



STAFF REPORT

TO: LONG GROVE PCZBA

FROM: JAMES M. HOGUE, VILLAGE PLANNER

DATE: 10/20/15

RE: Request to consider an amendment to a previously approved planned unit development\ subdivision commonly known as "The Long Grove Commons" including amendments to the previously approved ordinance, plat and plans for an additional drive through for Dunkin' Donuts (formerly PNC Bank) and\or additional relief necessary and\or appropriate under the zoning code to allow amendment of the previously approved special use permit\planned unit development on property currently zoned under the B-2 PUD District classification submitted by the ECA Architects on behalf of Mr. Haresh Patel.

**Item:** PCZBA PETITION 15-05

**Status:** Petition submitted\application received 10/06/15. Filing fees & Escrow submitted 10.06.15. Referral by Village Board not required. Publication of Legal Notice was accomplished on October 16, 2015 and is therefore timely.

**History:** In 1992 an annexation agreement was approved which, among other things, allowed 47.15 acres to be annexed into the Village of which approximately 19.5 acres were zoned to the B-2 Business District and developed as a mixed use commercial PUD to be known as the "Long Grove Commons". The remaining 28.4 acres were dedicated to the Village and remain as open space. Preliminary PUD approval was granted in July 2004 (Ordinance 2004-O-17) and Final approval was granted in 2005 per Ordinance 2005-O-14. As part of the PUD approval the property was divided into seven (7) lots; 6 "buildable" lots and one "outlot" which is primarily a conservancy district used for stormwater management purposes (Lot 1). Various minor amendments have been granted over the years, mostly related to signage. A major amendment for parking and a drive through coffee shop (Building 2) were granted in 2008.

The property currently contains (4) principal structures each on a separate lot. Two additional structures were approved but have not yet been constructed on Lots 6 and 7, however the Primrose School is expected to begin construction on Lot 7 in the very near future. Several accessory structures, 3 pergolas and the sign tower, are also situated on the property.

All required improvements, including landscaping have been installed. The property is serviced by sanitary sewer and private well. The development has occurred in "substantial compliance" with the previously approved plans.

In early 2008 representatives of the Cloverleaf Group (the property owners\developers) requested a major amendment of the approved PUD plan (principally site and landscaping plans) for additional parking as well as an additional drive through is also requested to be placed on the north side of proposed Building 2. Parking was constructed on the west side of the development but Building 2 was never constructed as well as the additional drive through and coffee shop.

The subject property is Lot 5 of the previously approved PUD. The existing structure was first considered and approved in March of 2005 as part of the PUD approval for the Long Grove Commons. This approval was for “National City Bank”. In February of 2010 “National City Bank” became “PNC Bank”. PNC Bank moved to a location near Sunset Grove in 2013 and this structure has remained vacant since that time.

**Proposal:** Consideration of a request to allow an amendment to a previously approved planned unit development\ subdivision commonly known as “The Long Grove Commons” including amendments to the previously approved ordinance, plat and plans for an additional drive through for Dunkin’ Donuts (formerly PNC Bank) and/or additional relief necessary and/or appropriate under the zoning code to allow amendment of the previously approved planned unit development on property currently zoned under the B-2 PUD district classification. More specifically the request includes:

- Use of a portion (1590 sq. ft.) of the former bank building ( Building 4; 3600 sq. ft. total) for “Dunkin’ Donuts”;
- A reduction in the drive through lanes from three (3) down to one (1);
- A rock garden in the abandoned drive through lanes;
- Minor modifications including signage to the existing structure, trash enclosure and site.

**Land Use, Zoning and Locational Data:**

1. Proposed Zoning: No zoning change requested; Special Use Permit for modification (additional drive through) of the previously approved PUD only has been requested.
2. Surrounding Land Uses and Zoning;

<i>Direction</i>	<i>Existing Use</i>	<i>Land Use Plan Designation/Zoning</i>
<b>NORTH</b>	Vacant	Commercial\Residential\ Open Space, R-1 Single Family **
<b>SOUTH</b>	Open Space	Unincorporated; Heron Creek Forest Preserve*
<b>EAST</b>	Recreational (Jays Camp)	Commercial/Residential/Open Space; R-1 Single Family**
<b>WEST</b>	Commercial (Building 6 - L.G.C.)	Commercial – B-2 PUD

\* Some LCFPD property is within the Village limits and zoned "R-1" as well.

\*\* Part of the Rt. 22/ Old McHenry Road Planning Area (attached).

3. Location; The subject property is located at the northwest corner of Route 22 and Old McHenry Road.
4. Acreage; The subject property (Lot 5) contains 1.979 +/- acres (86,205 sq. ft.) of land area.
5. Based upon information available through Lake County GIS, the property (Lot 5) does not contain FEMA Floodplain, Flood of Record, and/or wetlands (LCWI & ADID). (See Map).
6. Topography; See attached Map from Lake County GIS.

### **Zoning Data;**

The development was established as a B-2 PUD. As such, many details of the development were tied to the approved plans and plats. As built the Building 4, the former bank building occupies approximately 3,600 sq. ft. of floor area. The rear half of the structure 1,590 sq. ft. is proposed for the Dunkin' Donuts. Excerpts from the preliminary approval document identify the following as related to zoning as it relates to this proposal the (Lot 5/Building 4) property.

A. **Special Uses.** In addition to those special uses listed in Section 5-5-3-3 of the Long Grove Zoning Code, the following uses shall be allowed on the Property as a special use:

1. **Drive-through accessory to a Bank.**
2. Drive-through accessory to a Coffee Shop.

B. **Miscellaneous Use Restrictions.**

1. No gasoline station nor automotive service facility shall be permitted on the Property.
2. In addition to the uses authorized in Subsections H and I of this Subsection Four, the following restaurant uses shall be authorized:
  - a. Establishments conforming to the definition of "Restaurant, Standard" in the Zoning Ordinance are permitted.
  - b. Notwithstanding Subsection J.2.a of this Section Four, no restaurant containing a bar within its premises shall be permitted except pursuant to a special use permit.
  - c. **Fast food restaurants whose fare is predominantly ice cream, donuts, or both and not involving drive-in or drive-through facilities shall be permitted without a special use permit, provided that no such establishment shall exceed 5,000 square feet in area.**
  - d. Other fast food restaurants shall not be permitted except pursuant to a special use permit provided that: (i) no such restaurant shall include drive-in or drive-through facilities; and (ii) such restaurant is of a "fast casual" nature having characteristics of made-to-order entrees or other characteristics similar to a "Restaurant, Standard."

e. For purposes of this subsection, as an incidental service to a "Restaurant, Standard," delivery of pre-ordered food by restaurant personnel to a person in a parking space established on the Property pursuant to the Final PUD Plat shall not be deemed a drive-in or drive-through facility.

**C. Hours of Operation. Except for the following, the permitted hours of operation for any business on the Property are from 8:00 a.m. to 9:00 p.m.:**

1. A full service restaurant may remain open between 7:00 a.m. and midnight; provided, however, that such restaurant may obtain request approval from the Village Board to extend such hours of operation.

2. Any outdoor dining use accessory to a restaurant may remain open between 8:00 a.m. and 11:00 p.m. in accordance with Sections 5-5-2-3.5 and 5-5-2-3 of the Zoning Code.

3. A convenience store may remain open between 7:00 a.m. and 11:00 p.m.

4. A bank may have a single 24-hour drive-through automated teller machine.

5. A coffee shop may remain open between 5:00 a.m. and 12:00 p.m.

6. **Any use requiring a special use permit pursuant to Subsection I.2 shall operate during such hours authorized by the special use permit.**

Any changes to the hours of operation for any business on the Property may be processed as a minor change to the approved final planned unit development in accordance with Section 5-9-3-6(B) of the Zoning Code.

