



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

Tuesday, August 2, 2022 at 7:00 P.M.

Location: Ela Township Community Center
380 Surryse Road, Lake Zurich, IL 60047

- 1. CALL TO ORDER**
- 2. ATTENDANCE**
- 3. VISITORS BUSINESS/PUBLIC COMMENTARY**
- 4. APPROVAL OF MINUTES**
 - a. Approval of the June 7, 2022 Meeting Minutes
- 5. OLD BUSINESS**
- 6. NEW BUSINESS**
 - a. PZC-22-02 - Public Hearing – Range USA, 0 Hicks Road, Lot 5 of Menards Subdivision PIN 14-35-401-012
 - i. Proposed Text Amendment for “firearms related businesses”
 - ii. An amendment to Existing Menards PUD Ordinance
 - iii. Special Use Permit for a “firearms related business”
- 7. QUESTIONS AND COMMENTS**
- 8. ADJOURNMENT**

UPCOMING MEETING: Next regular meeting: September 6, 2022 @ 7:00 PM

VILLAGE BOARD REPRESENTATIVES: August 9, 2022 – Commissioner Richard Terrett
August 23, 2022 – Brooke Bauer

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.

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

Regular Meeting Minutes – June 7, 2022

Long Grove Village Hall

3110 Old McHenry Road, Long Grove, Illinois 60047

Present:

PCZBA Commissioners Helen Wilson, Chair, Magdalena Dworak-Mathews, Brooke Bauer and Jeff Kazmer.

Also Present: Brett Smith, PCZBA Secretary, Interim Planner Taylor Wegrzyn, planner for Mundelein

Absent: Richard Terrett, Sheldon Rubin and Charles Cohn

Visitors/Applicants: Kurt Wandrey, environmental planner, and Applicant - Jay Levine, owner of 2727 Route 53

Call to Order:

The meeting was called to order by Chairwoman Wilson at 7:03 pm.

Visitor Business:

There was no visitor business.

New Business:

PUBLIC HEARING – PCZBA-22-06 – Public Hearing – Pinnacle Capital 2727 LLC – 2727 Route 53 – Text Amendment

The Applicants and Visitors were sworn in.

Interim Planner Taylor Wegrzyn, planner for Mundelein, prepared a report. Applicant is asking for a text amendment for temporary uses in HR District. Property is located just north of the Menards on Route 53 and is currently occupied by four (4) tenants – Davey Tree, Conservation Landscape Services, Kamp K-9 and Perfect Turf. Property was annexed into Long Grove in 1998 as a greenhouse and rezoned to HR, Highway Retail, in 2010. First text amendment was in 2015 to permit temporary uses through 12/31/18. 2nd Text Amendment was in 2017 to allow “Contractor’s Office” through 12/31/23. In 2020, 3rd Text Amendment allowed a pet day care and grooming facility. The ordinance is currently set to expire on 12/31/23. Applicant initially asked for a 36 month extension. Village staff is recommending an 18-month extension instead to expire on 6/30/25. If approved, only the date of expiration within the Zoning Code would be changed, and no other changes to the Zoning Code are proposed.

Chairwoman Wilson swore in the Applicants. Mr. Wandrey commenced a presentation and stated that a lot of capital was spent to bring in the existing temporary uses. COVID has slowed down the redevelopment of the property. Applicant thinks that they will be able to find a better permanent use by 2025 and requests the additional 18-month extension accordingly. Chairwoman Wilson asked the

Commissioners if they had any questions for the Applicant. Commissioner Bauer had several questions regarding the length of the extension and what will happen with the current tenants if a permanent plan is approved by the end of the 18-month extension. A discussion with the Applicants ensued. Applicant stated that they could extend the existing leases through 12/31/26 if they received a 36-month extension. Commissioner Dworak asked if there are any existing vacancies at the property. Applicant stated that there is one space available and they are discussing with prospective tenants.

Chairwoman Wilson asked if the Commission was ready to make a motion to approve the proposal. Commissioner Bauer made a motion to extend through 12/31/26. Commissioner Kazmer seconded the motion. On a vote, the motion passed 4-0. 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 June 14, 2022 meeting.

Approval of Minutes:

The minutes from the February 15, 2022 meeting are up for approval. A few changes were discussed. Commissioner Dworak made a motion and Commissioner Bauer seconded the motion to approve the minutes. On a vote, the motion passed 4-0.

Other Business:

The proposed indoor firing range for the Menards outlot will be up for discussion at the next PCZBA meeting. Chairwoman Wilson would like to propose that the next PCZBA meeting be delayed until July 19, 2022. The Board discussed logistics for such meeting with Interim Planner Wegrzyn including changing the venue to a larger venue. For the June 14, 2022 Village Board meeting, Commissioner Kazmer will attend the meeting on behalf of the PCZBA. A discussion ensued regarding the indoor firing range proposal.

Adjournment:

The next meeting will be scheduled for July 19, 2022. Commissioner Kazmer moved to adjourn and seconded by Commissioner Dworak. On a vote, the motion passed 4-0.

The meeting was adjourned at 7:57 pm.

Respectfully Submitted,

Brett Smith

Brett Smith, PCZBA Secretary



**PLAN COMMISSION/ZONING BOARD OF APPEALS
STAFF REPORT**

To: Chairwoman Helen Wilson
Plan Commission/Zoning Board of Appeals Members

From: Amanda M. Orenchuk, Planning Services

Meeting Date: August 2, 2022

Re: PCZBA – 22-02; 0 Old Hicks Road, Lot 5 Menards Subdivision (the “Property”)
Range USA
Proposed Text Amendment – Shooting Ranges & Related Activities
PUD Ordinance Amendment
Special Use Permit

Attachments: 1. Location Map
2. Legal Notice
3. Petitioner’s Packet
4. Draft Zoning Code Text Amendment Ordinance
5. Ordinance 2005-O-12 Preliminary PUD (Menards)
6. Ordinance 2006-O-34 Final PUD (Menards)

Petitioner

ComptonAddy
3805 Edwards Road, Suite 390
Cincinnati, OH 45209

Property Owner

Menard, Inc. c/o Tom O’Neil
4777 Menard Drive
Eau Claire, WI 54703

Public Notice

Notice was published in the *Daily Herald* on July 15, 2022. Signs were posted on the subject Property. Certified letters were mailed by the petitioner.

Background

The Village was approached several months ago by ComptonAddy, Contract Purchaser/Developer with interest in constructing an indoor shooting range, firearms training facilities, and retail firearms sales for Range USA (the “Proposed Use”) at the Property, which is an outlot of the Menards commercial subdivision. The Property is currently zoned HR Highway Retail and is part of the existing Menard’s Planned Unit Development (the “Menard’s PUD) under Ordinances 2005-O-12 and 2006-O-34 (collectively, the “Existing PUD Ordinance”).

The Village Board previously referred review of this application and proposal to the Plan Commission/Zoning Board of Appeals in November 2021. Village Counsel and staff have been working with the Petitioner to obtain all the necessary documentation to proceed through the process for the petitioner to make this request.

At this time, Petitioner is seeking review of the Proposed Use on the Property. Firearm sales and firing ranges are not currently allowable uses in the HR District or in the Menard's PUD. Accordingly, the PCZBA is requested to review and make a recommendation regarding the following requested zoning relief:

- Zoning Code text amendments to define "firearms-related uses" and "firearms-related sales" and to classify such uses as special uses in the HR District, but only when authorized as part of a planned unit development.
- An amendment to the Existing PUD Ordinance to identify "firearms-related uses" (which may include firearms-related sales) as an allowable use within the Menard's development, subject to issuance of a special use permit.
- Approval of a special use permit for the Proposed Use on the Property, subject to conditions as discussed below.

Building and Site Information

The Property is 1.72 acres in size and is presently undeveloped. The Property is an outlot of the Menard's PUD and is designated for future retail development under the Existing PUD Ordinance. Access to the Property is provided from Route 53 via the existing signalized intersection and private access roads within the Menard's PUD.

The Petitioner has submitted a preliminary proposal and conceptual plans for development of the Property with a 14,933 square foot building, which would contain 20 shooting lanes, 2 classrooms, and a retail area. The proposed building would include soundproofing materials and air ventilation equipment. The proposed building includes the following external materials:

- Concrete brick masonry, gray, light gray, medium gray
- Split-face concrete block, gray and orange
- Aluminum coping, orange and black
- Metal canopy and metal awnings, orange
- Prefinished aluminum storefront system
- Metal doors, except main entrance

Final PUD plans for the Menard's PUD were previously approved by the Existing PUD Ordinance in 2006. The final PUD plans provide for the Property to be developed with an approximately 8,000 square foot retail building, a 90-space parking lot, and related improvements. The Existing PUD Ordinance also approved stormwater management plans and facilities for the Menard's PUD, including a detention basin at the corner of Lake Cook Road and Route 53 that is intended to accommodate stormwater flow from the Property when it is developed. The impervious surface coverage shown on Petitioner's conceptual site plan is consistent with that contemplated by the Existing PUD Ordinance and stormwater management plan.

Petitioner is not currently seeking approval of preliminary or final plans for development of the Property, and Petitioner's conceptual plans are provided for information and discussion only. Prior to beginning development of the Property, Petitioner would need to either: (i) submit plans that conform to the Existing PUD Ordinance, or

(ii) apply for amended preliminary and final PUD plans for the Property. If Petitioner applies for amended preliminary and final PUD plans, then the PCZBA would review those plans at a future public hearing. Prior to any development of the Property, the final plans will also require review by the Architectural Commission.

Zoning Code Text Amendments

A. Requested Zoning Code Amendment

The Petitioner is seeking the following Zoning Code text amendments:

- Amendment to Section 5-4-5.C to add “firearms-related uses” (which includes firearms-related sales) as an allowable special use in the HR District, if authorized as part of a planned unit development.
- Amendment to Section 5-12-13 of the Zoning Code to add the following new definitions:

Firearms-related uses. Any premises where: (i) firearms, ammunition, firearm parts, and/or firearm accessories are sold or offered for sale at retail, (ii) firing range facilities are provided or operated, and/or (iii) firearms training or instruction is provided that involves handling or use of firearms and/or ammunition.

Firearms-related sales. Any firearms-related use involving the sale or offering for sale at retail of firearms, ammunition, firearm parts, and/or firearm accessories.

The PCZBA may consider whether it is appropriate to place conditions and limitations on where firearms-related uses may locate within the HR District. The PCZBA may wish to discuss the following limitations for all firearms-related uses:

- Minimum separation from residential properties
- Requirement to conduct the use entirely within an enclosed structure

The PCZBA may wish to discuss the following additional limitations on firearms-related uses that involve firearms-related sales:

- Minimum separation from other firearms-related uses that involve firearms-related sales
- Requirement for frontage on Lake-Cook Road or a State highway

A draft ordinance amending Sections 5-4-5.C and 5-12-13 of the Zoning Code is attached for the PCZBA’s consideration.

A. Surrounding Areas with Shooting Ranges/Firearms Related Businesses

A quick review of the County and short-distance drives within the State found the following shooting ranges and firearms related businesses.

1. Tri-County Tactical Training and Gear, Libertyville
2. Caliber Gun Range, Waukegan
3. Glenridge Trap Club, Unincorporated Mundelein

4. NorthShore Sports Club, Lake Forest
5. Northbrook Sports Club, Hainesville
6. CY Armory & Range, McHenry
7. On Target Range & Tactical Training Center, Crystal Lake
8. Five Star Firearms, Zion
9. Fox Valley Shooting Range, Elgin
10. Maxon Shooter's Supplies & Indoor Range, Des Plaines
11. 2nd Amendment Sports, McHenry

B. Standard for Considering Zoning Code Text Amendments

Section 5-11-16(E) of the Zoning Code provides the following standard for considering text amendments:

5-11-16 Amendments.

(E) *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.

Amendments to the Existing PUD Ordinance

The Existing PUD Ordinance established a list of uses that are allowed within the Menard's PUD. Petitioner is requesting an amendment to Section 3(I) of Ordinance No. 2005-O-12 to add firearms-related uses as an allowable use within the Menard's PUD as follows:

- I. Permitted Uses. In addition to those permitted uses listed in Section ~~5-4-2.C~~ ~~5-5-5-2~~ of the Long Grove Zoning Code, the following uses shall be allowed on the Property as permitted uses:

* * *

- 13. Firearms-related uses; provided, however, that such firearms-related uses shall require a special use permit and shall be subject to the limitations of Section 5-4-5(C)(6) of the Long Grove Zoning Code.**

Special Use Permit

A. Requested Special Use

Petitioner is requesting approval of a special use permit for the Proposed Use on the Property (the "Requested SUP"). If approved, the Requested SUP would allow Petitioner to establish the Proposed Use on the Property

consistent with the final PUD plans and all development conditions that were previously approved for the Menard's PUD by the Existing PUD Ordinance.

