



**AGENDA**  
**REGULAR MEETING OF THE**  
**PLAN COMMISSION & ZONING BOARD OF APPEALS**

Tuesday, June 7, 2022 at 7:00 P.M.

Village Hall, 3110 RFD, Old McHenry Road, Long Grove, Illinois

- 1. CALL TO ORDER**
- 2. VISITORS BUSINESS**
- 3. NEW BUSINESS**
  - a. PCZBA 22-06 – Public Hearing – Pinnacle Capital 2727 LLC. – 2727 Route 53 - Text Amendment
- 4. MEETING MINUTES**
  - a. Approval of the February 15, 2022 Special Meeting Minutes
- 5. OTHER BUSINESS**
- 6. ADJOURNMENT**

**UPCOMING MEETING** - Next Regularly Scheduled Meeting: July 5, 2022 @ 7:00 PM

The Village of Long Grove is subject to the requirements of the Americans with Disabilities Act of 1990 Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to phone the Long Grove Village Manager at 847-634-9440 or TDD 847-634- 9650 promptly to allow the Village of Long Grove to make reasonable accommodations for those persons.

# Meeting Minutes

**Long Grove Plan Commission & Zoning Board of Appeals (PCZBA)**

**Regular Meeting Minutes – February 15, 2022**

**Long Grove Village Hall (virtual)**

**3110 Old McHenry Road, Long Grove, Illinois 60047**

Present:

PCZBA Commissioners Helen Wilson, Chair, Charles Cohn, Magdalena Dworak-Mathews, Brooke Bauer, Shelly Rubin, and Richard Terrett.

Also Present: Brett Smith, PCZBA Secretary, Amanda Orenchuk, Interim Planning Services, and Attorney Robert Pickrell of the Filippini Law Firm

Absent: Jeff Kazmer

Visitors/Applicants: Joe Gallo (Petitioner), Mehran Farahmandpour (Architect for the Applicant), Ellen Glassman (visitor), Jimmy Yan (visitor), Wendy Denenberg (visitor) and Kent Tinucci

**Call to Order:**

The meeting was called to order by Chairwoman Wilson at 7:00 pm. Due to the Governor's statewide disaster declaration relating to the COVID-19 pandemic and current public health guidelines for social distancing, Chairwoman Wilson determined that it is not prudent for the members of the PCZBA or staff to convene in-person for tonight's meeting. Therefore, the members of the PCZBA are attending this meeting by video conference. Those same conditions require barring access to the public for in-person attendance. In light of those limitations, the public is invited to attend and listen to the meeting through Zoom platform or by phone as indicated on the meeting agenda. To comply with the Open Meetings Act requirements for virtual meetings, the meeting is being recorded.

**Visitor Business:**

There was no visitor business.

**New Business:**

**PUBLIC HEARING – PCZBA-22-01 – Public Hearing – The Orchards of Long Grove Planned Unit Development 3992, 3993, 3994, 3995, 3996, 3997, and 3998 Orchard Lane, Long Grove, IL 60047  
1) PUD (Planned Unit Development) Amendment**

The Applicants and Visitors were sworn in.

Interim Planner Taylor Wegrzyn, planner for Mundelein, prepared a report. The PUD provides additional standards on top of the underlying zoning district. In this case, there is a seven (7) lot subdivision with four (4) lots currently constructed as single-family homes. There is a planned construction on a vacant lot that has applied for a permit. Two (2) of the four (4) constructed homes have front-loading garages but no more than 25% of the homes in the subdivision can have front-loading garages. That makes the percentage of front-loading garages already at 29%. The proposed new home also has a front-loading

garage. The Architectural Commission has approved the plans of the Applicant as well as another home in the subdivision. The Applicant is asking for a PUD Amendment to allow their house to be constructed with a front-loading garage.

Chairwoman Wilson swore in the Applicants and other visitors. Chairwoman Wilson asked the Commissioners if they had any questions for the Applicant. Commissioner Cohn asked if the foundation for the garage had already been poured before seeking approval from the Village. Applicant Gallo responded that the foundation has been poured. Planner Wegrzyn responded that the other lot will be a side-loading garage. The permit was issued, and construction work was started. Interim Planner Orenchuk stated that the issue was caught when the adjacent lot applied for a permit. Commissioner Dworak asked if the entire subdivision is composed of seven (7) homes with four (4) already constructed. Interim Planner Orenchuk confirmed the accuracy of the statement. Commissioner Dworak has no issue with the front-loading garage as the homes are not visible from Route 22 or Old McHenry Road and that with the subdivision being so small, it should not matter where the garages are located. No other Commissioners had questions at this point.