**D. Parking. Within two months of the issuance of any certificate of occupancy for any new business within the Proposed Development, the new business shall submit to the Village information regarding the new business and its parking needs.**

E. Design Standards. The Applicant shall submit elevations and detailed plans and renderings in substantial conformity with the Preliminary PUD Plat for review and approval by the Architectural Board of Review. The elevations and detailed plans and renderings shall include without limitation details regarding the exterior architectural styles, quality of design and its relationship to the overall development, predominant materials, exterior amenities, and interior amenities. In addition, the Applicant shall comply with the architectural control regulations contained in Section 5-20-1 of the Long Grove Zoning Code.

**Yard Requirements (set-backs):**

Yard and setback requirements were established via the approved PUD plan and plat. The development has progressed in compliance with these regulations. No change in building placement or setbacks from what was previously approved is requested nor anticipated with this SUP request.

**Analysis;**

**Parking;**

Parking was calculated and approved at 5 spaces per 1000 square feet of floor area. This is consistent with the "Shopping Center" standards found in the pre-2007 zoning code. 255 spaces were installed on-site (252 were identified on the approved site plan). Per the Covenants and Restrictions on the property cross parking is permitted on site; that is specific parking is not allocated per a particular structure or use. On-site parking is available to all users regardless of destination.

As identified above with regard to required parking;

*Parking. Within two months of the issuance of any certificate of occupancy for any new business within the Proposed Development, the new business shall submit to the Village information regarding the new business and its parking needs.*

The petitioner has not yet submitted any parking information with regard to parking demand or future needs. This information should be submitted prior to the issuance of a Certificate of Occupancy however.

As an "order or magnitude" if this were considered as a stand-alone use outside of the umbrella of the PUD this use would be best classified (for parking purposes) as follows;

Restaurants, fast food with drive-in	2 for every patron seats or 20 for each 1,000 square feet of net floor area, whichever is greater, plus 1 for each employee on the largest work shift
--------------------------------------	---

FLOOR AREA, NET (For Determining Off Street Parking Requirements): The gross floor area of a building plus any exposed lower level floors, minus elevator shafts and stairwells at each floor; floor space and shafts used for mechanical, electrical, and plumbing equipment; exterior building walls; floor space devoted to parking garages and structures; and basement floors.

The bank site has a "net" floor area of 1383 sq. ft. and 39 spaces (2 handicapped). Sixteen (16) seats are proposed inside the rear half of the building. Using the above formula parking would be calculated at 2 spaces per seat or 32 spaces plus employee parking which is unknown, however seven (7) addition spaces would remain to accommodate employees on-site. It appears parking would not be an issue if this were a stand-alone establishment.

**Drive- through**

Per the previously approved PUD two (2) drive through facilities were permitted; one for the bank and for the anticipated "coffee shop" on the east end of Building 6 (formerly Scotto's). This space is currently occupied by "Smokin' T's" restaurant.

Presently the drive-through approved for Building 6 functions as pick-up window for pre-ordered food. Per the preliminary approval and specifically regarding restaurants;

- e. *For purposes of this subsection, as an incidental service to a "Restaurant, Standard," delivery of pre-ordered food by restaurant personnel to a person in a parking space established on the Property pursuant to the Final PUD Plat shall not be deemed a drive-in or drive-through facility.*

Additional drive-through facilities do not appear to be precluded by the PUD approval but do require special use permit approval. Based on the preliminary approval drive through facilities (as accessories to banks and coffee shops) as well as other special uses within the B-2 District may be considered as Special Uses which is the basis for this request;

F. Special Uses. *In addition to those special uses listed in Section 5-5-3-3 of the Long Grove Zoning Code, the following uses shall be allowed on the Property as a special use:*

1. *Drive-through accessory to a Bank.*
2. *Drive-through accessory to a Coffee Shop.*

As proposed the drive through would be on the northwest side of the existing structure (in the same location as the previously approved drive through for the bank). Stacking appears adequate to keep traffic contained on-site.

The elevation changes for the drive through as well as the entire structure have been reviewed and approved by the AC. The proposed menu board as well as directional signage and trash enclosure modification were reviewed and approved by the AC at their October 19<sup>th</sup> meeting (See Below).

### **Traffic -**

A traffic study has been requested for the proposed change in use\drive through facility. To date staff has not received this document. No change to the existing on-site traffic pattern as established by the bank is anticipated or proposed with this use. Anticipated trip generation remains unknown.

### **AC Review -**

At their September 21<sup>st</sup> Regular Meeting the AC reviewed the request for exterior modifications as well as proposed signage for the proposed Dunkin' Donuts. Their findings are as follows;

The AC discussed the request and found that as proposed the architectural alterations to the structure were minor and sympathetic to the style and character of the structure. A concern was raised with the unused drive through bays becoming unsightly. The AC suggested a "maintenance free" treatment of this area of the structure to avoid it becoming an "eyesore". The AC suggested possible outdoor seating in this area, but also noted a concern with pedestrian safety given the location of the drive through (adjacent to the structure) and potential location of outdoor seating.

With regard to the proposed signage the AC noted a concern with visibility and the contrast of the sign against the existing structure. The AC suggested the signage be placed over the doorway (where the bank signage was previously located). Mr. Eric Carlson, Project Architect; ECA Architects, indicated that Dunkin Donuts was only interested rear half of the building which is why the entry door is proposed as well as sign placement. Additional signage would likely be required should a tenant occupy the front half of the structure. The AC also questioned the need and location of a menu board and other “secondary signage”.

A motion was made by Commissioner Styer to recommend approval of the signage as submitted and the modifications to the approved building elevations subject to the following conditions;

- All exterior elevation modifications shall be consistent with the character and style of the existing structure;
- Building color and replacement materials are to remain consistent with the existing structure;
- The unused drive through lanes shall be treated in a “maintenance free” manner (such as outdoor seating) so as not to become neglected and create an eyesore;
- Menu Board, directional and other “secondary” signage shall be brought back to the AC for further consideration.

On a voice vote; all aye.

At the October 19<sup>th</sup> Regular Meeting the AC reviewed the “secondary signage”, modifications to the trash enclosure and treatment of the unused drive through lanes for the proposed Dunkin’ Donuts in the Long Grove Commons, after discussion the AC made the following recommendation;

A motion was made by Commissioner Mower, seconded by Commissioner Nora to approve the menu board, modifications to the trash enclosure, directional signage and unused drive through lane treatment, as proposed subject to the following conditions;

- Resolution of any conflicts between the menu board and existing light pole to allow the light pole to remain ( due to the dark conditions on-site);
- Landscaping around the trash enclosure be maintained and/or enhanced to ensure adequate screening of the structure;
- The directional signage posts be colored brown (instead of orange as proposed) and incorporate decorative features (such as a finial) in their design;
- The “order here” post be colored brown to match the directional sign posts (cross bar lettering may remain orange).

- More detail be provided on the “rock garden” treatment of the unused drive through lanes.
- Final modifications be subject to staff review and approval.

On a voice vote; all aye.

### **Standards for Special Use Permits.**

1. General Standards. No special use permit shall be recommended or granted pursuant to this section unless the owner shall establish that:
  - (a) Is deemed necessary for the public convenience at that location;
  - (b) Is so designed, located and proposed to be operated that the public health, safety and welfare will be protected;
  - (c) Will not cause substantial injury to the value of other lots in the neighborhood in which it is located;
  - (d) Conforms to the applicable regulations of the district in which it is to be located, except as may be recommended by the plan commission and approved by the village board or, except in the case of a planned development; and
  - (e) Owner can demonstrate, to the satisfaction of the village, that it has the capability and capacity, including, without limitation, the technological, personnel, and financial resources, to complete the project as proposed.
2. Special Standards for Specified Special Uses. When the district regulations authorizing any special use in a particular district impose special standards to be met by such use in such district, a permit for such use in such district shall not be recommended or granted unless the owner shall establish compliance with such special standards.
3. Considerations. In determining whether the owner’s evidence establishes that the foregoing standards have been met, the plan commission shall consider:
  - (a) Public Benefit. Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.
  - (b) Alternative Locations. Whether and to what extent such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site.
  - (c) Mitigation of Adverse Impacts. Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.