Alternatively, if Petitioner desires to develop the Property as depicted on the conceptual plans (or otherwise in a manner that is not fully consistent with the Existing PUD Ordinance), then Petitioner will be required to apply for approval of amended preliminary and final PUD plans with respect to the Property. Such application would require a further public hearing, review and recommendation by the PCZBA, and final decision by the Village Board.

B. Recommended Conditions

Staff recommends that the following conditions be incorporated into any recommendation for approval of the Requested SUP:

- No Authorization of Work. No work of any kind shall be commenced on the Property until all approval conditions have been fulfilled and all permits, approvals, and other authorizations for the work have been properly applied for, paid for, and granted in accordance with applicable law.
- Compliance with Laws. Except as otherwise expressly provided by the Existing PUD Ordinance, the Property and Proposed Use must comply with all applicable Village ordinances and codes and with all laws and regulations of other federal, state, and local governments and agencies having jurisdiction. This includes, without limitation, compliance with all applicable stormwater management and drainage ordinances and regulations.
- Compliance with PUD Approvals. Development of the Property and the Proposed Use shall be subject to all applicable terms and conditions of the Existing PUD Ordinance. Additionally, development of the Property shall conform to the final PUD plans for the Menard's PUD as approved by Ordinance No. 2006-O-34. Notwithstanding the foregoing, Petitioner may apply for amendments to the previously approved final PUD plans for the Property subject to the PUD procedures, standards, and limitations set forth in Section 5-11-18 of the Zoning Code. Approval of the Requested SUP for the Property does not guarantee approval of any amendment or modification to the Existing PUD Ordinance or the previously approved final PUD plans.
- Fees and Costs. Developer must pay all applicable fees relating to the zoning approvals granted and must reimburse the Village for all of its reasonable costs incurred in the review, consideration, approval, implementation, or successful enforcement of the zoning approvals (including engineering, planning, and legal expenses).
- Transferees. The zoning approvals will be binding on the Property owner and Applicant and on all of their heirs, successors, and assigns. In the future, if a successor owner enters into a transferee assumption agreement that is acceptable to the Village, then the original owner may be released from further liability for obligations that are assumed by the successor.

C. Standards for Granting Special Uses

Section 5-11-17(E) of the Zoning Code provides the following standard for considering special use permits:

5-11-17 Special Use Permits.

(E) *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) It is deemed necessary for the public convenience at that location.
 - (b) It is so designed, located and proposed to be operated that the public health, safety, and welfare will be protected.
 - (c) It will not cause substantial injury to the value of other lots in the neighborhood in which it is located.
 - (d) It 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.
 - (d) *Conditions on Special Use Permits* - The Plan Commission may recommend and the Board of Trustees may impose such conditions and limitations concerning use, construction, character, location, landscaping, screening, and other matters relating to the purposes and objectives of this title upon the premises benefited by a Special Use Permit as may be necessary or appropriate to prevent or minimize adverse effects upon other lots and improvements in the vicinity of the subject lot or upon public facilities and services. Such conditions shall be expressly set forth in the ordinance granting the

special use. Violation of any such condition or limitation shall be a violation of this title and shall constitute grounds for revocation of the Special Use Permit.

Comprehensive Plan & Zoning

The HR Highway Retail District is located in the Route 53/Lake Cook Road Subarea, as identified and described in the Village's Comprehensive Plan. Because of its proximity to major thoroughfares and regional commercial uses, the area is not likely to be developed or redeveloped under either of the Village's other business districts. The intent of the HR district regulations is to control uses and appearances within the area that are consistent with the adjacent thoroughfares, nearby commercial uses, and the Village's Comprehensive Plan for the Route 53/Lake Cook Road Subarea, and to affect an aesthetic and orderly transition to the rural character of the Village.

Summary of Requested Relief

1. Text amendments to the Village of Long Grove Zoning Code [which may include without limitation proposed amendments to Section 5-4-5(C) (HR District Special Uses) and Section 5-12-13 (Definitions)];
2. An amendment to the Existing PUD Ordinance to identify "firearms-related uses" as an allowable use in the Menard's PUD, subject to issuance of a special use permit; and
3. Approval of a special use permit for the Proposed Use on the Property, subject to the recommended conditions described above.

AMO/BGA

LOCATION MAP: Proposed Range USA
0 Hicks Road, Long Grove, Illinois



LEGAL NOTICE
VILLAGE OF LONG GROVE, ILLINOIS
NOTICE OF PUBLIC HEARING BEFORE THE
VILLAGE OF LONG GROVE PLAN COMMISSION &
ZONING BOARD OF APPEALS

PUBLIC NOTICE IS HEREBY GIVEN that on August 2, 2022, at the Elia Township Community Center, 380 Surrise Road, Lake Zurich, IL 60047, at the hour of 7:00 p.m., a public hearing will be held during the meeting of the Plan Commission & Zoning Board Appeals (PCZBA) of the Village of Long Grove, Lake County, Illinois (unless otherwise set forth in the agenda to be posted) in connection with an application for: (i) text amendments to the Village of Long Grove Zoning Code (which may include without limitation proposed amendments to Section 5-4-5(C)(4) (HR District Special Uses) and Section 5-12-13 (Definitions)); (ii) amendments to existing planned unit development (PUD) approvals or the grant of new PUD or preliminary PUD approvals; (iii) amendments to existing special use permits (SUP) or approval of new SUPs; (iv) zoning variations; and/or (v) any other necessary or appropriate zoning relief relating to establishment of a proposed business involving retail sales of firearms and firearm accessories, indoor shooting ranges, and firearms-related classroom instruction on the property described below, all in accordance with the application on file with the Village of Long Grove. The property that is the subject of said application is an approximately 1.72-acre undeveloped lot generally located on the north side of Lake Cook Road approximately 800± feet east of the intersection of Lake Cook Road and Illinois Route 53, and is legally described as follows:

LOT 5 OF THE FINAL PLAT OF MENARDS
SUBDIVISION RECORDED ON MAY 31, 2007 IN THE
OFFICE OF THE LAKE COUNTY, ILLINOIS
RECORDER OF DEEDS AS DOCUMENT NO. 6191684.
P.I.N. 14-35-401-012

All persons who attend the hearing shall have the opportunity to make oral comments and ask questions concerning the proposed development and requested zoning relief described in this notice.

Additionally, any person may submit written comments regarding the matters set forth herein by email sent to: sshlagman@longgroveil.gov prior to the public hearing or in-person at the public hearing. Written comments should include the full name and address of the author and include in the subject line "Re: Lot 5 of Menards Subdivision." All written comments received prior to or during the public hearing will be included in the official hearing record, but no such public comment shall be treated as testimony with respect to the subject of this public hearing unless it includes the following statement: "The comments herein provided are true to my best knowledge and belief under penalty of perjury."

In addition, any person who also wishes to appear as an "interested party" with the right to cross-examine others at the hearing must file an appearance form with the Village of Long Grove no later than three business days prior to the public hearing. Appearance forms are available, and may be filed, at the Village Hall, 3110 Old McHenry Road, Long Grove, Illinois, or by making a request via e-mail to: sshlagman@longgroveil.gov.

The PCZBA may continue the hearing to a later date, time, and place should that become necessary without further public notice, other than notice entered upon the minutes of the public hearing.

Dated at Long Grove, Illinois this 13th day of July 2022

Helen Wilson
Chair, Village of Long Grove PCZBA
Published in Daily Herald July 15, 2022 (4585575)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Lake County

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 **Lake County DAILY HERALD**. That said **Lake County DAILY HERALD** is a secular newspaper, published in Libertyville and has been circulated daily in the Village(s) of:

Antioch, Bannockburn, Deerfield, Fox Lake, Fox River Grove, Gages, Lake, Grandwood Park, Grayslake, Green Oaks, Gurnee, Hainesville, Hawthorn Woods, Highland Park, Highwood, Indian Creek, Ingleside, Island Lake, Kildeer, Lake Barrington, Lake Bluff, Lake Forest, Lake Villa, Lake Zurich, Lakemoor, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Long Lake, Mundelein, North Barrington, Prairie View, Riverwoods, Round Lake, Round Lake Beach, Round Lake Park, Third Lake, Vernon Hills, Volo, Wadsworth, Waukegan, Wauconda, Wildwood

County(ies) of Lake

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 Lake County 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 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 07/15/2022 in said Lake County 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 Daula Baltz
Designee of the Publisher and Officer of the Daily Herald

RECEIVED

JUL 22 2022

Community Development
Village of Mundelein

Control # 4585575



3110 Old McHenry Road • Long Grove, IL 60047-9635
Phone: 847-634-9440 • Fax: 847-634-9408
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 & 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.**

April 5, 2022

Amanda Orenchuk
Interim Community Development Services
310 Old McHenry Street
Long Grove, IL 60047
(847) 949-3282



**RE: PROPOSED SHOOT POINT BLANK
2700 Lake Cook Road
Lot #5 Menard's Subdivision**

Dear Ms. Orenchuk,

I wanted to take this opportunity to introduce myself and provide you with some information regarding Range USA with the hope that by making the Village more familiar with our company it will allow you to make a more informed decision regarding the approvals that we are seeking. My understanding is that the subject property lies within and is considered a part of the Menard's PUD, but also has an underlying zoning of 'HR'. I am aware that the current zoning does not support our retail firearm sales or the indoor shooting range and that special approvals will be required to support those uses. While it is my intention to attend the required meetings associated with those requests, I wanted to provide you some general information below that you should find helpful.

Since opening our first store in 2012, SPB has developed nearly 30 new locations in 8 states. Every one of our locations are operated based on our corporate mission statement which is to "promote responsible firearm ownership and usage through an engaged, honest, and knowledgeable team effort." Our retail, range, and classroom areas are thoughtfully designed to serve our customers with a fun, educational, and memorable experience! Our stores provide a large retail area where we stock and sell over 500 firearms (handguns and long guns), all from trusted manufacturers such as Ruger, Glock, Sig Sauer, Smith & Wesson and many others. We also carry ammo, safes and other firearm accessories. Our retail area also includes a place where customers can sit and observe the activities inside our ranges. On average more than 80% of our revenue at each location is generated through our retail sales with the balance coming from our ranges and classroom instruction. Our range area at this location will include 20 state-of-the-art lanes that can be used for shooting all types of handguns and long guns. Our range areas are designed and constructed to meet or exceeds all safety design standards required in the industry. They are well-lit, climate controlled, and are constructed from AR 500 steel, bulletproof glass and ballistic rubber.

Each of our stores include two classrooms which are used to help educate our customers on gun safety & use, and as part of qualifying our shooters who are pursuing concealed carry permits. It is our goal to make sure every Range USA customer feels more confident about their firearm knowledge and handling when they leave our stores. All of our classes are taught by knowledgeable and experienced instructors who are NRA Certified.

Range USA is not a "gun club" – there are no membership requirements as we are open to and serve the public. However, memberships are offered should our customers desire one. The hours of operation at a typical store are 10:00 AM to 9:00 PM (Monday thru Friday), 8:00 AM to 9:00 PM on Saturdays, and 10:00 AM to 8:00 PM on Sundays. Our peak hours occur between 5:00 PM to 8:00 PM Monday – Friday, 11:00 AM to 5:00 PM on Saturdays, and 12:00 PM to 4:00 PM on Sundays.

On average our stores employ 25-27 people and typically have 4-12 employees onsite at any time that are made up of sales staff, instructors and range safety officers. We hire individuals who are passionate and knowledgeable about firearms and firearm safety.

I sincerely hope that this letter provides you with some useful information about who RUSA is as a company, what we do, and what's important to us regarding the operation of our stores, meeting the needs of our customers, and being good citizens in the communities we serve. I look forward to an opportunity to share more about our company with you, the Planning Commission, and the Village Board soon. We are very excited at the prospect of getting a store opened at this location as it will be our sixth store in Illinois. Our other locations are in Hodgkins, Mokena, Naperville, Shorewood and Villa Park. If you have other questions or feel you need more information regarding our company, please feel free to contact me!

LIVE CONFIDENTLY!



Kevin Alee
Vice President of Real Estate
Range USA

RANGE USATM

We develop responsible gun owners.

We do this by offering firearms education, a welcoming environment, and modern indoor ranges for people of all experience levels to develop responsible shooting habits.

We develop responsible gun owners.

The Leader in Firearms Education

- We are the largest firearms educator in the world, teaching 75,000+ people each year to be responsible gun owners.
- We focus on new and developing shooters, as that is the most critical time for someone to develop responsible firearm habits.
- Online and in-person classes, with certified instructors and on-site classrooms to make firearms education easy and accessible to all.
- We believe the only kind of gun owner should be a responsible one – education is critical in furthering our mission.