Mr. Farahmandpour is the architect for Applicant Gallo and is a partner in the developer that constructed the subdivision. He also lives in the subdivision and has a front-loading garage. Visitor Glassman, Visitor Yan and Visitor Denenberg (other house under construction) all live in the neighborhood. Applicant Gallo sold one of the homes in the subdivision and is relocating to the lot at issue. Applicant Gallo was forced to stop construction and get approval from the Architectural Commission (which he received). During the Architectural Commission hearing, Applicant Gallo was told that the front-loading garage required approval from the PCZBA. Applicant Gallo stated that because the shape of the applicable lot is like a piano, is up against a pond, requires a septic field and because it is adjacent to Old McHenry Road, the house requires a front-loading garage. It is literally the only place where the garage can be located. None of the neighbors have any objection to the design. Mr. Farahmandpour also stated that in other subdivisions around the subdivision at question, all such subdivisions exceed the 25% rule, and the Village has not enforced the 25% rule consistently. Additionally, the homes cannot be viewed from the adjacent roads.

Chairwoman Wilson asked if any Commissioners had questions for the Applicants. Commissioner Cohn would prefer to pass this on to the Village Board to make the decision with no recommendation by the PCZBA board. Commissioner Bauer asked Planner Orenchuk if there are conditions to the approval. Commissioner Cohn stated that the Village needs to decide if they are going to enforce the zoning code or not. Chairwoman Wilson stated that the PCZBA only makes a recommendation and ultimately, the Village Board needs to make the final decision. Robert Pickrell, Village Attorney, confirmed such. A discussion ensued between Commissioner Cohn and Applicant Gallo. Planner Orenchuk stated that a condition to the approval would be that if the house was destroyed and needed to be rebuilt, it would have to be side-loading garage. A discussion ensued between Visitor Farahmandpour and Attorney Pickrell.

Chairwoman Wilson asked if the Commission was ready to make a motion to approve the proposal. Commissioner Dworak made a motion to recommend approval of the front-loading garage as a PUD Amendment for the Orchard Subdivision with the condition that the future homesite could not have a front-loading garage (raising 25% to 43% for front-loading garages). Commissioner Terrett seconded the motion. There was a further discussion on the motion between Commissioner Rubin, Chairwoman Wilson and Attorney Pickrell. On a roll call vote, the motion passed 5-0 with Commissioner Cohn abstaining. The

recommendation will be passed on to the Village Board at their next meeting and such findings will be passed on to the Village Board for the 2<sup>nd</sup> meeting in March.

**Approval of Minutes:**

The minutes from the September 7, 2021 meeting are up for approval. Commissioner Dworak made a motion and Commissioner Rubin seconded the motion to approve the minutes. On a roll call vote, the motion passed 4-0 with Commissioner Bauer and Commissioner Cohn abstaining as they were not at such meeting.

**Other Business:**

For the February 22, 2022 Village Board meeting, Chairwoman Wilson will attend the meeting on behalf of the PCZBA. A discussion ensued regarding future meeting dates and meeting processes.

**Adjournment:**

The next meeting is currently scheduled for March 1, 2022. Commissioner Cohn moved to adjourn and seconded by Commissioner Bauer. On a roll call vote, the motion passed 6-0.

The meeting was adjourned at 8:02 pm.

Respectfully Submitted,

*Brett Smith*

Brett Smith, PCZBA Secretary

# New Business



## PLAN COMMISSION/ZONING BOARD OF APPEALS STAFF REPORT

To: Chairperson Wilson  
PCZBA Commissioners

From: Taylor Wegrzyn, VOM Village Planner

Meeting Date: June 7, 2022

Property: 2727 Route 53

Re: PCZBA Request 22-06  
Zoning Code Text Amendment for Temporary Uses in HR District

Attachments: 1. Location Map  
2. Petitioner's Packet

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**Status:** Complete petition submitted 04/27/2022  
**Referral by Village Board:** Not required  
**Publication:** Daily Herald on May 30, 2022

**Applicant:** Pinnacle Capital 2727 LLC  
3315 Algonquin Road  
Rolling Meadows, IL 60008

### Subject Property

- 2727 Route 53
- PINs: 14-35-400-042; 14-35-400-044

### History

The property was annexed into the Village in 1998 via Ordinance 98-O-17. The property consists of approximately 14.2 acres of land area (in 2 separate parcels) and is presently zoned HR Highway Retail District. The property received this zoning designation via Ordinance 2010-O-25 in anticipation of a proposed mixed-use development known as "Arbor Grove". That development did not progress beyond the preliminary approval stage (and has since expired).