**Conclusions:**

As proposed the petitioner requests an amendment to the previously approved Special Use/PUD for the Long Grove Commons Development to allow for an additional drive through facility for a donut shop. As the donut shop is proposed to contain less than 5,000 sq. ft. of floor area the use may be considered permitted without the drive through. However, the proposed drive through requires consideration as a Special Use.

Parking on the site appears adequate, further more the site is "cross-parked" so that any use may utilize any parking on-site. The petitioner needs to submit information with regard to parking demand prior to the issuance of a Certificate of Occupancy for this use\structure. Parking does not appear to an issue with this proposal however.

Hours have not been specified in the application. Therefore, hours of operation should be established as a condition of approval for the Special Use or the "default" hours 8:00 AM to 9:00PM will apply.

A traffic study has been requested for the proposed change in use\drive through facility. To date staff has not received this document. No change to the existing on-site traffic pattern as established by the bank is anticipated or proposed this use. The traffic study should address the adequacy of improvements for traffic flow both on and off-site as well as trip generation.

The PCZBA should also consider the recommendations of the AC in their consideration of and recommendations on the request.

No changes to setbacks or building placement are being requested from what was previously approved. Impervious surface will not change for what was previously approved as all areas to be modified are currently impervious.

Additional Drive-through facilities are not precluded in the development but must be considered as Special Uses. The petitioner is seeking the proper relief regarding the drive through request. The PCZBA should evaluate the drive through request in relation to the Standards for Special Use as outlined above.

Respectfully Submitted,

*James M. Hogue*

**James M. Hogue  
Village Planner**

**SITE DATA**  
 CURRENT ZONING: B-2 PUD  
 SITE AREA: 86,345 SF  
 PARCEL 1 (EXISTING): 17,652 SF  
 EXISTING BUILDING AREA: 3,756 SF  
 PROPOSED TENANT AREA: 1,580 SF  
 PARKING PROVIDED: 39 SPACES  
 (INCL. 2 H/C)

ARCHITECT:  
 D.A. HENRY ET  
 ARCHITECTS  
 1111 N. WILSON  
 CHICAGO, IL 60642  
 PHONE: 630.608.1500  
 FAX: 630.786.3132  
 PROFESSIONAL DESIGN FIRM  
 NO. 104.000274

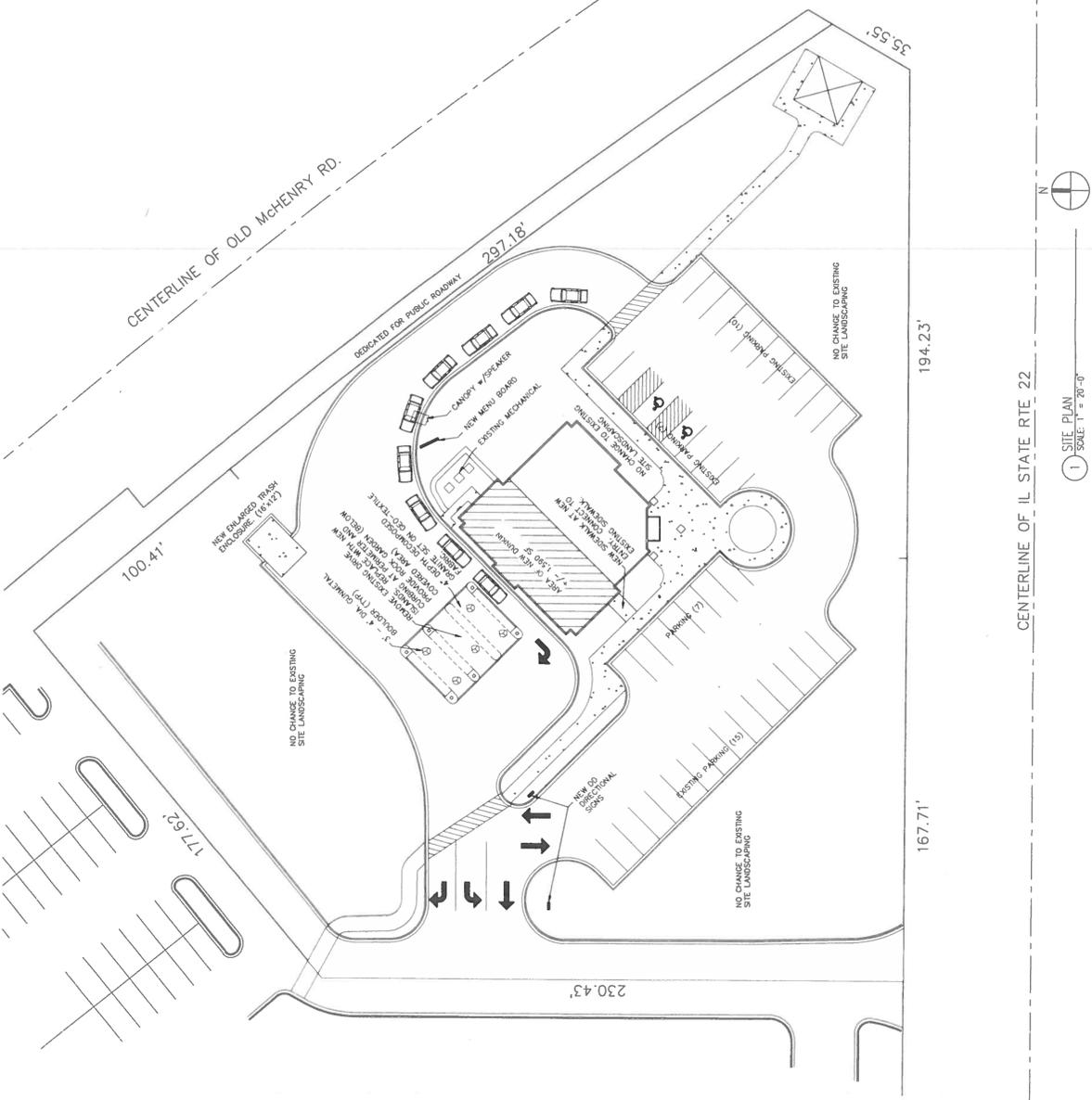
08-20-15

08-20-15

CLIENT:  
  
 3980 Hwy 22  
 Long Grove, IL 60047

REVISIONS	DATE
1	10-20-15
2	
3	
4	
5	
6	
7	
8	
9	
10	

DATE: 10-20-15  
 SHEET TITLE: SITE PLAN  
 SHEET NO.: SP1.1



1 SITE PLAN  
 SCALE: 1" = 20'-0"

PROFESSIONAL DESIGN FIRM  
NO. 184 005766  
24 N BENNETT ST.  
GENEVA, IL 60134  
PHONE 630 608 0500  
FAX 630 839 8875



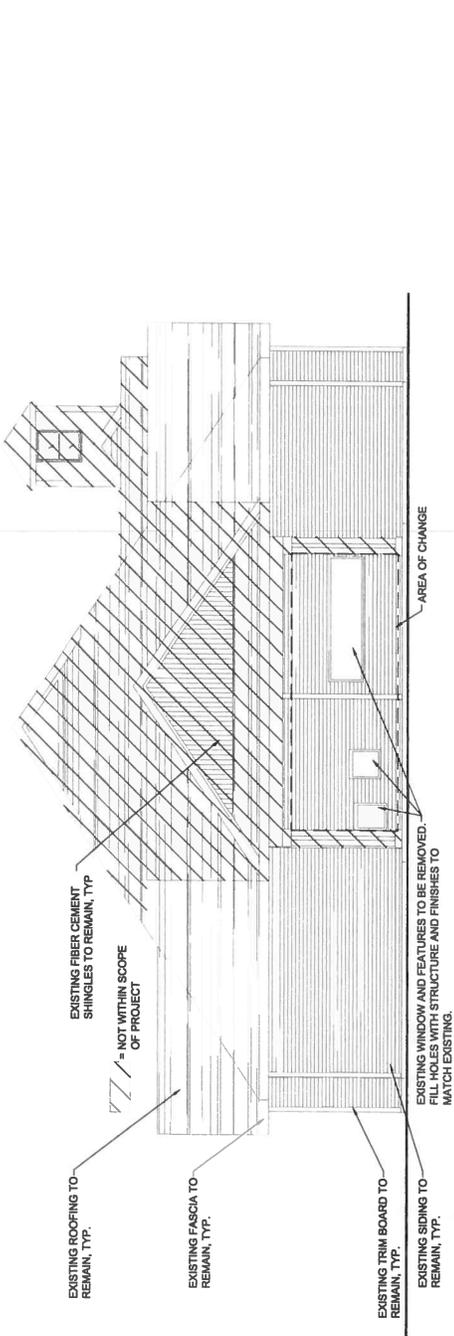
Proposed Elevations For:  
**Dunkin Donuts**  
3980 Rt. 22  
Long Grove, IL