We develop responsible gun owners.

Welcoming Stores

- Forget everything you know about our industry— we're friendly, welcoming, clean, safe, and bright.
- Our people are retailers. We tuck in our shirts, wear name tags, and focus our effort on creating responsible gun owners.
- No politics. We're here for our mission, not to make waves.
- ~4,000 sq ft of retail space offering firearms, ammo and accessories.
- Over 40,000 products available online with free in-store pickup.



We develop responsible gun owners.

Safe, Quiet Ranges

- Our ranges are bright, clean, climate-controlled, and open to all.
- Range Safety Officers always on the range when in use, ensuring everyone is following the rules and is helped as needed.
- Bulletproof glass, AR500 steel, and baffled ceilings make our ranges quiet, fitting into the community seamlessly.
- State-of-the-art air filtration and ballistic-rubber back-stop that allows for pistols and rifles.





32 locations and growing



Ohio

- Blue Ash (Cincinnati)
- Cincy West (Cincinnati)
- Cincy East (Coming Soon!)
- Dayton
- Mentor (Cleveland)
- Lewis Center (Columbus)
- Grove City (Columbus)
- Akron

Illinois

- Hodgkins (Chicago)
- Mokena (Chicago)
- Naperville (Chicago)
- Shorewood
- Villa Park (Coming Soon!)

Tennessee

- Memphis
- Knoxville

Mississippi

- Southaven (Coming Soon!)

Kentucky

- Florence
- Louisville

Indiana

- Indy North (Indianapolis)
- Greenwood (Indianapolis)
- Merrillville
- Avon (Indianapolis)

Texas

- North Richland Hills (Fort Worth)
- Cypress (Houston)
- Humble (Houston)
- Arlington
- Lewisville (Dallas)
- Round Rock (Austin)
- San Antonio
- Webster (Houston)

Michigan

- Wixom
- Utica (Coming Soon!)

Slide 5

BR2

update

Brandon Rhoten, 6/3/2021



I FELT VERY SAFE

I'm not a huge gun fan, but I do believe in gun safety and smart gun ownership. It was my second time here on a work outing and both times I felt very safe. The second time I wasn't thinking and wore sandals. The staff provided shoe covers so I didn't get burned from the casings. Also, one of the workers helped my stance and holding. I didn't even have to ask. Such nice staff and caring place. It's so important to handle this subject the right way and these guys understand that.

April R.



SAFE & CLEAN

Professionally managed range. Safe and clean facility. One of the best in the area.

J. Winkle



GREAT EXPERIENCE

Awesome concealed carry class. Ruben was an amazing instructor. Very clean. Organized. Great experience. Highly recommend.

Tracy S.



GREAT TIME!

Took my wife, she had never fired a weapon before. Staff was very helpful and safety is a priority. We had a great time!

Bryan B.



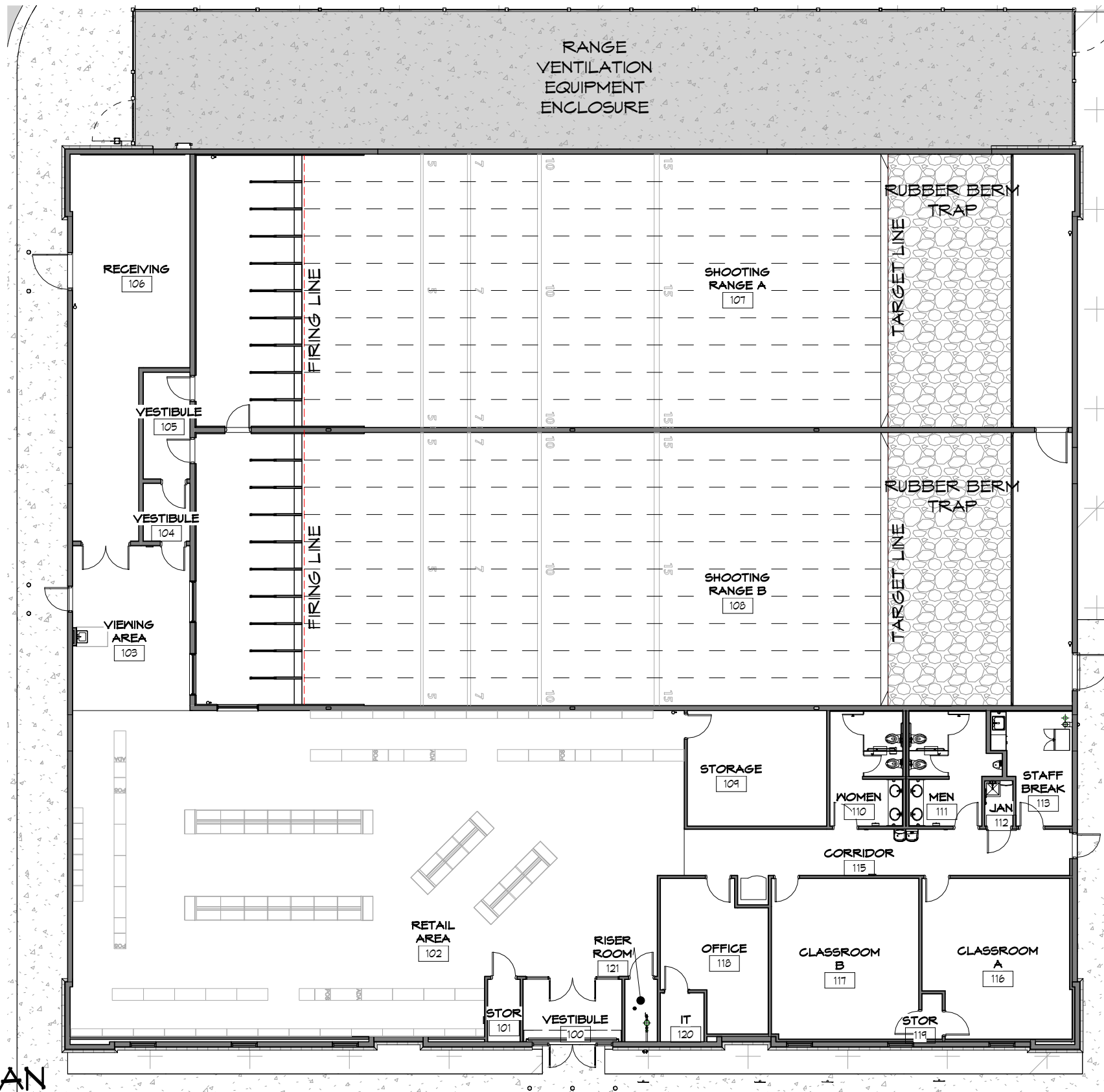
KNOWLEDGEABLE STAFF, WILLING TO HELP

If you don't have experience using firearms or being at a range, ask questions. The staff is very knowledgeable and willing to help.

Kyle

- 60% report a 9 or 10 out of 10 to describe their current satisfaction
- 9 in 10 customers agree we make them feel comfortable and safe, an attribute that is highly important to customers
- 71% Net Promoter Score (vs. 35% Cabela's)

Source: McMillan Doolittle SPB Customer Survey, Dec.' 2017; Quotes from Google and Facebook reviews



1 FLOOR PLAN-CLEAN
SCALE: 1/16" = 1'-0"



RANGE + USA™

OLD STATE ROUTE 53 & LAKE COOK ROAD
LONG GROVE, IL

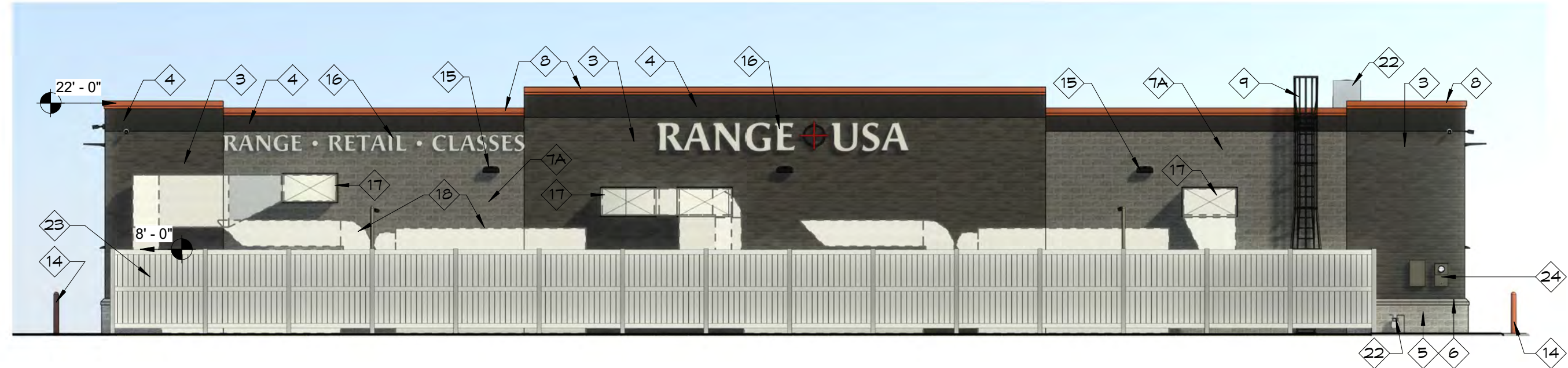
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4/8/2022

PROJ # 21-163



② SOUTH ELEVATION-PRES
SCALE: 3/32" = 1'-0"



① NORTH ELEVATION-PRES
SCALE: 3/32" = 1'-0"



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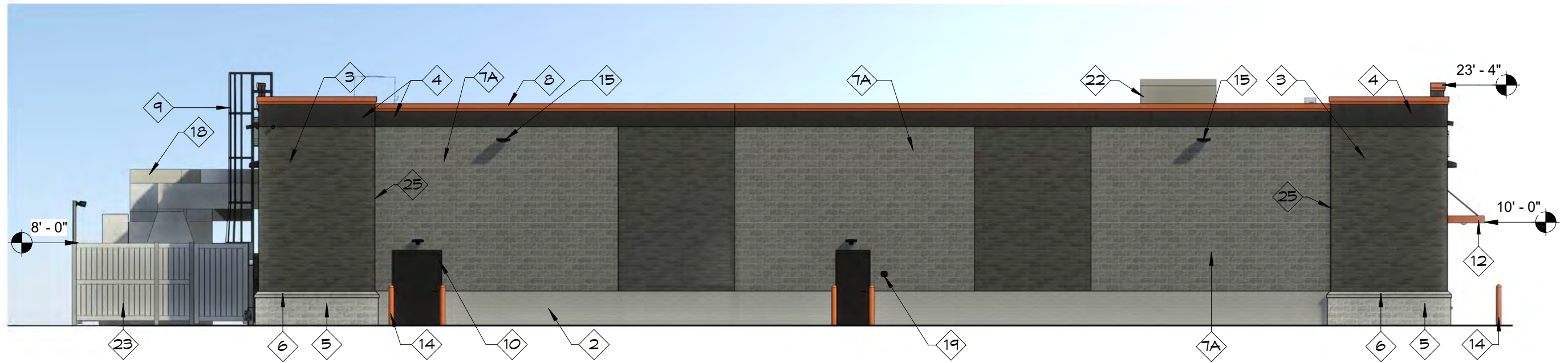
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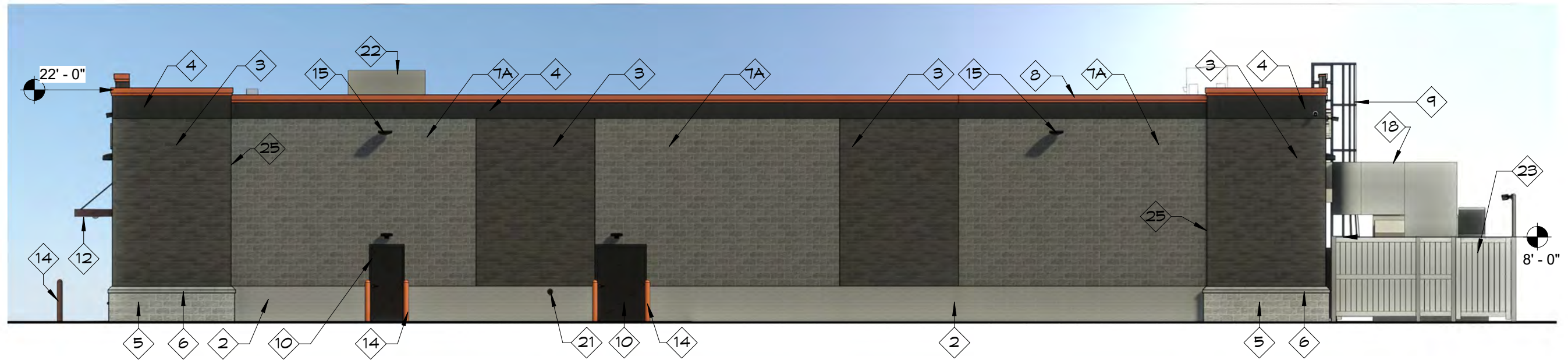
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4/4/2022

