



3110 Old McHenry Road • Long Grove, IL 60047-9635  
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[www.longgroveil.gov](http://www.longgroveil.gov)

## 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: ComptonAddy  
Address: 3805 Edwards Road, Suite 390 - Cincinnati, OH 45209  
Telephone Number: (513) 758-1412 Fax number: ---  
E-mail Address: Brad Copp (bcopp@comptonaddy.com)  
Applicant's Interest in Property: Purchaser / Developer

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

Name: Menard, Inc. *cp Tom O'Neil*  
Address: 4777 Menard Drive - Eau Claire, WI 54703-9604  
Telephone Number: 715-876-2224 Fax number: 715-876-5998  
E-mail Address: Toneil@menard-inc.com

### 1.3 Property.

Address of Property: 0 Hicks Road (Lot #5 Menards Subdivision)  
Legal Description: Please attach Parcel Index Number(s): 14-35-401-012  
Present Zoning Classification: 'HR' Hwy Retail Size of Property (in acres): 1.72 AC

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

If yes, please identify the ordinance or other document granting such zoning relief: (1-2)

**(1) Ordinance #2005-O-12 - Special Use Permit & Prelim PUD Plans**  
**(2) Ordinance #2006-O-34 - Final PUD Plans**

Describe the nature of the zoning relief granted: (1-2 Above)

Present use of Property:

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

Other (explain) \_\_\_\_\_

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

	Zoning Classification	Land Use
North:	<u>'HR'</u>	<u>Commercial</u>
South:	<u>Lake Cook Road (Cook County)</u>	_____
East:	<u>'HR'</u>	<u>Commercial</u>
West:	<u>'HR'</u>	<u>Commercial</u>

**1.4 Trustees Disclosure.**

Is title to the Property in a land trust? Yes \_\_\_\_\_ No XX (Not to applicant's knowledge)

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	<u>XX</u> Special Use Permit (non-PUD)
_____ Zoning Map Amendment (rezoning)	<u>XX</u> Zoning Code Text Amendment
_____ Preliminary PUD Plat	_____ Final PUD Plat

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

Every Application filed shall, in addition to the data and information required above, provide the following general information when applicable to the use or development for which approval is being sought:

- (a) A description or graphic representation of any development or construction that will occur or any use that will be established or maintained if the requested relief is granted.
- (b) A table showing the following, as applicable:
  - the total lot area of the lot, in acres and in square feet; and
  - the total existing and proposed lot area, expressed in acres, in square feet and as a percent of the total development area, devoted to: residential uses, business uses; office uses; college uses; institutional uses; open space; rights-of-way; streets; and off-street parking and loading areas; and
  - the existing and proposed number of dwelling units; and gross and net floor area devoted to residential uses, business uses, office uses, college uses, and institutional uses.
- (c) A table listing all bulk, space, and yard requirements; all parking requirements; and all loading requirements applicable to any proposed development or construction and showing the compliance of such proposed development or construction with each such requirement. When any lack of compliance is shown, the reason therefore shall be stated and an explanation of the village's authority, if any, to approve the Application despite such lack of compliance shall be set forth.
- (d) The certificate of a registered architect or civil engineer licensed by the State of Illinois, or of an owner-designer, that any proposed use, construction, or development complies with all provisions of this code and other village ordinances or complies with such provisions except in the manner and to the extent specifically set forth in said certificate.
- (e) A landscape development plan, including the location, size and species of plant materials.

**1.7 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"

**XX** \_\_\_\_\_ 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"

**XX** \_\_\_\_\_ 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: <u>Ken Knuckles</u>	Name: <u>David S. Abbey, PE</u>
Professional: <u>Consultant (DMG, LLC)</u>	Professional: <u>Civil Engineer</u>
Address: <u>4209 Gallatin Pk - Nashville, TN 37216</u>	Address: <u>4209 Gallatin Pike - Nashville TN 37216</u>
Telephone: <u>(615) 227-5863</u>	Telephone: <u>(615) 227-5863</u>
E-mail: <u>kknuckles@dmgnashville.com</u>	E-mail: <u>dabbey@dmgnashville.com</u>

Name: <u>Kevin Reff, RLA</u>	Name: _____
Professional: <u>Landscape Architect</u>	Professional: _____
Address: <u>2101 Masters Drive</u>	Address: _____
Telephone: <u>Springfield TN 37172</u>	Telephone: _____
E-mail: <u>kreff@kitadesign.biz</u>	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: **XX (Not to applicant's knowledge)**

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).**

- XX Fully completed Application with applicable supplementary information
- XX Non-refundable Filing Fee. **2 @ \$100** Amount: \$ 200
- XX Planning Filing Fees. **2 @ \$1,000** Amount: \$ 2,000
- XX Minimum Professional Fee/deposit Escrow. **2 @ \$5,000** Amount: \$ 10,000

**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.

<u>Menard, Inc.</u>		<u>Brad Copp / ComptonAddy</u>	
Name of Owner	<u>Tom O'Neil</u>	Name of Applicant	
	<u>sales &amp; leasing Rep.</u>		
<u>Tom O'Neil</u>	<u>4-12-22</u>	<u>[Signature]</u>	Authorized Agent 4/11/22
Signature of Owner	Date	Signature of Applicant	Date



**Village of Long Grove  
Plan Commission Zoning Board of Appeals  
Supplemental Application Information  
(Special Use Permit – Non-PUD)**

**FORM "B"**

**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 Special Use Permit (non-PUD).**

**Applications for Special Use Permit (SUP).** In addition to the information required in the General Zoning Application, every Application for a **Special Use Permit** shall provide the following supplemental information:

- (a) A survey, certified by a registered land surveyor, showing existing lot lines and dimensions, lot area, all easements, all public and private rights-of-way, and all streets across and adjacent to the lot.
- (b) 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 Special Use Permits (Per 12-12-2 Village Code)**

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

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



**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.**