DRAWN BY: GVB
DATE: 09-09-15
REV 1:
REV 2:
REV 3:
REV 4:

EXISTING ELEVATIONS

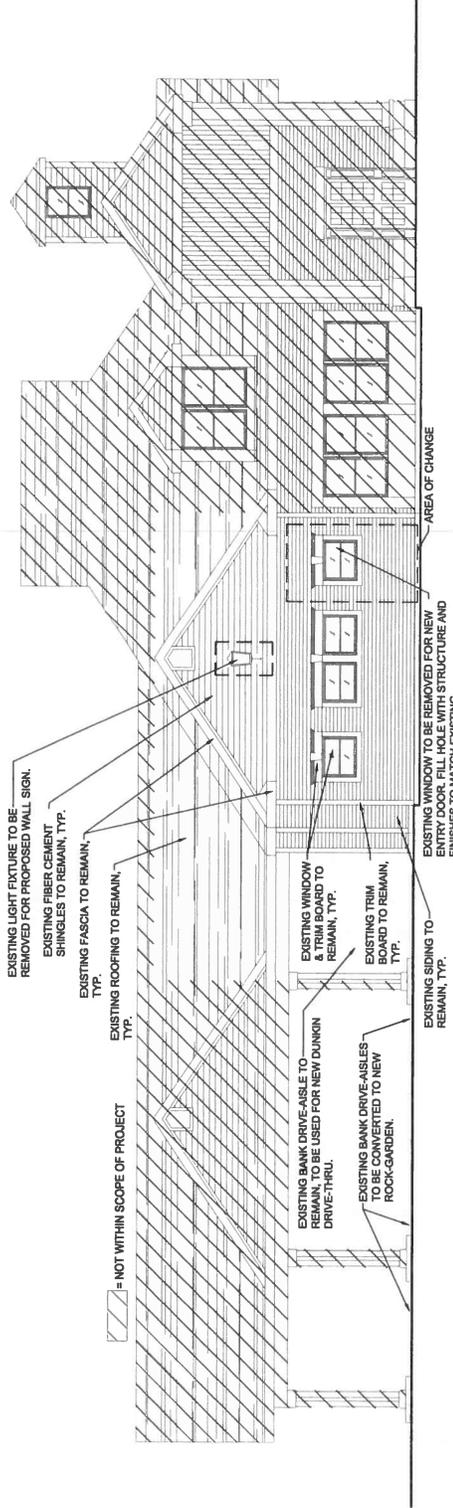
SHEET

A1-1



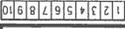
2 EXISTING WEST ELEVATION

SCALE: 3/32" = 1'-0"



1 EXISTING SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



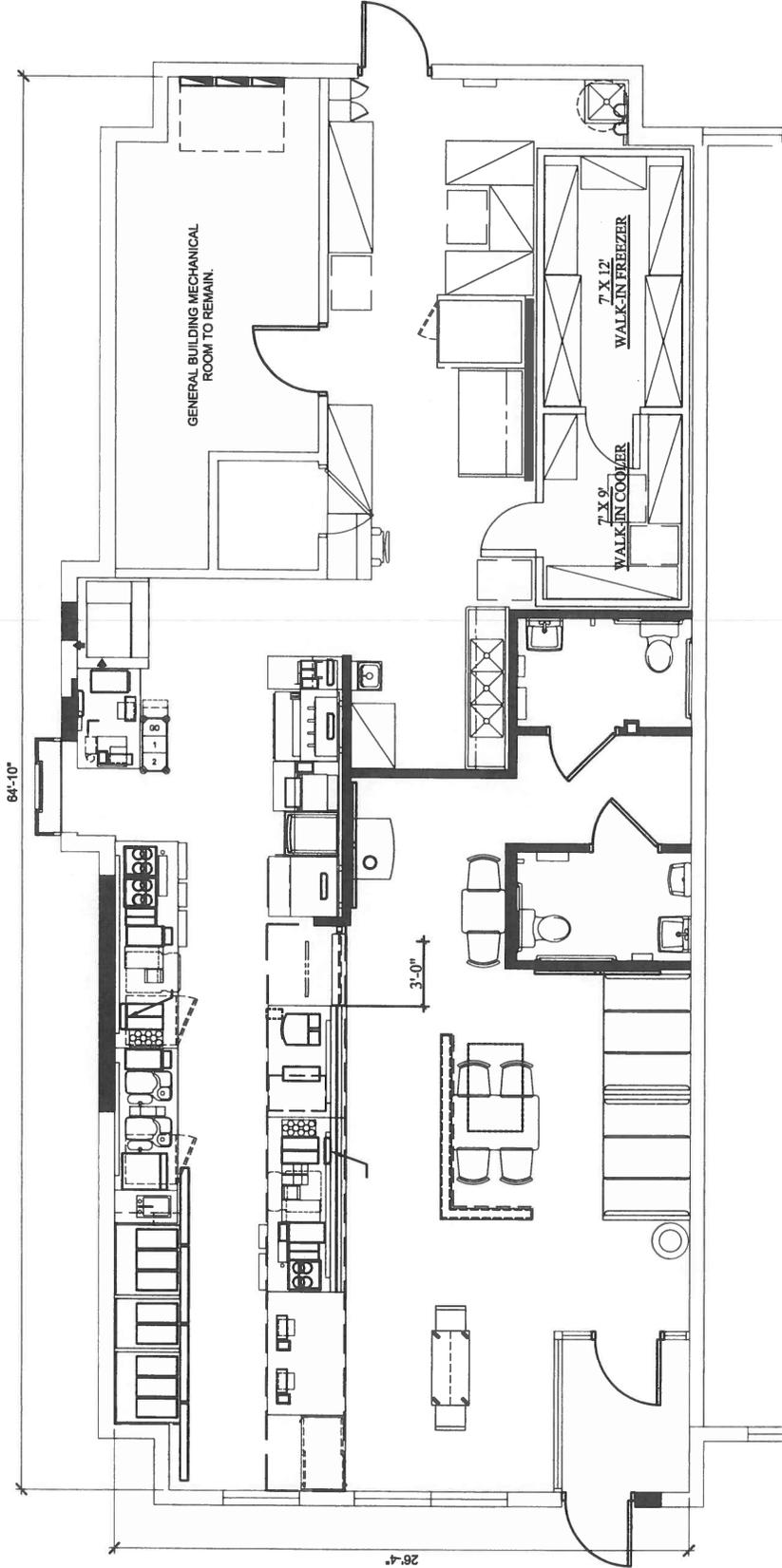
24 N BENNETT ST.  
GENEVA, IL 60134  
PHONE 630 608 0500  
FAX 630 839 8875  
PROFESSIONAL DESIGN FIRM  
NO. 184 005766



Proposed Elevations For:  
**Dunkin Donuts**  
3980 Rt. 22  
Long Grove, IL

DRAWN BY: GVB
DATE: 09-09-15
REV 1:
REV 2:
REV 3:
REV 4:

PROPOSED FLOOR PLAN  
SHEET  
A3-1



1 PROPOSED FLOOR PLAN  
SCALE: 3/16" = 1'-0" NOTE:



THIS DESIGN IS THE ORIGINAL AND UNPUBLISHED WORK OF HILTON DISPLAYS AND MAY NOT BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF HILTON DISPLAYS, INC.