The uses permitted within the HR District are extremely limited. As such, Planned Unit Developments (PUD) are anticipated for any prospective developments within the district. Because there is not a PUD on the property, the existing structures on the property are non-conforming and obsolete without additional approvals by the Village.

For this reason, the property owner pursued a text amendment to allow for certain temporary uses within the district.

In September 2015, the PCZBA first considered a request for a text amendment for temporary uses in the HR District. That request was ultimately approved by the Village Board. While the text amendment is applicable to the entire HR District, the amendment was crafted and specifically targeted for the former Geimer Greenhouse property at 2727 Route 53. Uses permitted by this ordinance, on a temporary basis, included: seasonal landscape retail, self-storage facilities, entertainment facilities, equipment rentals, seasonal retail, and retail sales of alcoholic beverages. The ordinance also contained a “sunset” clause so that the temporary uses would no longer be permitted uses after December 31, 2018.

In 2017, the temporary use ordinance was further amended to include “Contractors Office” as a permitted use and extended the expiration date to December 31, 2023.

In 2019, the Village Board received a request for a proposed golf simulator business at the property. This “Entertainment and Recreational Facility,” as defined in the Zoning Code, was a permissible use. While the golf simulator use was permitted, the business also desired video gaming which required a Special Use Permit and was ultimately approved. Despite the approvals, the business did not open at the subject property.

On December 29, 2020 the Village Board approved a further amendment to the Zoning Code to permit a pet day care and grooming facility on the property, in addition to the pre-existing users.

### **Request**

The Petitioner is requesting a text amendment to extend the expiration date for the temporary uses permitted in the HR District as set forth in Section 5-9-2(D)(4)(c) of the Long Grove Zoning Code.

The ordinance is currently set to expire on December 31, 2023. The Petitioner is seeking an 18-month extension, expiring on June 30, 2025. If approved, only the date of expiration within the Zoning Code would be changed, and no other changes to the Zoning Code are proposed.

### **Project Description**

The subject property is currently occupied by four tenants: Davey Tree (Units A & B), Conservation Landscape Services (Units A & B), Kamp K-9 (Unit C), and Perfect Turf (Units D & F). All of these existing uses are permitted pursuant to the Temporary Use Ordinance.



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

1. Existing Zoning: HR, Highway Retail
2. Proposed Zoning: Same
3. Surrounding Land Uses:

Direction	Existing Use	Land Use Plan/Zoning
North	Residential	Single Family Residential/R-2
South	Commercial	Highway Retail/HR
East	Residential IDOT Right of Way	Single Family Residential/R-3 State Right of Way
West	Residential	Single Family Residential/R-2

4. Acreage: 14.2 acres
5. Flood/Wetlands: According to LC Mapping, there are approximately 2 acres of wetlands on the property.



*Figure 1: Aerial of the Subject Property (located on center)*

## Text Amendment

The proposed amendment to the Zoning Code would be as follows, with all changes shown in red, struck, or underlined:

- “(b) The following uses shall be permitted as temporary uses in accordance with this subsection (D)4:*
- (1) Seasonal retail sale of landscape nursery plants, flowers, and landscape equipment.*
  - (2) Self-storage or warehousing within a fully enclosed structure.*
  - (3) Contractors' offices and/or material storage in relation to a general contractor's or landscape contractor's operations and not accessory to an onsite construction project, which may include outdoor parking and storage of vehicles and equipment associated with such operations.*
  - (4) Entertainment or recreation facilities, such as batting cages or go-cart driving, within a fully enclosed structure.*
  - (5) Equipment rental, storage, and leasing within a fully enclosed structure.*
  - (6) Seasonal and holiday retail stores.*
  - (7) Retail sales of alcoholic beverages.*
  - (8) Dog daycare, overnight boarding, grooming, and training facilities within a fully enclosed structure; provided, however, that such facilities may also include designated outdoor dog training, exercise, and relief areas. Dog Kennels in which dogs are bred, sold, or offered for sale or adoption shall not be permitted.*
- (c) The temporary use authorizations set forth in this subsection (D)4 shall expire as of ~~December 31, 2023~~ June 30, 2025.*”

No other changes are being requested as part of the Petitioner's application.

