

PLANS PREPARED FOR:

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DMG
DEVELOPMENT & ENVIRONMENTAL MANAGEMENT GROUP, LLC

**PROPOSED RANGE USA
GUN RANGE AND SALES**
LAKE COOK ROAD & OLD STATE ROUTE 53
LONG GROVE, LAKE COUNTY, IL

- DEVIATIONS / VARIANCES REQUIRED FROM VILLAGE ZONING ORDINANCE AND THE MENARD'S PUD:**
1. INCREASE THE MAXIMUM IMPERVIOUS AREA FROM 40% TO 65%
 2. INCREASE THE MAXIMUM FLOOR AREA RATIO FROM 15% TO 20%
 3. DECREASE THE MINIMUM PARKING REQUIREMENT TO ALLOW A REDUCTION OF 5 PARKING SPACES REQUIRED ONSITE FROM 67 SPACES TO 62 SPACES.

SITE DATA TABLE	
CITY:	LONG GROVE
COUNTY:	LAKE
STATE:	ILLINOIS
ZONING CLASSIFICATION:	HR (HIGHWAY RETAIL)
SURROUNDING ZONING:	HR (HIGHWAY RETAIL)
PROPOSED LAND USE:	INDOOR GUN RANGE AND SALES
AREA OF PROJECT SITE:	74,844 SF (±1.72 ACRES)
FLOOR AREA RATIO (FAR):	15% MAX / 20% PROVIDED
MAXIMUM IMPERVIOUS SURFACE COVERAGE:	40% MAX / 54,423 SF IMPERVIOUS (65% PROVIDED)
MINIMUM REQUIRED BUILDING SETBACKS:	
- FRONT YARD REQUIRED/PROVIDED	30' / PROVIDED ± 59.01' (NORTH)
- SIDE YARD REQUIRED/PROVIDED	30' / PROVIDED ± 64.58' (EAST), ± 78.10' (WEST)
- REAR YARD REQUIRED/PROVIDED	30' / PROVIDED ± 78.70' (SOUTH)
PROPOSED BUILDING AREA:	14,933 SF
MAXIMUM BUILDING HEIGHT:	35 FEET
BUILDING HEIGHT PROVIDED:	23'-4"±
PARKING REQUIREMENTS:	ALL RETAIL USES (HR DISTRICT ONLY) = 4.5 SPACES / 1,000 SF (NET FLOOR AREA)
TOTAL PARKING REQUIRED:	4.5 X 14,933 = 67 SPACES
PARKING PROVIDED:	62 PARKING SPACES (INCLUDES 4 ADA PARKING SPACES)

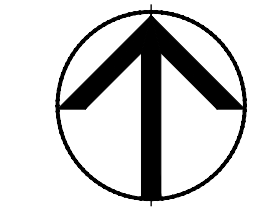
NO.	DATE	REVISIONS	DESCRIPTION

DATE: 04/08/22

DMG Project No: 20174

CONCEPTUAL SITE PLAN

SP1.0



PORTION OF MENARD'S SUBDIVISION
(LOT 5)
PARCEL #1435401012
LONG GROVE, ILLINOIS