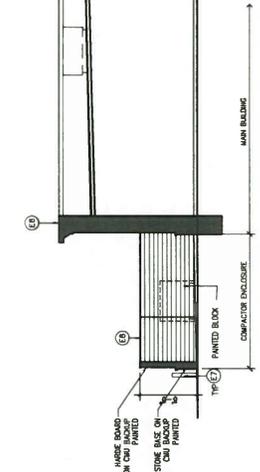
THE MATERIAL / DESCRIPTION	COLOR TO MATCH	NOTES
(1) CLOUD CELL PVC	TO MATCH E4	
(2) EPS / ISFS		
(3) STYRE FOAMER		
(4) SBRG		
(5) SBRG		
(6) PAINT		
(7) PREFINISHED METAL COPING		
(8) ALUM STRENGTH		
(9) ALUM AUTOMATIC DOOR		
(10) ASPHALT SHIMBLES		
(11) CANVAS LINING		

NOTE: SOURCE UNDER SEPARATE PERMIT. PERMIT TO BE OBTAINED FROM LOCAL AGENCIES. ALL FINISHES TO BE MATCHED TO THE EXISTING BUILDING. ALL FINISHES TO BE OBTAINED FROM LOCAL AGENCIES. ALL FINISHES TO BE OBTAINED FROM LOCAL AGENCIES.

LEGEND
 (A) - RE. EXTERIOR FINISH SCHEDULE

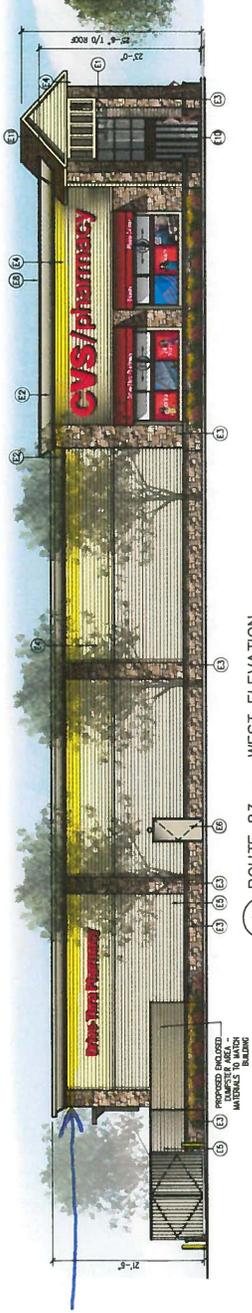


5 ENTRANCE ELEVATION
 SCALE: 1/8" = 1'-0"

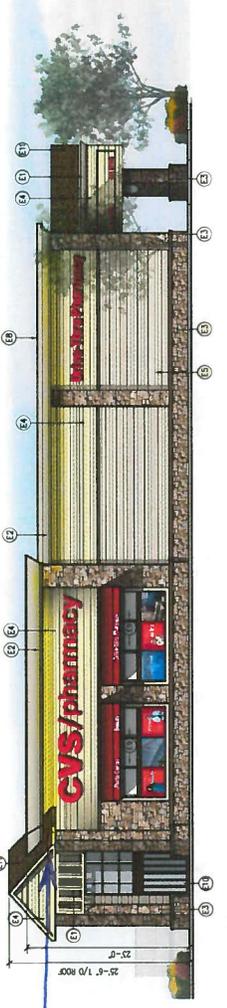


6 COMPACTOR ENCLOSURE - SCHEMATIC SECTION
 SCALE: 1/8" = 1'-0"

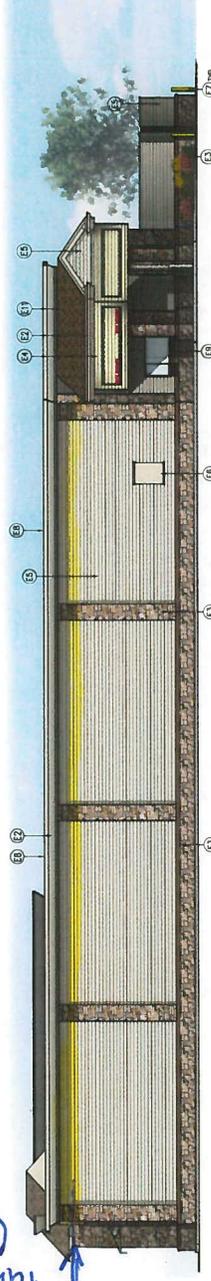
NORR
 An Ingersoll Rand Company
 1000
 1000
 1000
 1000



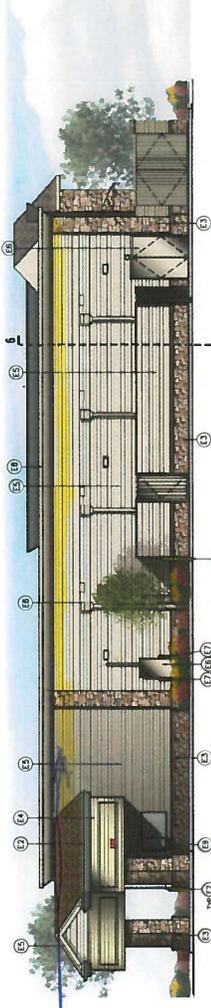
1 ROUTE 83 - WEST ELEVATION
 SCALE: 1/8" = 1'-0"



2 ROBERT PARKER COFFIN - SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
 SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

Parapet Lighting (top edge all sides)

Exhibit E

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. 2008-O-27, 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 all 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 Owner of the Subject Property.

SUNSET GROVE, LLC

By: _____

Its: _____