## Analysis

### Standards for Granting a Text Amendment

The Zoning Code provides the following standard from which Text Amendments may be approved:

“Standard for Amendments. The wisdom of amending the zoning map or the text of this title is a matter committed to the sound legislative discretion of the board of trustees and is not dictated by any set standard. However, in determining whether a proposed amendment should be granted or denied the board of trustees should be guided by the principle that its power to amend this title is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment to be made. In

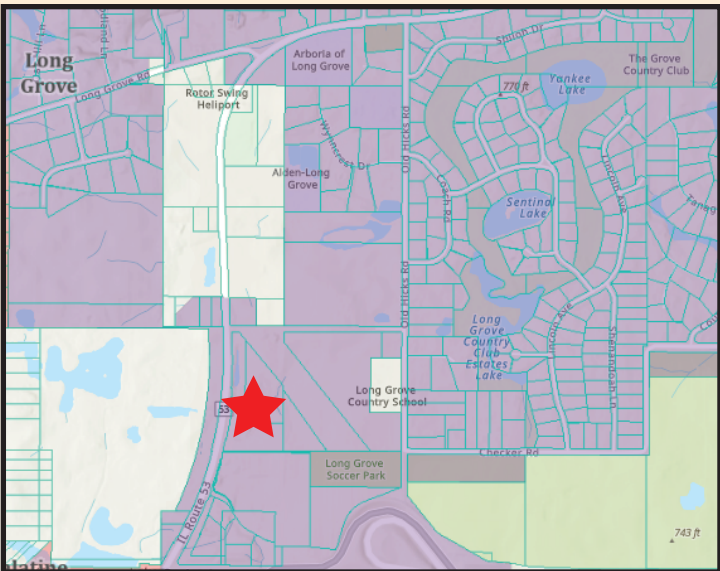
considering whether that principle is satisfied in any particular case, the board of trustees should weigh the factors that the owner is required to address in its application.”

**Recommendation**


The PCZBA should review this petition in accordance with the criteria identified above and make their findings of fact accordingly. Any standards (or other conditions) which are recommended should also be considered with this petition as applicable.


TW/JLM

# LOCATION MAP: 2727 Route 53



## LEGEND

 2727 Route 53



Greg Jackson, Village Manager  
Village of Long Grove  
Box 3110 R.F.D.  
Long Grove, IL 60047

March 29, 2022

Subject: Extension of time limit on existing temporary uses located on the Geimer Property located at 2727 Route 53 per Ordinance No. 2015-0-23.

Dear Mr. Jackson,

As a follow up to my phone messages related to the above property, we are submitting the attached formal application, requesting an extension to the time limits placed on the existing temporary uses located at 2727 Route 53.

Pinnacle Capital 2727 LLC is the record owner of the property located at 2727 IL Route 53, which Property is legally described in Exhibit "A". The Owner requests an amendment to the latest underlying ordinance which allows for the length of time that the various existing uses are allowed to operate. To that end, we request the time limit on all the current tenants, Davey Tree, Conservation Landscape Services, Kamp K-9 and Perfect Turf, be extended to December of 2026. We are requesting public hearings before the Planning Commission as soon as schedule's permit.

The following list reflects the details related to the participants providing documentation for this application:

**Owner:** Pinnacle Capital 2727LLC, 555 Corporate Woods Parkway, Vernon Hills, Ill 60061

**Consultant:** Land Use Planning, Kurt Wandrey, 4005 Royal Fox Drive, Saint Charles, Ill 60174

On behalf of Pinnacle Capital 2727 LLC, and Kamp K-9 LLC



Kurt Wandrey  
Environmental Planning & Design

RECEIVED

APR 27 2022

Community Development  
Village of Mundelein



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:** Pinnacle Capital 2727 LLC  
**Address** 3315 Algonquin Road, Rolling Meadows, Ill 60008  
**Telephone Number:** 847-634-9400 **E-mail Address:** Jaylevin@gmail.com  
**Fax number:** \_\_\_\_\_  
**Applicant's Interest in Property:** Manager of Pinnacle Capital LLC