**HILTON DISPLAYS**  
 125 HILLSIDE DRIVE • GREENVILLE SC 29607  
 P 800 353 9132 • F 864 242 2204  
 www.hiltondisplays.com

**PART NUMBER**  
**DD-DT-CANOPY-S**

**DESCRIPTION**  
 DUNKIN DONUTS DT IL  
 CANOPY W/ SPEAKER BAR

COLOR LEGEND	
PMS/PANT	VINYL
PMS165C	3M 363D-3123
DD MAGENTA	3M 363D-1379
DD BROWN	3M 363D-59
BM 2116-10	

**DESIGNER** DWG. DATE  
**B.PERRY** 4-15-15

**REV. DATE / REVISION**  
 X-XXXX XXXXXXX

**SCALE**  
 1" = 24"

**DD DRAWING #**  
 SS-6

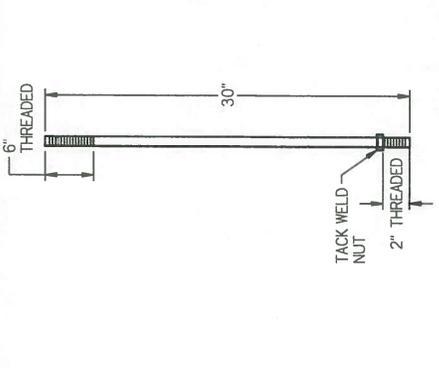
ORDER HERE CANOPY AND/OR ADDITIONAL SPEAKER

**DESIGN SPECIFICATIONS ACCEPTED BY:**

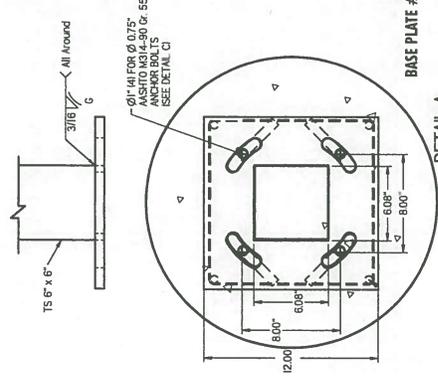
EST: CLIENT:

SUPPLIER: LANDLORD:

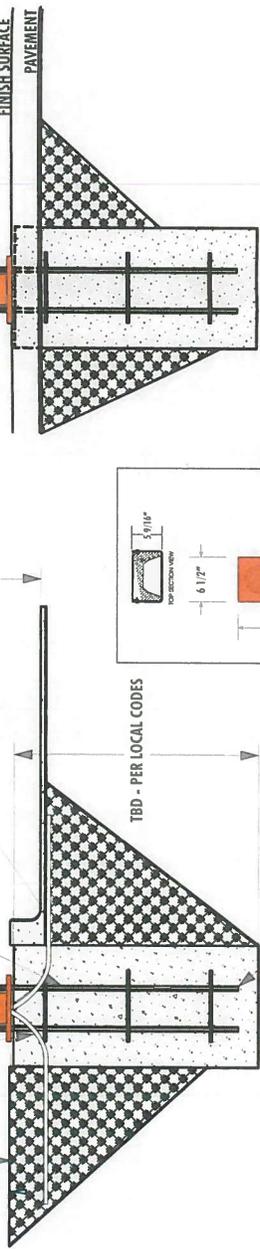
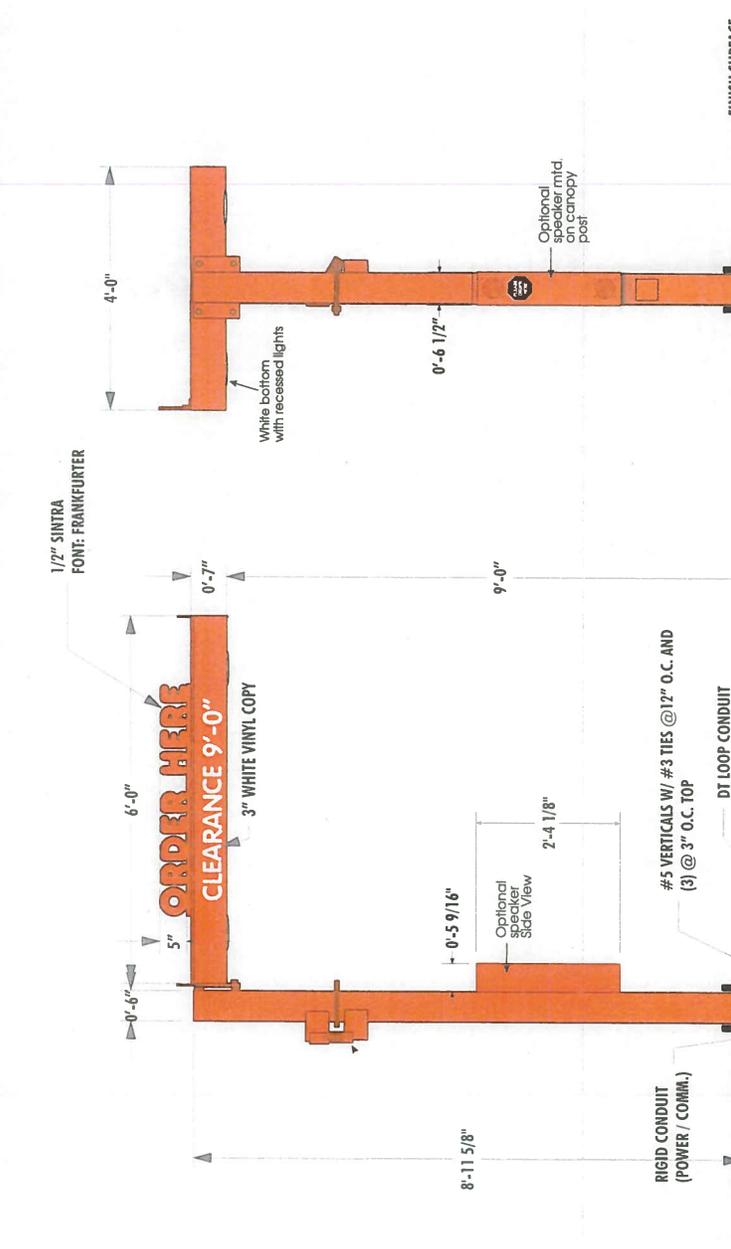
THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



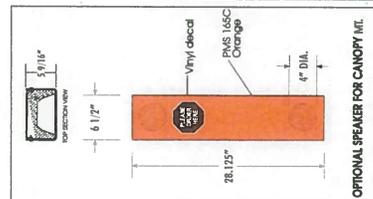
**DETAIL C**  
 ANCHOR BOLT  
 3/4" Gr. 2 STEEL



**DETAIL A**  
 BASE PLATE  
 3/4" ASTM A-36 STEEL



**COLOR AND MATERIAL NOTES:**  
 All surfaces of Drive Thru Canopy to be painted to match PMS 165C Orange.  
 Clearance copy to be white vinyl applied to front of canopy.  
 DRIVE THRU letters to be 1/2" thick Sintra material, pld to match PMS 165C Orange.  
 Options: Speaker Bar: PMS 165C Orange with black lettering and white vinyl "PLEASE ORDER HERE" decal.  
 NOTE: For best result, substrate of drive thru window from lower part in above drawing is required (to be supplied by customer).