PROJ # 21-163



① WEST ELEVATION-PRES
SCALE: 3/32" = 1'-0"



② EAST ELEVATION-PRES
SCALE: 3/32" = 1'-0"



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EXTERIOR ELEVATION KEYNOTES

- 1 LOAD BEARING CONCRETE BRICK MASONRY (8"X4"X16") - CBM-1, INTEGRAL COLOR (GRAY)
- 2 LOAD BEARING CONCRETE BRICK MASONRY (8"X4"X16") - CBM-2, INTEGRAL COLOR (LIGHT GRAY)
- 3 LOAD BEARING CONCRETE BRICK MASONRY (8"X4"X16") - CBM-3, INTEGRAL COLOR (MEDIUM GRAY)
- 4 LOAD BEARING CONCRETE BRICK MASONRY W/ VERTICAL "SOLDIER COURSE" REVEALS @ 4"OC (8"X8"X16") - CBM-4, INTEGRAL COLOR - (DARK GRAY)
- 5 LOAD BEARING SPLIT-FACE CONCRETE BLOCK (8"X12"X16") - CMU-1, INTEGRAL COLOR (GRAY)
- 6 LOAD BEARING SMOOTH-FACE CONCRETE SILL BLOCK (8"X12"X16") - CMU-2, INTEGRAL COLOR (GRAY)
- 7A LOAD BEARING SPLIT-FACE CONCRETE BLOCK (8"X8"X16") - CMU-3, PAINTED TO MATCH CBM-1 (GRAY)
- 7B LOAD BEARING SPLIT-FACE CONCRETE BLOCK (8"X8"X16") - CMU-3, PAINTED PT-1 (ORANGE)
- 8 PRE-FINISHED ALUMINUM COPING - COLOR TO MATCH PT-1 (ORANGE)
- 8A PRE-FINISHED ALUMINUM COPING - COLOR TO MATCH PT-4 (BLACK)
- 9 PRE-MANUFACTURED STEEL ROOF LADDER, PAINTED PT-4 (BLACK)
- 10 METAL DOOR PAINTED PT-4 (BLACK)
- 11 PRE-FINISHED ALUMINUM STOREFRONT SYSTEM (AL-1), SEE GLAZING SCHEDULE FOR GLASS TYPES
- 12 PRE-MANUFACTURED, PRE-FINISHED METAL CANOPY, COLOR TO MATCH PT-1 (ORANGE)

- 13 PRE-MANUFACTURED, PRE-FINISHED METAL AWNING, COLOR TO MATCH PT-1 (ORANGE)
- 14 6" DIAMETER STEEL PIPE BOLLARD SET IN CONCRETE AND FILLED SOLID WITH CONCRETE (PAINTED PT-1 (ORANGE))
- 15 EXTERIOR WALL-MOUNTED LIGHT FIXTURE, FINISH TO BE BLACK
- 16 APPROXIMATE LOCATION OF OWNER PROVIDED SIGNAGE
- 17 MASONRY OPENING FOR RANGE VENTILATION SYSTEM
- 18 RANGE VENTILATION SYSTEM
- 19 RECESSED KNOX BOX, VERIFY TYPE AND LOCATION WITH LOCAL FIRE MARSHAL BEFORE ORDERING AND INSTALLING
- 20 FDC, VERIFY TYPE AND LOCATION WITH LOCAL FIRE MARSHAL BEFORE ORDERING AND INSTALLING
- 21 OVERFLOW ROOF DRAIN OUTLET ZURN Z199 DOWNSPOUT NOZZLE
- 22 MECHANICAL EQUIPMENT
- 23 8' HIGH VINYL FENCE AROUND RANGE EQUIPMENT (TAN PANELS, LIGHT BROWN POSTS)
- 24 ELECTRICAL EQUIPMENT
- 25 4" WALL PROJECTION
- 26 8" WALL PROJECTION

EXTERIOR MATERIALS:

- CBM-1
LOAD BEARING CONCRETE BRICK MASONRY (8"X4"X16"), INTEGRAL COLOR
COLOR: CMC HERITAGE - ASH BLEND
- CBM-2
LOAD BEARING CONCRETE BRICK MASONRY (8"X4"X16"), INTEGRAL COLOR, STANDARD GRAY
- CBM-3
LOAD BEARING CONCRETE BRICK MASONRY (8"X4"X16"), INTEGRAL COLOR
COLOR: CPG SPEC-BRIK, FLINT BLEND
- CBM-4
LOAD BEARING CONCRETE BRICK MASONRY W/ VERTICAL "SOLDIER COURSE" REVEALS @ 4"OC (8"X8"X16"), INTEGRAL COLOR
COLOR: CMC HERITAGE - SLATE
- CMU-1
STANDARD SPLIT FACE 8" X 12" X 16" LOAD BEARING CONCRETE BLOCK, INTEGRAL COLOR, STANDARD GRAY
- CMU-2
SMOOTH-FACE 8" X 12" X 16" LOAD BEARING CONCRETE SILL BLOCK, INTEGRAL COLOR, STANDARD GRAY
- CMU-3
STANDARD C-90 SPLIT-FACE 8" X 8" X 16" LOAD BEARING CONCRETE BLOCK, PAINTED TO MATCH CBM-1
- AL-1 (ALL STOREFRONT FRAMES)
BLACK ANODIZED ALUMINUM
- PT-4 - SW CYBERSPACE (DARK GRAY/BLACK)
- PT-1 - SW INVIGORATE (ORANGE)



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PRESENTATION PERSPECTIVE LEFT



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1 PRESENTATION PERSPECTIVE RIGHT
SCALE:



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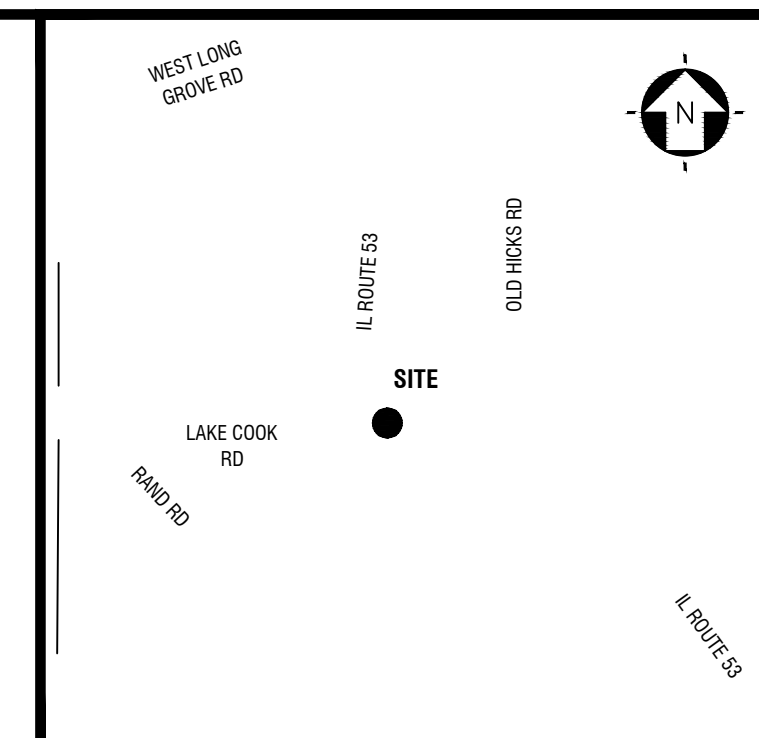
4/4/2022

PROJ # 21-163



Kevin Reff, RLA
 KITA Sustainable Designs, LLC
 2101 Masters Drive
 Springfield, TN 37172
 (615) 469-1222 Ofc.
 (615) 594-7333 Cell.
 kreff@kitadesign.biz

PLANT SCHEDULE					
QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT	TRUNK	COMMENTS
CANOPY TREES					
3	'Green Vase' Japanese Zelkova	Zelkova serrata 'Green Vase'	12' - 14'	3" Cal.	B&B
3	Red Maple	Acer rubrum	12' - 14'	3" Cal.	B&B
3	Red Maple	Acer rubrum	10' - 12'	2" Cal.	B&B
4	Willow Oak	Quercus phellos	12' - 14'	3" Cal.	B&B
13	TOTAL - CANOPY TREES				
UNDERSTORY/COLUMNAR TREES					
6	'Emerald Green' Arborvitae	Thuja occidentalis 'Smaragd'	6' - 7'		Well formed
2	Eastern Redbud	Cercis canadensis	8' - 10'	2" Cal.	B&B
8	TOTAL - UNDERSTORY TREES				
21	TOTAL - ALL TREES				
SHRUBS					
45	'Armstrong' Juniper	Juniperus chinensis 'Armstrongii'	36" Min.		Container
35	'China Girl' Holly	Ilex x meserveae 'Mesog'	24" Min.	5 Gal.	Container
6	'Green Velvet' Boxwood	Buxus 'Green Velvet'	24" Min.	5 Gal.	Container
86	TOTAL - SHRUBS				
GRASSES, PERENNIALS AND GROUND COVER					
10	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'		1 Gal.	
TURF					
-	Hybrid Fescue Seed/Sod	Drought tolerant fescue blend			



PLANS PREPARED FOR:
 COMPTON ADDY
 3805 EDWARDS ROAD
 SUITE 500
 CINCINNATI, OH 45209
 (613) 757-1409

PLANS PREPARED BY:
 4209 GALLATIN PIKE
 NASHVILLE, TN 37216
 TELE: (615) 227-5663
 www.dmpmanagement.com