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

**Name:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Telephone Number:** \_\_\_\_\_ **E-mail Address:** \_\_\_\_\_  
**Fax number:** \_\_\_\_\_

### 1.3 **Property.**

**Address of Property:** 2727 North Rt 53 Long Grove, Illinois **Legal**  
**Description:** Please attach **Parcel Index Number(s):** 14 35400 042 **Present**  
**Zoning Classification** HR **Size of Property (in acres)** 14.21 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:** November of 2020

Describe the nature of the zoning relief granted: Special use permit for Dog Kennel

Present use of Property:

Residential \_\_\_\_\_ Commercial X Office \_\_\_\_\_ Open Space \_\_\_\_\_ Vacant \_\_\_\_\_

Other (explain) Property is currently occupied by Landscape contractor and general contractors

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

	Zoning Classification	Land Use
North:	<u>R-1 unincorporated</u>	<u>Vacant</u>
South:	<u>HR</u>	<u>Home Improvement Center</u>
East:	<u>R-1 Long Grove</u>	<u>Vacant</u>
West:	<u>R-2</u>	<u>Vacant</u>

**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).**

<u>_____</u> Appeal	<u>_____</u> Code Interpretation
<u>_____</u> Variation	<u>X</u> Special Use Permit (non-PUD)
<u>_____</u> Zoning Map Amendment (rezoning)	<u>_____</u> Zoning Code Text Amendment
<u>_____</u> Preliminary PUD Plat	<u>_____</u> 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 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"

  X   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: Kurt Wandrey, Environmental Planning&Design Name: \_\_\_\_\_  
Professional: Land use planning and design Professional: \_\_\_\_\_  
Address: 4005 Royal Fox Drive, St. Charles, Illinois Address: \_\_\_\_\_  
Telephone: 847-875-9513 Telephone: \_\_\_\_\_  
E-mail: kurtwandrey@gmail.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: \$ _____
<input checked="" type="checkbox"/> Planning Filing Fees.	Amount: \$ 1,100.00
_____ Minimum Professional Fee/deposit Escrow.	Amount \$ 5,000.00

**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.

- 3.3 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.

Pinnacle Capital 2727, LLC  
 \_\_\_\_\_  
 Name of Owner

\_\_\_\_\_  
 Signature of Owner      Date

SAME AS OWNER  
 \_\_\_\_\_  
 Name of Applicant

SAME AS OWNER  
 \_\_\_\_\_  
 Signature of Applicant      Date

EXHIBIT "A"

LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35; THENCE NORTH 86 DEGREES 07 MINUTES 06 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, 684.63 FEET TO THE EASTERLY LINE OF ILLINOIS STATE HIGHWAY NO. 53 AS DEDICATED PER INSTRUMENT RECORDED JUNE 16, 1936 AS DOCUMENT 425678; THENCE NORTHERLY ALONG SAID EASTERLY LINE OF ILLINOIS STATE HIGHWAY NO. 53, BEING A CURVED LINE CONVEX EASTERLY AND HAVING A RADIUS OF 4132.65 FEET, AN ARC DISTANCE OF 1189.23 FEET TO A POINT OF TANGENCY IN SAID LINE (THE CHORD OF SAID ARC BEARS NORTH 09 DEGREES 20 MINUTES 43 SECONDS EAST, 1185.13 FEET); THENCE NORTH 01 DEGREES 06 MINUTES 05 SECONDS EAST ALONG THE EASTERLY LINE OF SAID ILLINOIS STATE HIGHWAY NO. 53, BEING A LINE TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, 138.96 FEET TO THE NORTH LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 86 DEGREES 04 MINUTES 36 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION, 81.69 FEET TO THE SOUTHWESTERLY LINE OF F. A. P. ROUTE 432 PER WARRANTY DEED RECORDED NOVEMBER 16, 1993 AS DOCUMENT 3435170; THENCE SOUTH 35 DEGREES 03 MINUTES 18 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE OF F. A. P. ROUTE 432, BEING A LINE 150.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTHWESTERLY OF AND PARALLEL WITH THE TRANSIT LINE OF F. A. ROUTE 61 AS SHOWN ON THE PLATS OF SURVEY RECORDED JUNE 22, 1971 AS DOCUMENT 1508620, 792.40 FEET TO AN INTERSECTION OF SAID LINE WITH THE EAST LINE OF SAID QUARTER QUARTER SECTION AT A POINT 616.00 FEET, AS MEASURED ALONG SAID EAST LINE, SOUTH OF THE NORTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 03 DEGREES 58 MINUTES 34 SECONDS WEST ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION, 702.13 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM ALL THAT PART THEREOF DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4; THENCE NORTH 86 DEGREES 07 MINUTES 06 SECONDS WEST (DEED NORTH 89 DEGREES 56 MINUTES 44 SECONDS WEST) ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, 664.04 FEET (DEED 664.34 FEET) TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 86 DEGREES 07 MINUTES 06 SECONDS WEST (DEED NORTH 89 DEGREES 56 MINUTES 44 SECONDS WEST) ALONG SAID SOUTH LINE, 20.58 FEET (DEED 20.59 FEET) TO THE EASTERLY RIGHT OF WAY LINE OF ILLINOIS STATE HIGHWAY NO. 53 (HICKS ROAD); THENCE NORTHERLY 685.01 FEET ALONG SAID EASTERLY RIGHT OF WAY AS DEDICATED PER DOCUMENT 425678, BEING A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 4132.65 FEET (DEED 4137.22 FEET), A CHORD BEARING NORTH 12 DEGREES 50 MINUTES 26 SECONDS EAST (DEED NORTH 09 DEGREES 04 MINUTES 01 SECONDS EAST), AND A CHORD DISTANCE OF 684.23 FEET (DEED 684.24 FEET); THENCE SOUTH 81 DEGREES 54 MINUTES 29 SECONDS EAST (DEED SOUTH 88 DEGREES 40 MINUTES 30 SECONDS EAST), 10.00 FEET (DEED 10.01 FEET) TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHERLY 103.87 FEET ALONG A CURVE 10.00 FEET EASTERLY OF AND CONCENTRIC WITH SAID EASTERLY RIGHT OF WAY, CONCAVE WESTERLY, HAVING A RADIUS OF 4142.65 FEET (DEED 4147.22 FEET), A CHORD BEARING SOUTH 08 DEGREES 48 MINUTES 37 SECONDS WEST (DEED SOUTH 05 DEGREES 02 MINUTES 02 SECONDS WEST) AND A CHORD DISTANCE OF 103.87 FEET (DEED 103.86 FEET); THENCE SOUTH 80 DEGREES 28 MINUTES 17 SECONDS EAST (DEED SOUTH 84 DEGREES 14 MINUTES 55 SECONDS EAST), 10.00 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHERLY 146.51 FEET ALONG A CURVE 20.00 FEET EASTERLY OF AND CONCENTRIC WITH SAID EASTERLY RIGHT OF WAY, CONCAVE WESTERLY, HAVING A RADIUS OF 4152.65 FEET (DEED 4157.22 FEET), A CHORD BEARING SOUTH 10 DEGREES 32 MINUTES 22 SECONDS WEST (DEED SOUTH 06 DEGREES 45 MINUTES 39 SECONDS WEST) AND A CHORD DISTANCE OF 146.50 FEET; THENCE SOUTH 78 DEGREES 27 MINUTES 00 SECONDS EAST (DEED SOUTH 82 DEGREES 13 MINUTES 46 SECONDS EAST), 10.00 FEET TO A POINT