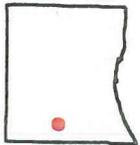
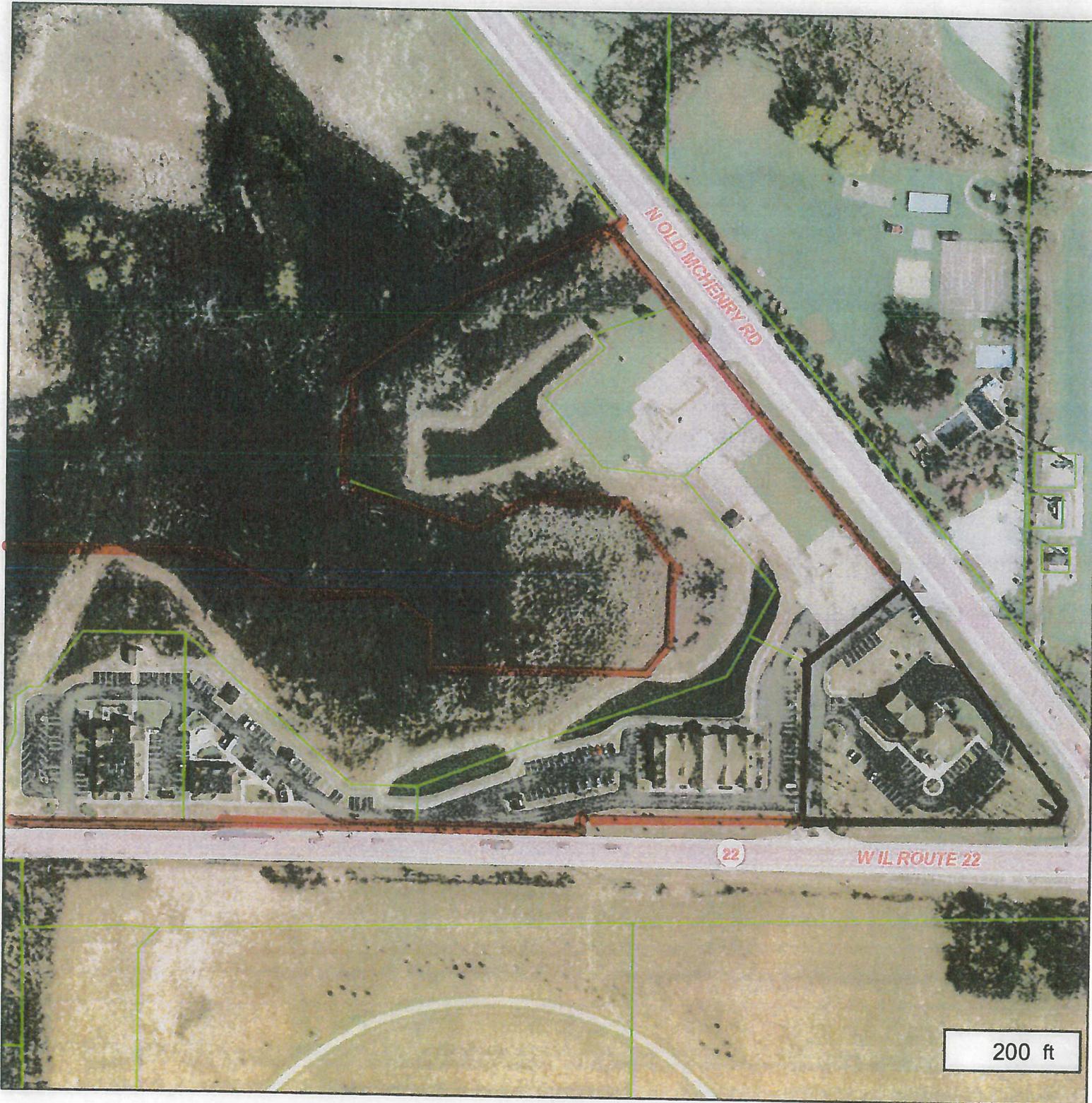


**OPTIONAL SPEAKER FOR CANOPY ILL.**

TBD - PER LOCAL CODES  
 3" CLEAR TYPICAL  
 TBD PER LOCAL CODES



# 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 10/20/2015



LONG GROVE COMMONS



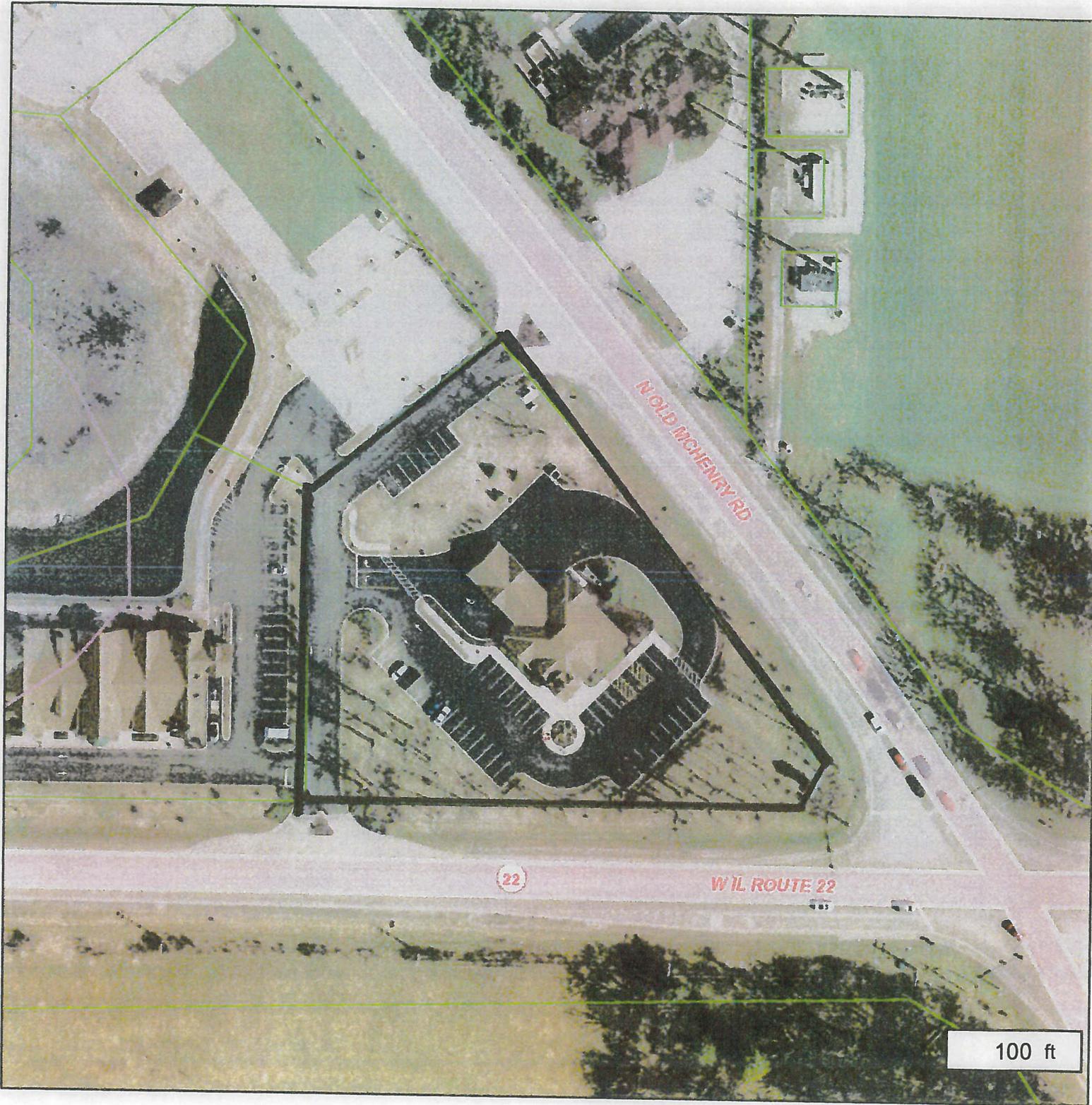
SUBJECT PROPERTY

 Tax Parcels

## Disclaimer:

The selected feature 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 10/21/2015