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

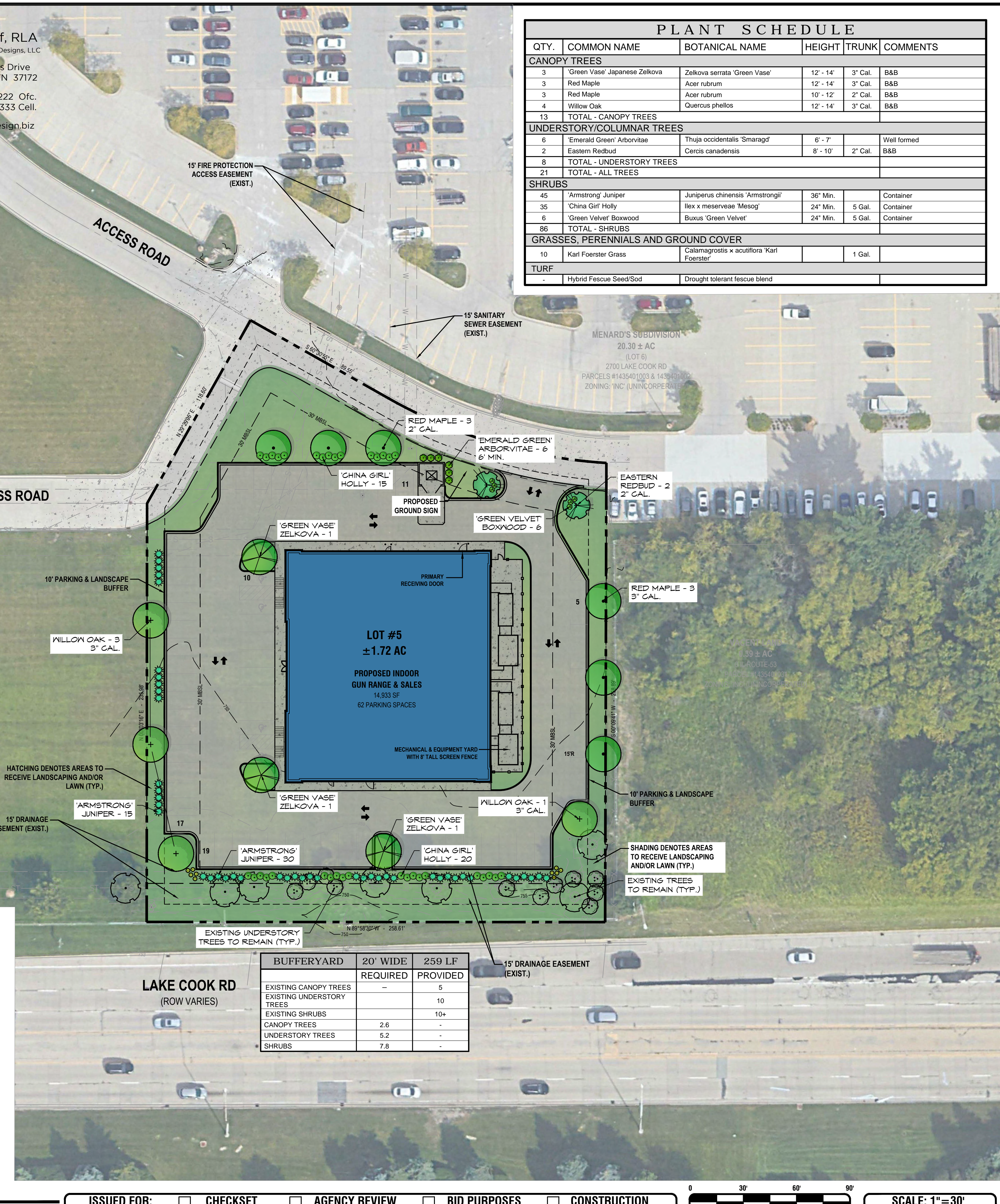
- LANDSCAPE NOTES:**
- WHEN APPLICABLE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING TREES TO REMAIN. NO HEAVY EQUIPMENT SHOULD BE PERMITTED TO OPERATE OR BE STORED, NOR ANY MATERIALS TO BE HANDLED OR STORED, WITHIN THE DRILINES OF TREES OUTSIDE THE LIMIT OF GRADING.
 - THE QUANTITIES INDICATED ON THE PLANT LIST AND PLAN ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND THE LIABILITY WHICH PERTAINS TO THOSE QUANTITIES AND TO ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS. QUESTIONS SHOULD BE DIRECTED TO THE LANDSCAPE ARCHITECT.
 - ALL PLANT MATERIALS SHALL BE NURSERY GROWN, GRADE "A" QUALITY, UNLESS OTHERWISE NOTED AND SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK: ANSI Z-60.1; LATEST EDITION, FOR SIZE AND QUALITY.
 - NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT. KITA LANDSCAPE DESIGN (615) 469-1222.
 - THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TO PROTECT UTILITIES THAT ARE TO REMAIN. THE CONTRACTOR SHALL REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
 - SOD 5' BEHIND CURBS AND ISLANDS ADJACENT TO BUILDING. USE EROSION CONTROL ON SLOPES 3:1 AND GREATER. SEED AND STRAW ALL OTHER DISTURBED AREAS.
 - SOIL USED FOR PLANTING SHALL CONSIST OF (5) PARTS TOPSOIL, (1) PART SAND AND (2) PARTS ORGANIC MATTER, MIXED WITH 1 POUND OF FERTILIZER PER CUBIC YARD.
 A. SAND SHALL BE CLEAN MASONRY SAND.
 B. ORGANIC MATTER SHALL BE PEAT MOSS, OR WELL COMPOSTED PINE BARK, OR APPROVED EQUAL AND SHALL BE FINELY GROUND AND FREE OF WEEDS.
 C. ALL FERTILIZER SHALL BE 10-10-10 WITH MINOR ELEMENTS. FERTILIZER SHALL HAVE 40-50% OF ITS TOTAL NITROGEN IN A WATER INSOLUBLE FORM.
 - PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AND SOD AREAS PRIOR TO INSTALLATION. TREFLAN OR AN APPROVED EQUAL SHALL BE USED.
 - ALL PLANT BEDS SHALL HAVE A MINIMUM OF 3" DEEP MULCH. MULCH SHALL BE SHREDDED HARDWOOD.
 - IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CONFIRM MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT LIST.
 - PRIOR TO FINAL PAYMENT, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON PROPER CARE OF ALL SPECIFIED PLANT MATERIALS.
 - THE LANDSCAPE INSTALLATION SHALL BE COORDINATED WITH THE IRRIGATION INSTALLATION WHEN APPLICABLE.
 - THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES AND TAKE SPECIAL CARE TO INSURE THAT BED PREPARATION DOES NOT INHIBIT DRAINAGE.
 - ALL LAWN AREAS SHALL BE CULTIVATED TO A DEPTH OF 4" PRIOR TO SODDING AND SEEDING. PREPARED TURF BEDS SHALL BE FREE FROM STONES OVER 2" DIAMETER, WEEDS AND OTHER DELETERIOUS MATERIAL.
 - THE LANDSCAPE CONTRACTOR SHALL RAKE SMOOTH ALL SEED OR SOD AREAS PRIOR TO INSTALLATION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING BEHIND THE CURB SO GRADE IS LEVEL WITH TOP OF CURB.
 - SODDED AREAS SHALL HAVE NO BARE AREAS. SEEDING AREAS SHALL BE CONSIDERED ACCEPTABLE WHEN FULL COVERAGE OF THE PERMANENT TURF GRASS SPECIES IS ESTABLISHED.
 - CUT AWAY ROPES OR WIRES FROM B&B PLANTS. PULL BACK BURLAP FROM TOP OF ROOT BALL. DO NOT ALLOW BURLAP TO BE EXPOSED AT SURFACE. TOTALLY REMOVE BURLAP IF IT IS SYNTHETIC.
 - IF CONTAINER GROWN PLANTS SHOW SIGNS OF BEING ROOT BOUND, SCORE ROOTS VERTICALLY.
 - ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
 - ALL REPLACEMENTS SHALL BE OF THE SAME TYPE, SIZE, AND QUALITY AS SPECIFIED ON THE PLANT LIST, UNLESS APPROVED OTHERWISE IN WRITING BY THE LANDSCAPE ARCHITECT.
 - ANY MATERIAL THAT IS DEEMED TO BE 25% DEAD OR MORE SHALL BE CONSIDERED DEAD, AND MUST BE REPLACED AT NO CHARGE. A TREE IS CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK, OR MORE THAN 25% OF THE CROWN IS DEAD.
 - REPLACEMENTS SHALL BE MADE DURING THE NEXT PLANTING SEASON UNLESS THE LANDSCAPE CONTRACTOR AGREES TO AN EARLIER DATE.
 PLANTING DATES:
 SPRING: MARCH 15 - APRIL 15
 FALL: OCTOBER 1 - NOVEMBER 30
 - THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, RELOCATION, WILDLIFE, THEFT, OR OTHER ACTIVITIES BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.
 - CONTRACTOR TO IRRIGATE ALL NEW LANDSCAPE PLANTINGS AND LAWN AREAS WITH AN AUTOMATED UNDERGROUND IRRIGATION SYSTEM, ENSURING HEAD-TO-HEAD COVERAGE. IRRIGATION SYSTEM TO BE DESIGN-BUILD.
 - GENERAL CONTRACTOR TO COORDINATE AND BE RESPONSIBLE FOR WATERING ALL PLANTS AND SEEDING AREAS AFTER PLANTING UNTIL IRRIGATION SYSTEM IS OPERABLE.

NO.	DATE	DESCRIPTION

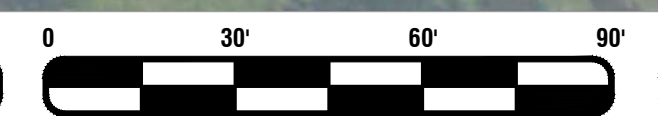
DATE: 04/08/22
 DMG Project No: 20174
 CONCEPTUAL SITE PLAN
L1.0

LANDSCAPE CALCULATIONS		
TOTAL SITE ACREAGE:	REQUIRED	PROVIDED
74,844 SF (1.7182 AC)		
PARKING SPACES:	-	62
1 TREE / 15 SPACES:	6	7
PARKING LOT SCREENING:	YES	YES
BUFFER: LAKE COOK RD. (259')		
CANOPY TREES: (1/100 LF)	2.6	SEE BUFFER TABLE
UNDERSTORY TREES: (2/100 LF)	5.2	
SHRUBS: (3/100 LF)	7.8	
YARDS: (14400 SF)		
3" CANOPY TREES: (2/10,000 SF)	2.9	3
2" CANOPY TREES: (3/10,000 SF)	4.3	4
3" HIGH SHRUBS: (22/10,000 SF)	31.7	36
OR		
3" CANOPY TREES: (1/10,000 SF)	1.4	
2" CANOPY TREES: (1/10,000 SF)	1.4	
3" HIGH SHRUBS: (6/10,000 SF)	8.6	
10' HIGH EVERGREEN TREE: (4/10,000 SF)	5.8	

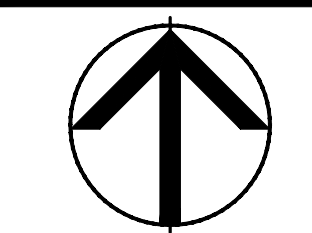
BUFFERYARD	20' WIDE 259 LF	
	REQUIRED	PROVIDED
EXISTING CANOPY TREES	-	5
EXISTING UNDERSTORY TREES	-	10
EXISTING SHRUBS	-	10+
CANOPY TREES	2.6	-
UNDERSTORY TREES	5.2	-
SHRUBS	7.8	-



ISSUED FOR: CHECKSET AGENCY REVIEW BID PURPOSES CONSTRUCTION



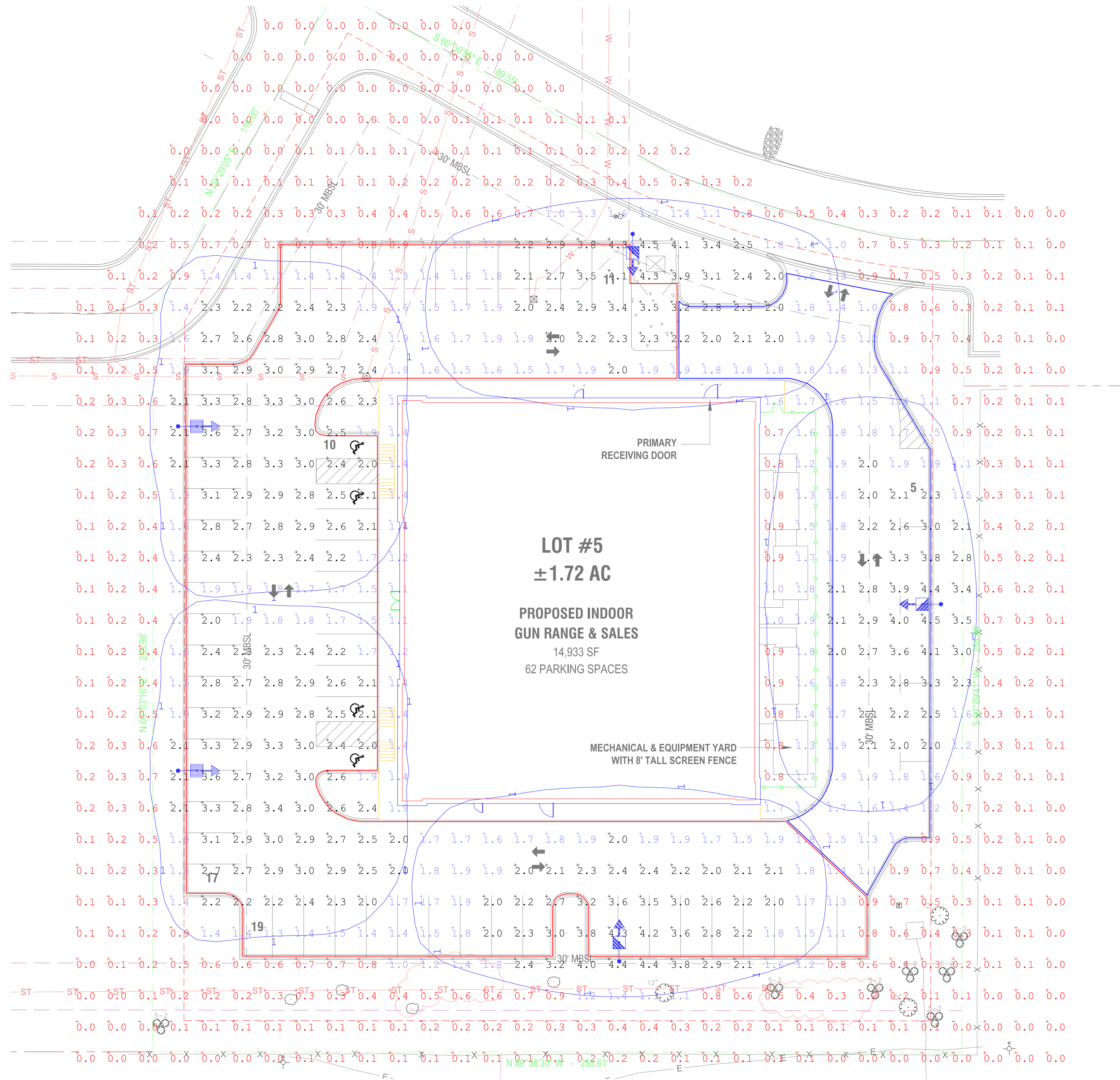
SCALE: 1"=30'