ON A NON-TANGENT CURVE; THENCE SOUTHERLY 305.13 FEET ALONG A CURVE 30.00 FEET EASTERLY OF AND CONCENTRIC WITH SAID EASTERLY RIGHT OF WAY, CONCAVE WESTERLY, HAVING A RADIUS OF 4162.65 FEET (DEED 4167.22 FEET), A CHORD BEARING SOUTH 13 DEGREES 39 MINUTES 00 SECONDS WEST (DEED SOUTH 09 DEGREES 52 MINUTES 05 SECONDS WEST), AND A CHORD DISTANCE OF 305.06 FEET; THENCE NORTH 74 DEGREES 15 MINUTES 00 SECONDS WEST (DEED NORTH 78 DEGREES 02 MINUTES 03 SECONDS WEST), 10.00 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHERLY 128.42 FEET (DEED 128.93 FEET) ALONG A CURVE 20.00 FEET EASTERLY OF AND CONCENTRIC WITH SAID EASTERLY RIGHT-OF-WAY, CONCAVE WESTERLY, HAVING A RADIUS OF 4152.65 FEET (DEED 4157.22 FEET), A CHORD BEARING SOUTH 16 DEGREES 38 MINUTES 09 SECONDS WEST (DEED SOUTH 12 DEGREES 51 MINUTES 16 SECONDS WEST) AND A CHORD DISTANCE OF 128.42 FEET (DEED 128.93 FEET) TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS. (CONTAINING 619,105 SQUARE FEET OR 14.2127 ACRES)

NOTE: THE REFERENCE TO "DEED" IN THE LEGAL DESCRIPTION OF THE EXCEPTION PARCEL IS THAT CERTAIN TRUSTEES DEED DATED JANUARY 4, 2007 AND RECORDED JANUARY 16, 2007 AS DOCUMENT 6121286, IN LAKE COUNTY, ILLINOIS.

Commonly known as: The Geimer Greenhouse  
2727 Illinois Route 53, Long Grove, Illinois, 60047.

PIN(s): 14-35-400-040 & 14-35-400-042

Unit	Area	Land use data
Unit A & B	Dwary Trce & C/S	13,800 sqft
Unit C	Kamp K-9	10,600 sqft
Unit D	Perked Turf	5,600 sqft
Unit B	Public Tennis	4,300 sqft