-  Tax Parcels
-  Special Flood Hazard Areas
-  Wetlands
-  ADID

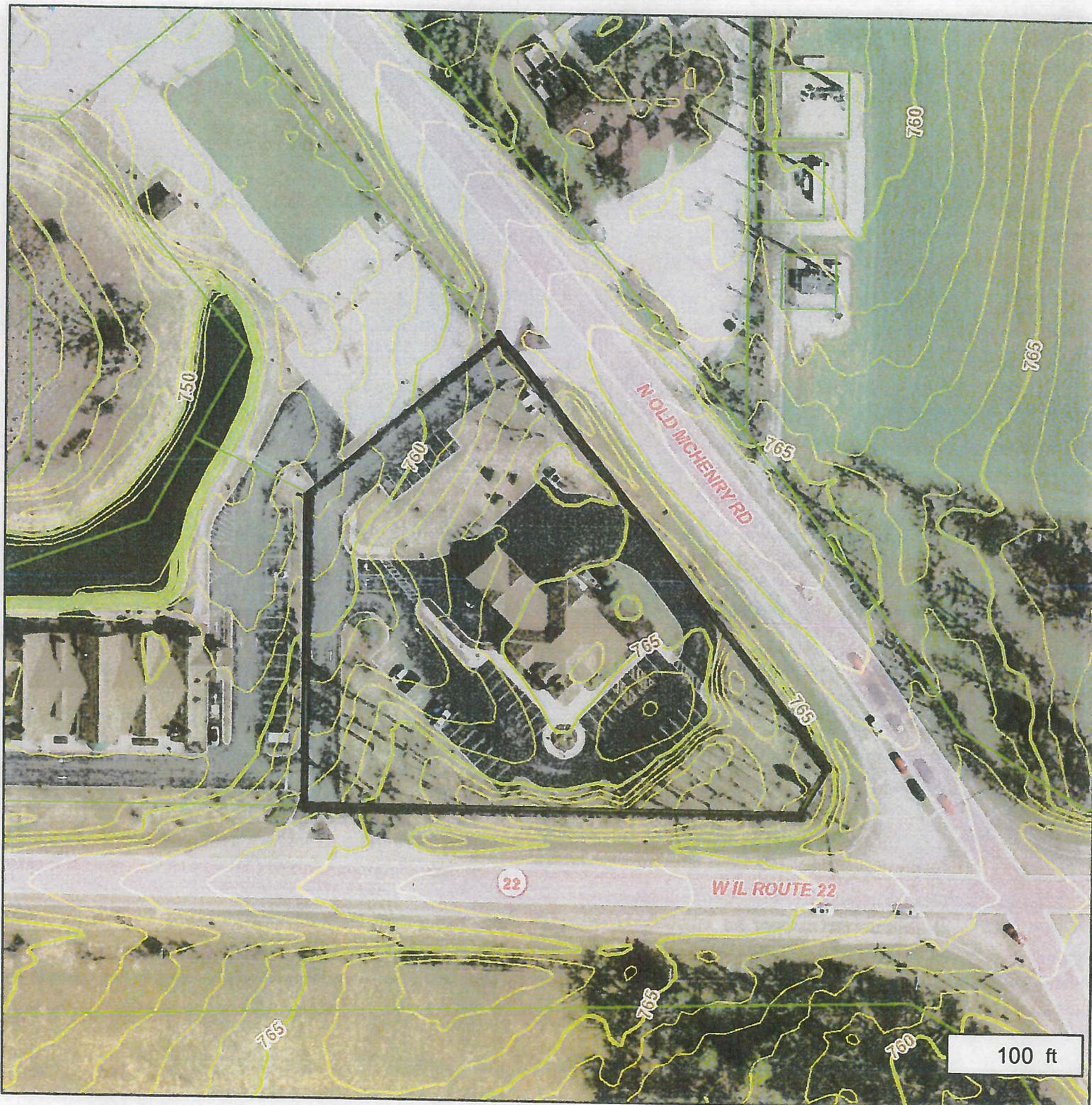


*SUBJECT  
PROPERTY*

## Disclaimer:

The selected feature 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 10/21/2015



*SUBJECT PROPERTY*

-  Tax Parcels
-  Minor Contour
-  Major Contour

## Disclaimer:

The selected feature 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.

entryway to the Village of Long Grove. [1991]

Figure J-1 indicates the planned land use for the Route 45 and 83 subarea. As can be noted from Figure J-1, the planned land uses in this area are a combination of highway-oriented retail sales and service uses, as well as residential. While the existing long narrow lots which extend along the south side of State Route 83 from State Route 45 on the east to Willow Spring Road on the west, do not easily lend themselves to commercial development due to their small size and configuration, they are well located in order to take full advantage of the abutting arterial highway. Many of these existing lots, particularly those located within the Village of Mundelein, have had changes in land use intensity recently from single-family residential to commercial uses. Therefore, the area can be characterized as being in transition from these relatively low intensities to higher land use intensities. Due to these changes, many of Long Grove's single-family dwellings located in this segment are now abutting commercial land uses. The scale of this area is also in transition from that of typically one- to two-story residential structures to three-story structures as in the case of the abutting Holiday Inn Motel. In addition, the plan illustrated in Figure L-1 indicates that those properties abutting State Route 45 north of State Route 83 and those properties abutting State Route 83 south of State Route 45 are to be retail sales and service uses. [1991]

Figure J-1 also indicates, with descriptive notes, the types of design concepts which should be implemented in this subarea. These include, among others, the amassing of small narrow lots into combined parcels, the elimination and combination of vehicular access drives, and the installation of significant landscape plant materials. [1991]

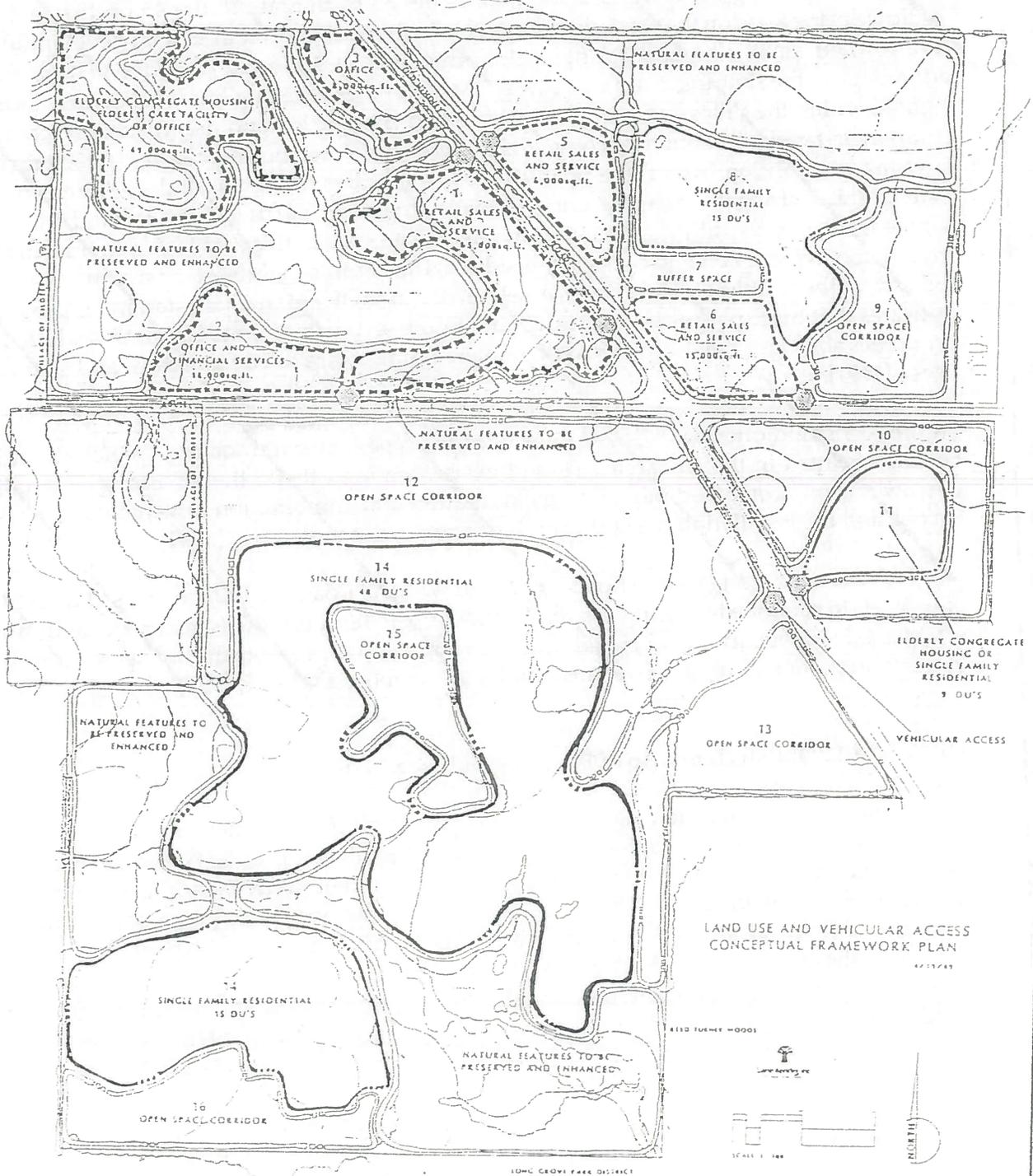
Land uses located along Osage Road and Meadow Lane Road are indicated, as shown in Figure J-1, to continue to be single-family residential in land use. This area represents an established residential neighborhood, and there is no need to promote the further transition of this portion of the subarea from residential to commercial uses. [1991]