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

REVISIONS

REV #	DATE	BY:



LOT #5
±1.72 AC

PROPOSED INDOOR GUN RANGE & SALES
14,933 SF
62 PARKING SPACES

MECHANICAL & EQUIPMENT YARD
WITH 8' TALL SCREEN FENCE

Calculation Summary

Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
■ PARKING	Fc	2.32	4.3	0.8	2.90	5.38	10	10
■ REAR	Fc	2.16	4.5	0.9	2.40	5.00		

Luminaire Schedule

Symbol	Qty	Label	Lum. Lumens	LLF	Description	Lum. Watts
	2	A	23654	0.980	WLS-A-L-B-30L-40K7-4M-BLSLF-SLW 30' MOUNTING HEIGHT	202
	3	B	22498	0.980	WLS-A-L-B-30L-40K7-3M-BLSLF-SLW 30' MOUNTING HEIGHT	202

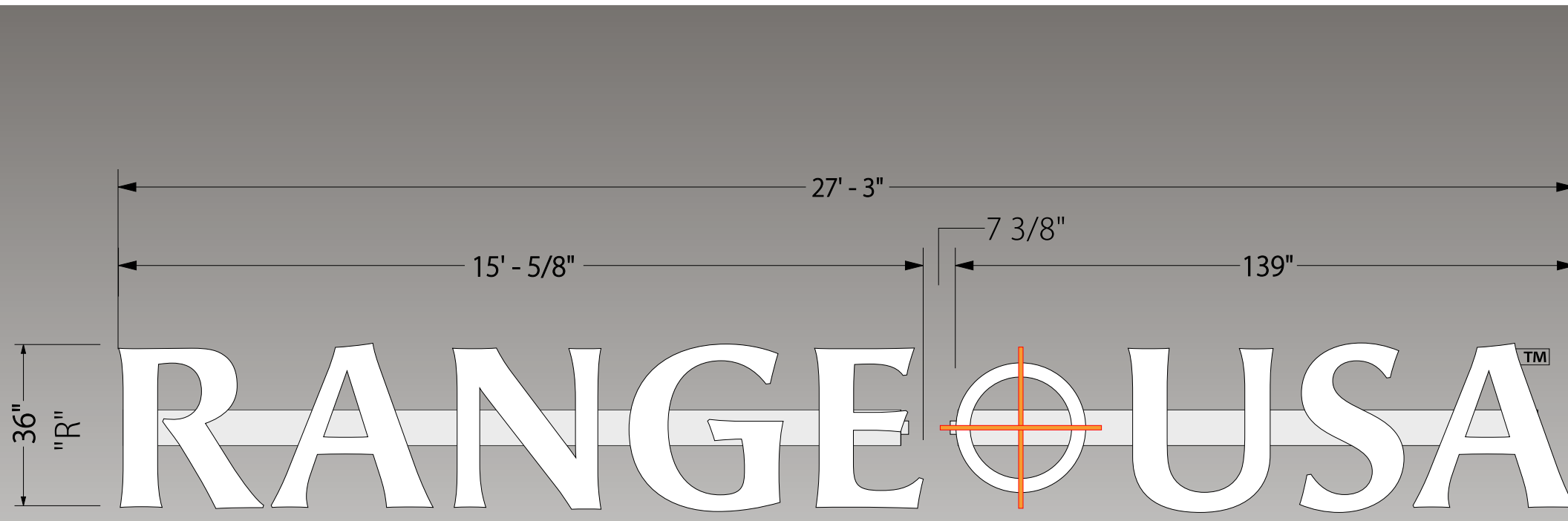
BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.

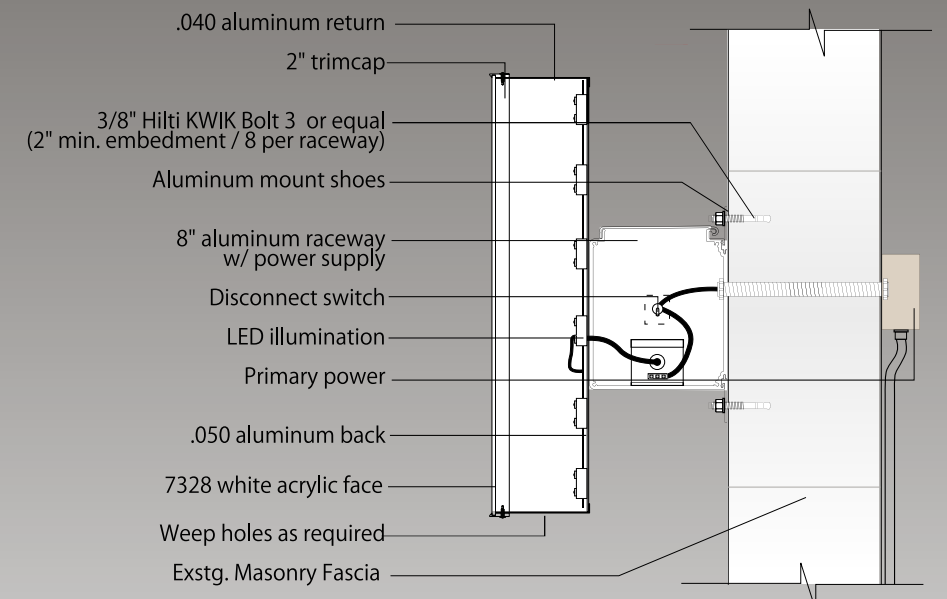
RANGE USA
LONG GROVE, IL

WLS LIGHTING
a WLS company

6820 CORPORATION PKWY
FORT WORTH, TX 76126
WWW.WLSLIGHTING.COM



① Letter Elevation
81.75 total sq. ft.

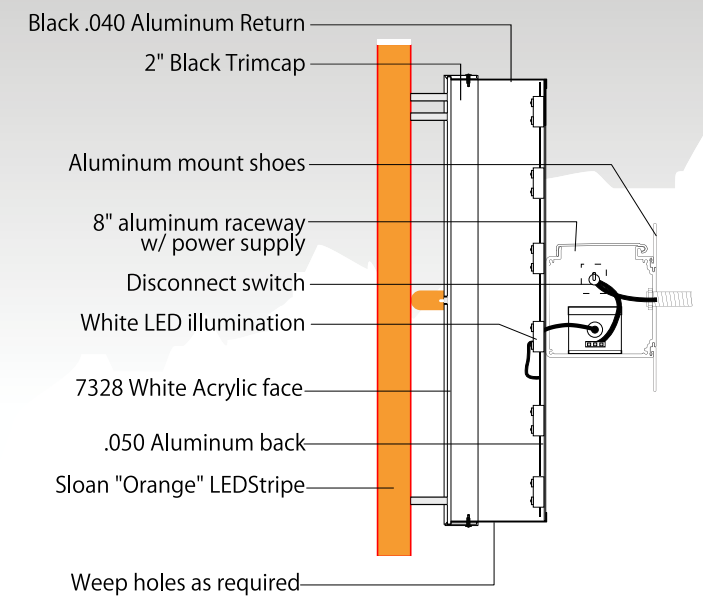


③ Letter Section
NTS



West Elevation

② Proposed Signage
NTS



④ Logo Section
NTS



contact: **Scott Smith**
419-344-5660
scott@scottconsultinginc.com

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client: **RANGE+USA**

location: Long Grove, IL.

 **ELECTRIC SIGN**

sign type: Qty. 1 Internally Illuminated Letters / Raceway Mount

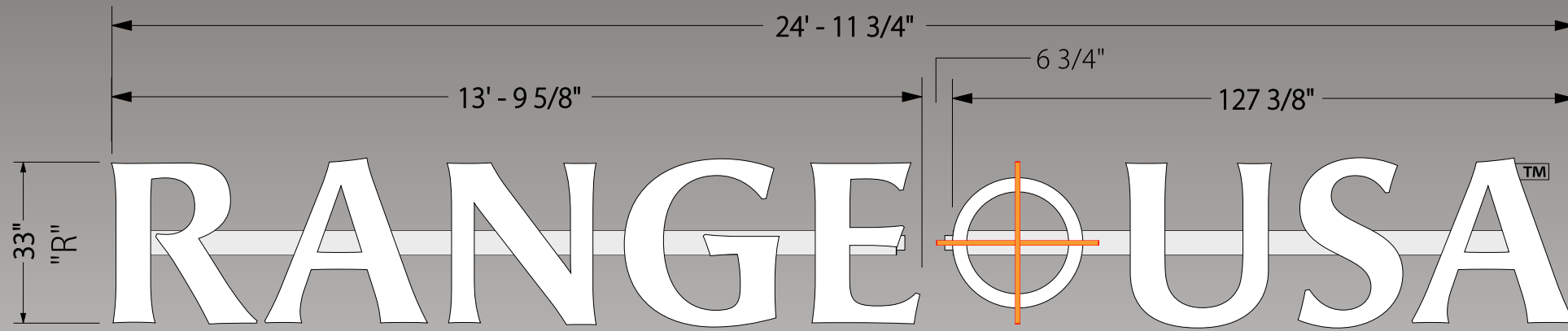
filename: RangeUSA (Long Grove IL) 4-1-22

drawn by / date: TB 4-1-22

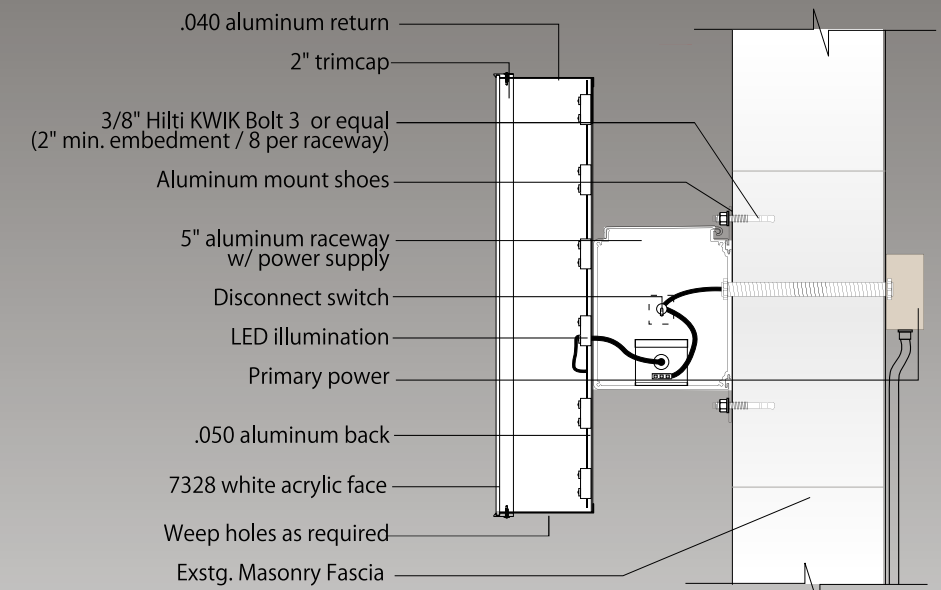
revisions: TB 4-4-22 TB 4-8-22

scale: 3/8" = 1'-0"

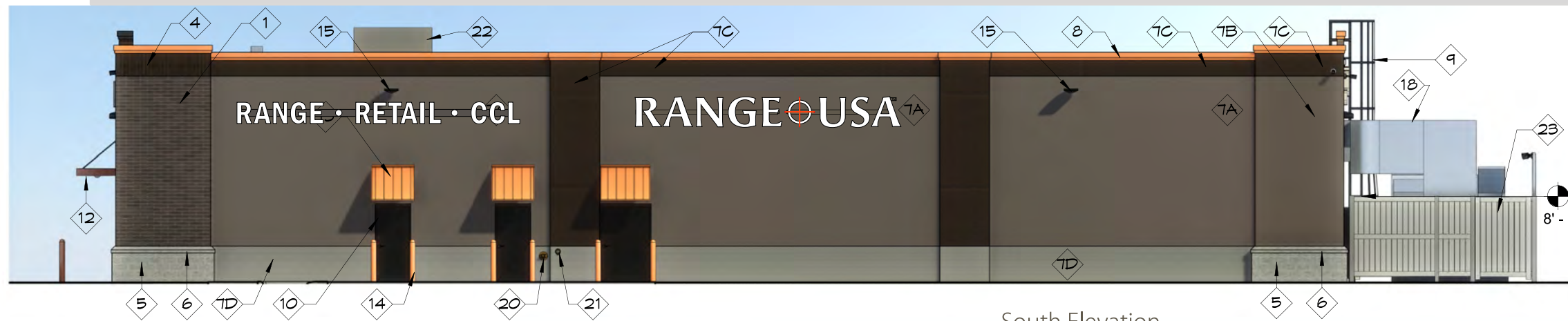




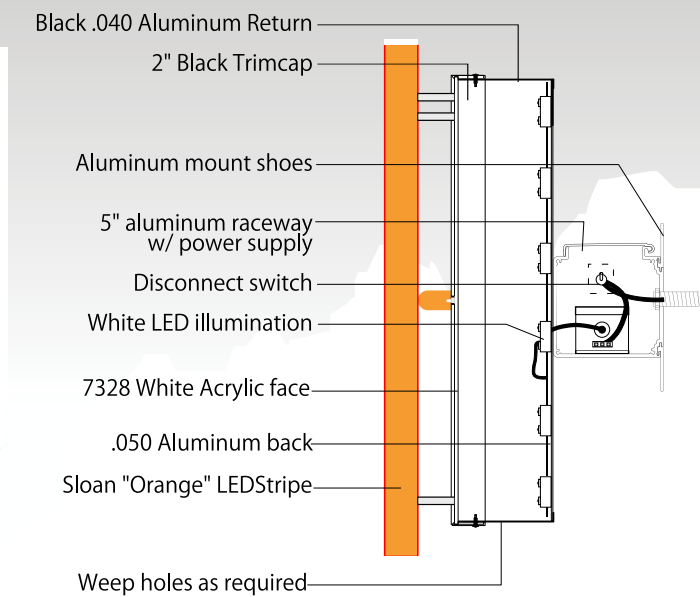
① Letter Elevation
68.69 total sq. ft.