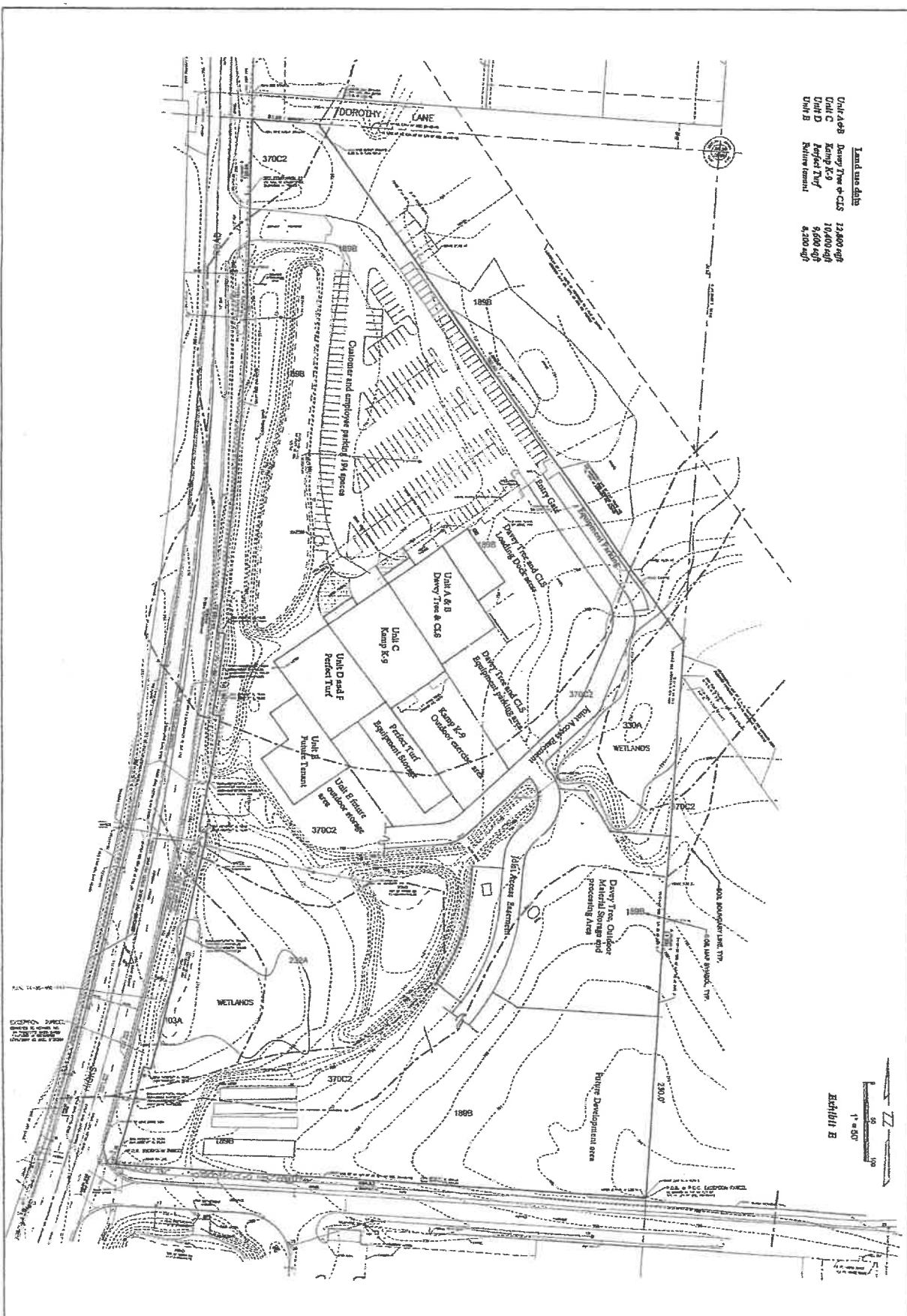


Exhibit B  
1" = 80'

**Cross**  
 Cross Engineering & Associates, Inc.  
 1001 Johnson Drive, Suite 200  
 St. Charles, IL 60199  
 Tel: 647/987-7400  
 Civil Engineering & Consulting

Kurt A. Wandrey  
 Landscape Architect  
 Environmental Planning & Design  
 4005 Royal Fox Drive, St. Charles, IL

Tenant space allocation  
 Prepared for  
 2727 route 53, LLC

No.	Date	Revisions	No.	Date	Revisions



**Village of Long Grove  
Plan Commission Zoning Board of Appeals  
Supplemental Application Information  
(Zoning Code Text Amendment)**

**FORM "D"**

**In addition to the information required by the General Zoning Application, the Applicant must provide specific supplemental information as required below for Applications for a Zoning Code Text Amendment**

**Applications for a Comprehensive Plan or Zoning Code Text Amendment.** In addition to the information required in the General Zoning Application, every Application for a **Zoning Code Text Amendment** shall provide the following supplemental information:

- (a) The exact wording of the proposed text amendment.
- (b) A statement of the need and justification for the proposed text amendment.
- (c) A statement concerning the conformity or lack of conformity of the approval being requested to the official comprehensive plan and the official Map of the village. When the approval being requested does not conform to the official comprehensive plan or the official map, reasons justifying the approval despite such lack of conformity shall be stated.

**Fee Schedule for Zoning Code Text Amendments (Per 12-12-2 Village Code).**

1. Filing fee	\$ 100.00
2. Planning fee:	
Text amendment	\$ 1,000.00
3. Professional fee escrow minimum deposit, which may be greater as determined by the village manager commensurate with scope of amendment	\$ 5,000.00**

**\*\* PROFESSIONAL FEE ESCROWS MUST BE MAINTAINED AT THE \$5,000.00 MINIMUM DEPOSIT LEVEL.**

**Village of Long Grove Zoning Code, Section 5-9-2 (D)(4):**

- (b) The following uses shall be permitted as temporary uses in accordance with this subsection (D)4:
- (1) Seasonal retail sale of landscape nursery plants, flowers, and landscape equipment.
  - (2) Self-storage or warehousing within a fully enclosed structure.
  - (3) Contractors' offices and/or material storage in relation to a general contractor's or landscape contractor's operations and not accessory to an onsite construction project, which may include outdoor parking and storage of vehicles and equipment associated with such operations.
  - (4) Entertainment or recreation facilities, such as batting cages or go-cart driving, within a fully enclosed structure.
  - (5) Equipment rental, storage, and leasing within a fully enclosed structure.
  - (6) Seasonal and holiday retail stores.
  - (7) Retail sales of alcoholic beverages.
  - (8) Dog daycare, overnight boarding, grooming, and training facilities within a fully enclosed structure; provided, however, that such facilities may also include designated outdoor dog training, exercise, and relief areas. Dog Kennels in which dogs are bred, sold, or offered for sale or adoption shall not be permitted.
- (c) The temporary use authorizations set forth in this subsection (D)4 shall expire as of ~~December 31, 2023~~ June 30, 2025.