### The Route 22/Old McHenry Road Planning Subarea Plan

The Route 22/Old McHenry Road subarea covers all four corners formed by the intersection of Route 22 and Old McHenry Road in the Village of Long Grove. There are vacant lands on the portion of this subarea which lies south of Route 22, while residential and farm-related buildings and structures are found on the portion of this subarea which lies north of Route 22 and located within a 300-foot radius of this intersection. Natural features in the area include woodlands, wetlands, an intermittent stream, and hedgerow. The central portions of the properties located at both the northwest and northeast corners of this intersection are low areas, with wet soil characteristics and an intermittent stream, which pose some natural limitations for development. These areas also, due to their natural resource base characteristics, form an excellent framework for developing a plan which recognizes these natural attributes and uses them to create an environment which is both visually appealing and environmentally sound. Figure J-2 illustrates the plan for this area. However, this would be an interesting location for a "Historic Business District-North" area. [1991]

Figure J-2

DETAILED SUBAREA PLAN FOR THE ROUTE 22/  
OLD MCHENRY ROAD PLANNING AREA





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

## 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: ERIC R CARLSON  
Address: 24 N. BENNETT ST., GENEVA, IL 60134  
Telephone Number: 630.608.0500 E-mail Address: eric@ecaarchitects.com  
Fax number: \_\_\_\_\_  
Applicant's Interest in Property: ARCHITECT

### 1.2 Owner (if different from Applicant).

Name: HARESH PATEL  
Address: \_\_\_\_\_  
Telephone Number: 312.375.5236 E-mail Address: harethpatel@aol.com  
Fax number: \_\_\_\_\_

### 1.3 Property.

Address of Property: 3980 ROUTE 22  
Legal Description: Please attach Parcel Index Number(s): 14-13-304-012  
Present Zoning Classification B2 PUD Size of Property (in acres) 1.979

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: \_\_\_\_\_

Describe the nature of the zoning relief granted: \_\_\_\_\_

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:	_____	_____
South:	_____	_____
East:	_____	_____
West:	_____	_____

**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) | _____ Zoning Code Text Amendment   |
| _____ Preliminary PUD Plat            | _____ Final PUD Plat               |

**1.6 Supplemental Information (General):\*\***

✓ : AMENDMENT TO PREVIOUSLY APPROVED PUD

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 Supplemental Information (per specific request):**

\_\_\_\_\_ 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: ECA ARCHITECTS & PLANNERS Name: \_\_\_\_\_  
Professional: ERIC R CARLSON Professional: \_\_\_\_\_  
Address: 24 N BENNETT ST. Address: \_\_\_\_\_  
GENEVA, IL 60134  
Telephone: 630-608-0500 Telephone: \_\_\_\_\_  
E-mail: eric@ecaarchitects.com E-mail: \_\_\_\_\_

Name: \_\_\_\_\_ Name: \_\_\_\_\_  
Professional: \_\_\_\_\_ Professional: \_\_\_\_\_  
Address: \_\_\_\_\_ Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Telephone: \_\_\_\_\_  
E-mail: \_\_\_\_\_ 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).**

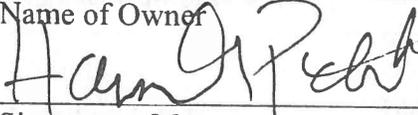
_____ Fully completed Application with applicable supplementary information	
_____ Non-refundable Filing Fee.	Amount: \$ _____
_____ Planning Filing Fees.	Amount: \$ _____
_____ Minimum Professional Fee/deposit Escrow.	Amount \$ _____

**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.

HARESH PATEL  
Name of Owner  
  
Signature of Owner  
10.06.15  
Date

ERIC R CARLSON  
Name of Applicant  
  
Signature of Applicant  
10.06.15  
Date

VILLAGE OF LONG GROVE, ILLINOIS  
 NOTICE OF A PUBLIC HEARING FOR CONSIDERATION OF A REQUEST FOR A SPECIAL USE PERMIT TO ALLOW AN AMENDMENT TO A PREVIOUSLY APPROVED PLANNED UNIT DEVELOPMENT, SUBDIVISION, COMMONLY KNOWN AS "THE LONG GROVE COMMONS" INCLUDING AMENDMENTS TO THE PREVIOUSLY APPROVED ORDINANCE, PLAT AND PLANS FOR AN ADDITIONAL DRIVE THROUGH FOR A DONUT SHOP AND/OR ADDITIONAL RELIEF NECESSARY AND/OR APPROPRIATE UNDER THE ZONING CODE TO ALLOW AMENDMENT OF THE PREVIOUSLY APPROVED PLANNED UNIT DEVELOPMENT ON PROPERTY CURRENTLY ZONED UNDER THE B-2 PUD DISTRICT CLASSIFICATION WITHIN THE VILLAGE OF LONG GROVE, ILLINOIS.

PUBLIC NOTICE IS HEREBY GIVEN that on Tuesday, November 3, 2015 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) to consider an amendment to a previously approved planned unit development subdivision commonly known as "The Long Grove Commons" including amendments to the previously approved ordinance, plat and plans for additional drive through for a donut shop (formerly the PNC Bank) and/or additional relief necessary and/or appropriate under the zoning code to allow amendment of the previously approved planned unit development on property currently zoned under the B-2 PUD District classification. The subject property is legally described as follows:

Lot 5 of the Long Grove Commons, being a subdivision of 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, according to the plat thereof recorded September 14, 2005 as Document Number 5858285, in Lake County, Illinois.  
 Commonly known as: 3980 Illinois Route 22; N.W. Corner of Illinois Route 22 & Old McHenry Road.  
 PIN: 14-13-304-012

Persons attending the hearing shall have the opportunity to provide written and oral comments and questions concerning the proposal. The above information, together with the plans for the property, will be available for inspection at the Long Grove Village Hall, 3110 RFD, Long Grove, Illinois during regular business hours.  
 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 October 16, 2015 (4422560)

**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 10/16/15 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 *Danula Baltz*  
 Authorized Agent

Control # 4422560

**RECEIVED**  
**OCT 27 2015**  
**VILLAGE OF LONG GROVE**