③ Letter Section
NTS



② Proposed Signage
NTS



④ Logo Section
NTS



contact: **Scott Smith**
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scott@scottconsultinginc.com

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client: **RANGE+USA**

location: Long Grove, IL.

sign type: Qty. 1 Internally Illuminated Letters / Raceway Mount

filename: RangeUSA (Long Grove IL) 4-1-22

drawn by / date: TB 4-5-22

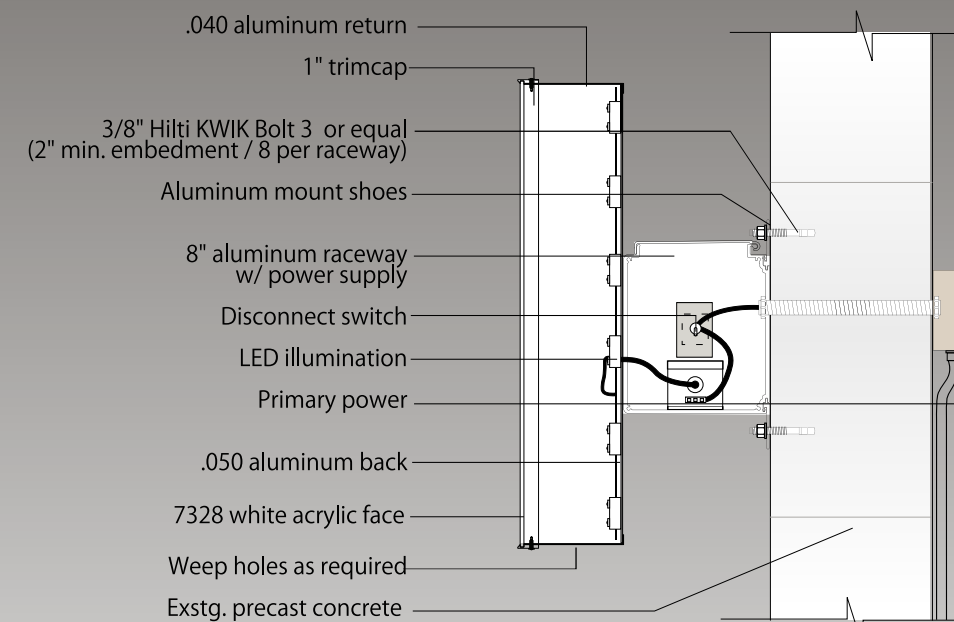
revisions: TB 4-8-22

scale: 3/8" = 1'-0"

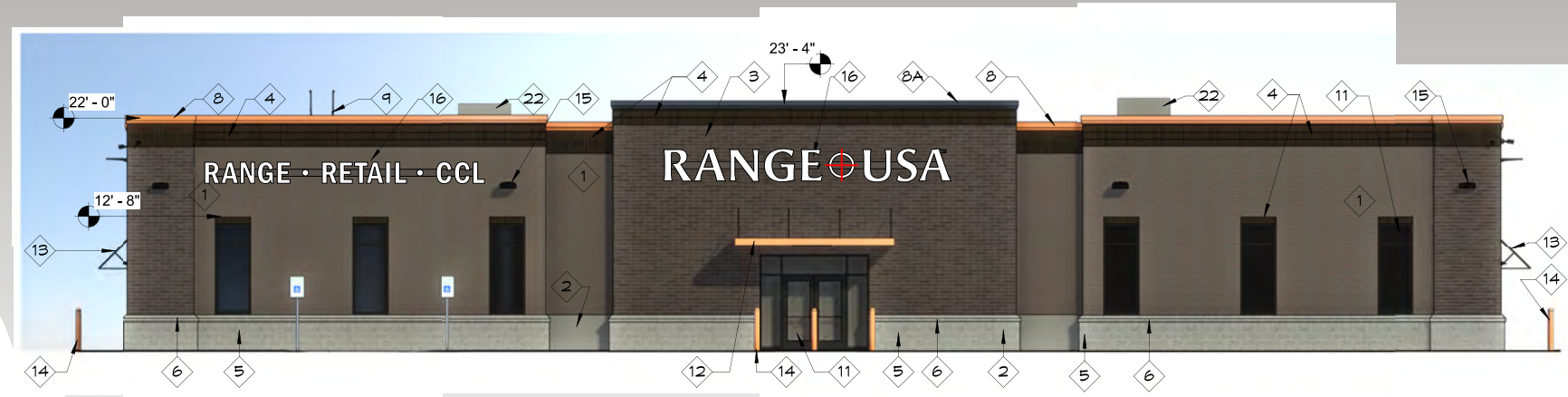




① Illuminated Letters
Total sq. ft. as boxed - 52.36 sq. ft.



② Letter Section



West Elevation



South Elevation

③ Proposed Signage
NTS



contact: **Scott Smith**
419-344-5660
scott@scottconsultinginc.com

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client: **RANGE USA**

location: Long Grove, IL.

sign type: Qty. 2 Internally Illuminated Letters / Raceway Mount

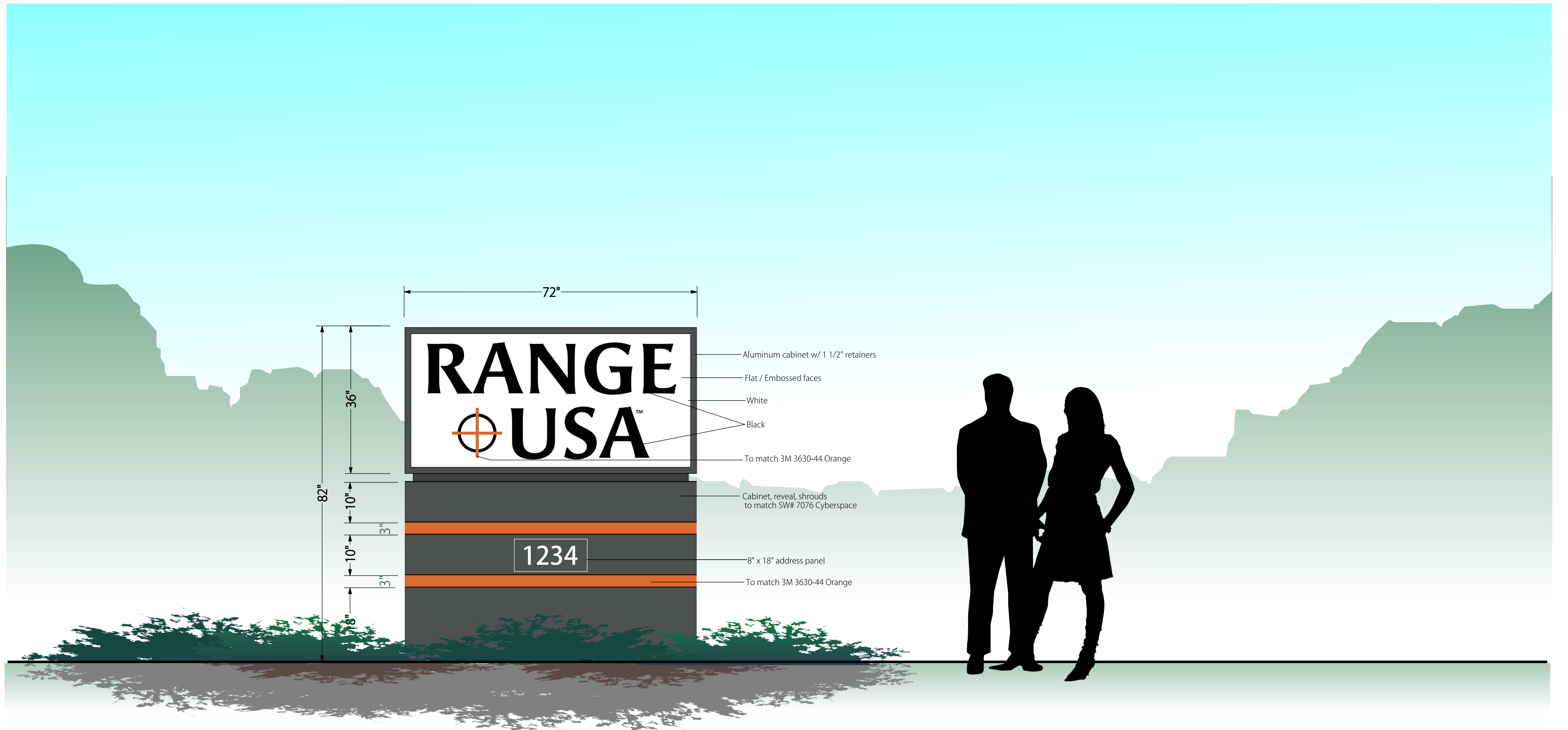
filename: RangeUSA (Long Grove IL) 4-1-22

drawn by / date: TB 4-8-22

revisions:

scale: 3/8" = 1'-0"





① Elevation
 18 sq. ft. (cabinet)



contact: **Scott Smith**
 419-344-5660
 scott@scottconsultinginc.com

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client: **RANGE+USA™**

 **ELECTRIC SIGN**

location: Long Grove, IL.

sign type: Qty. 1 Internally Illuminated D/F Monument Sign

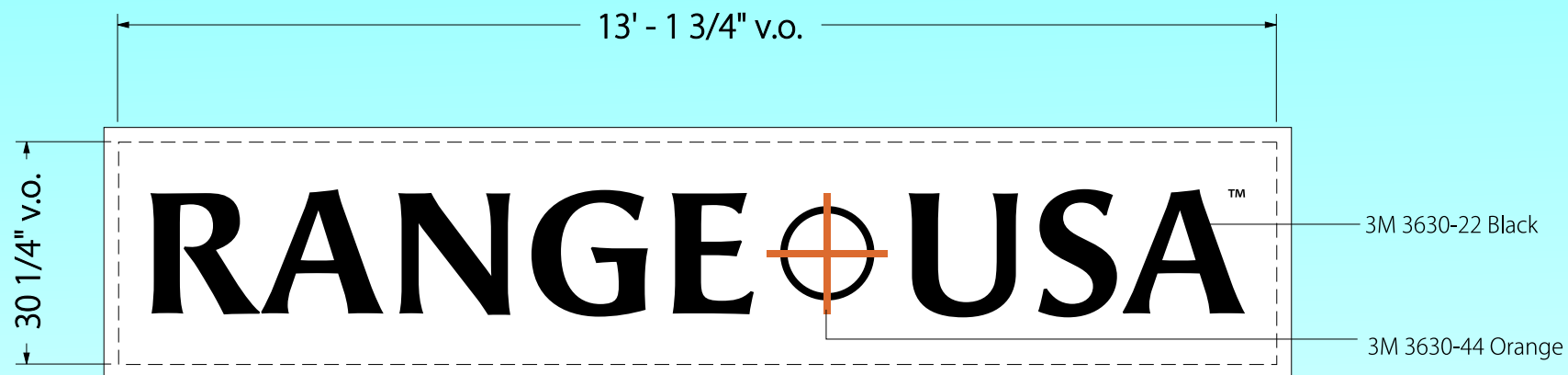
filename: RangeUSA (Long Grove IL) 4-1-22

drawn by / date: TB 4-5-22

revisions: TB 4-7-22

scale: 1/2" = 1'-0"

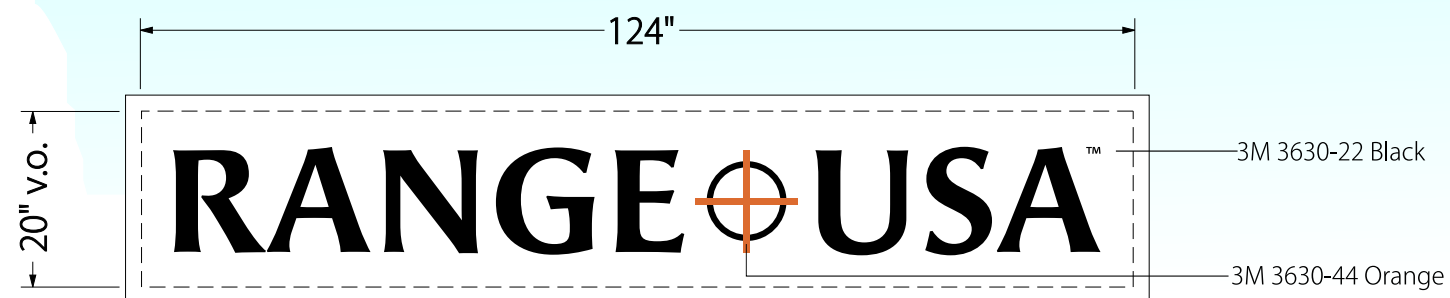




① Face Elevation
Qty.-2



② Proposed Graphics
on Lake Cook Road



③ Face Elevation
Qty.-2



④ Proposed Graphics
at Hwy 53 entrance drive



contact: **Scott Smith**
419-344-5660
scott@scottconsultinginc.com

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client: **RANGE + USA**

location: Long Grove, IL.



sign type: Qty.-2 each / White Lexan Face Replacements / Exstg. Signs

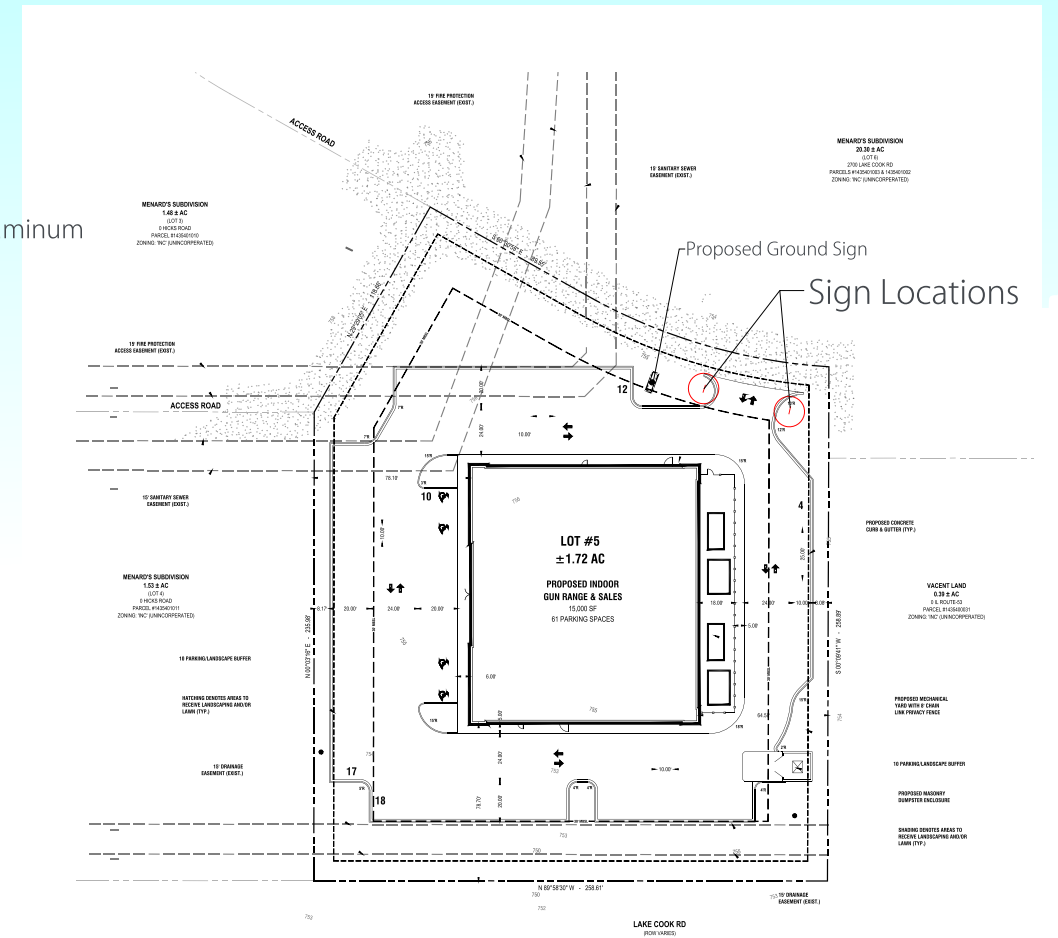
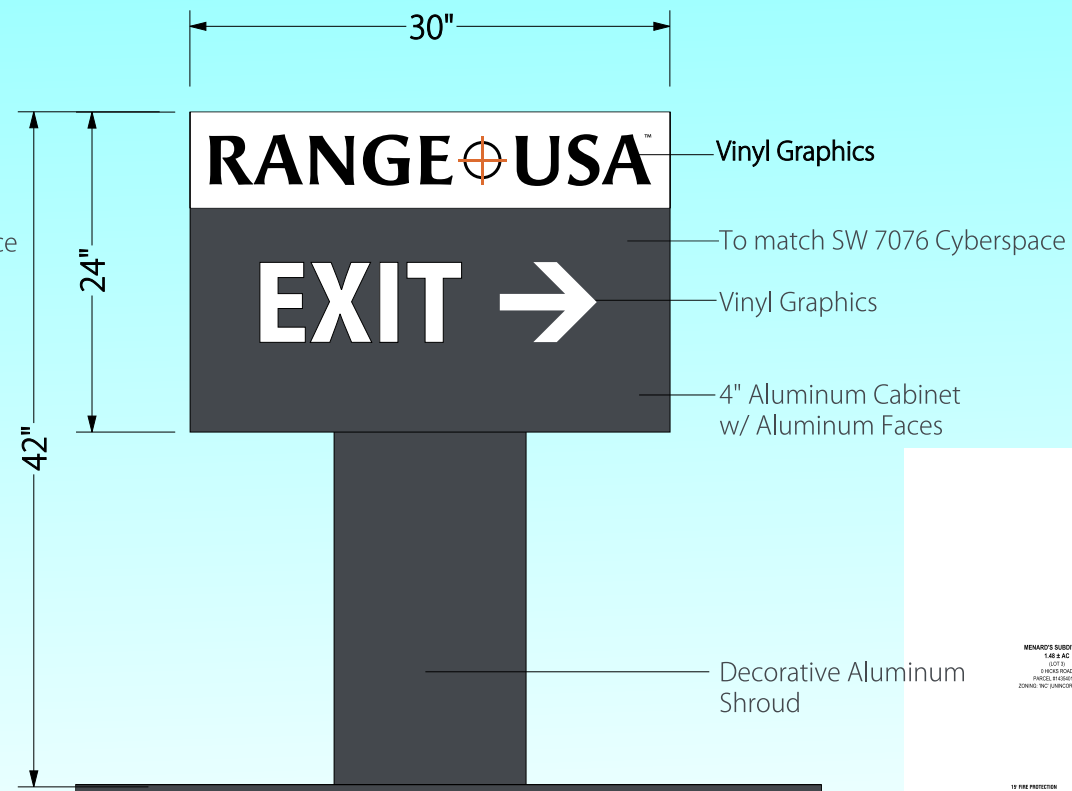
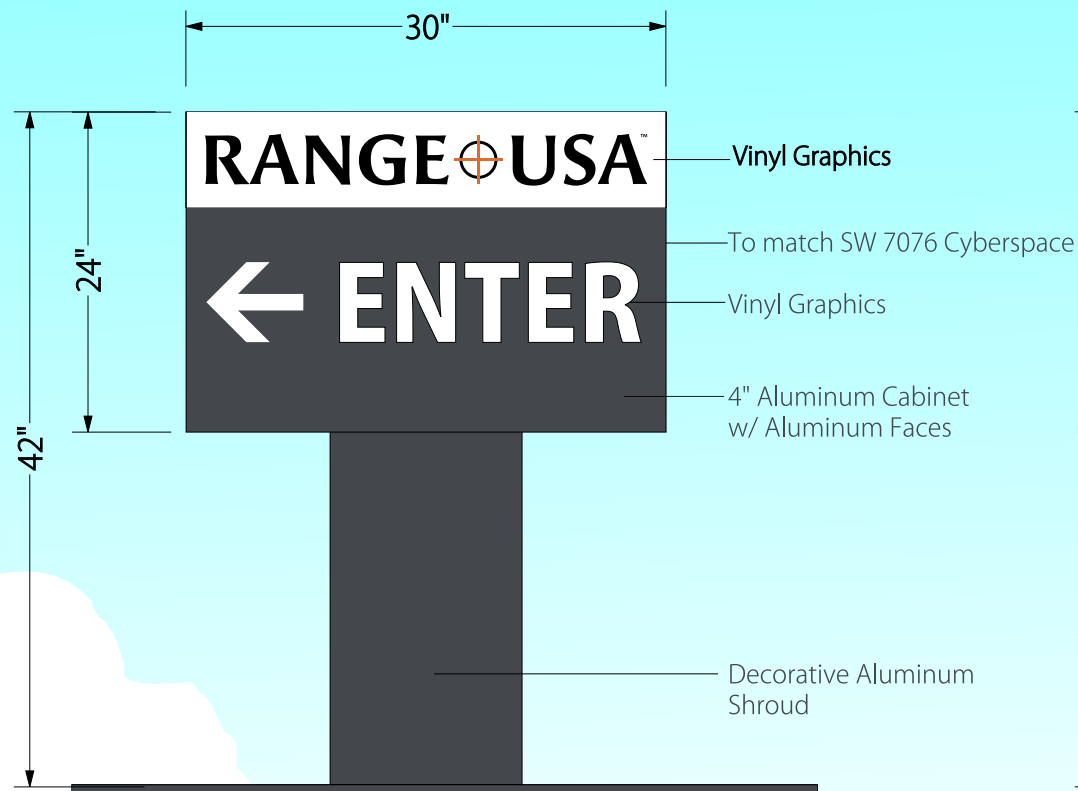
filename: RangeUSA (Long Grove IL) 4-1-22

drawn by / date: TB 4-6-22

revisions: TB 4-8-22

scale: 1/2" = 1'-0"





1 Sign Elevations

2 Proposed Signage Locations
NTS



contact: **Scott Smith**
419-344-5660
scott@scottconsultinginc.com

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client: **RANGE+USA**

location: Long Grove, IL

sign type: Qty. 1 each / Non Illuminated D/F Directional Sign

filename: RangeUSA (Long Grove IL) 4-1-22

drawn by / date: TB 4-7-22

revisions: TB 4-8-22

scale: 1" = 1'-0"



Ken Knuckles

To: Mark Ano
Subject: RE: 2700 Lake Cook Rd, Long Grove, IL - Availability Letter/Will Serve Letter

From: Dupree, Wilfred <WDupree@lakecountyil.gov>
Sent: Wednesday, June 1, 2022 5:03 PM
To: Mark Ano <mano@dmgnashville.com>
Cc: Ken Knuckles <kknuckles@dmgnashville.com>
Subject: 2700 Lake Cook Rd, Long Grove, IL - Availability Letter/Will Serve Letter

Mr. Ano,

This parcel is served by a newer sewer main which Lake County Public Works monitors. Please submit architectural plans to pwengineeringgroup@lakecountyil.gov. If plans are conceptual, please mark as such. All pertinent information, including square feet, would be appreciated.

When the information is received, it will be reviewed in queue. There is a 10-business day turnaround for reviews, after which you will be contacted by a review engineer.

Thank you,

Tony Dupree
In office 12-4:30
847-377-7148

From: Mark Ano <mano@dmgnashville.com>
Sent: Wednesday, June 1, 2022 10:44 AM
To: Dupree, Wilfred <WDupree@lakecountyil.gov>
Cc: Ken Knuckles <kknuckles@dmgnashville.com>
Subject: [EXTERNAL] 2700 Lake Cook Rd, Long Grove, IL - Availability Letter/Will Serve Letter

CAUTION: This email originated from outside of the organization! Do not click links, open attachments, or reply, unless you recognize the sender's email address and know the content is safe.

Morning Tony,

When possible, can you provide a [will serve/availability letter](#) for this location? The Village is requesting it as a supplemental document for the submittal we're making.

Background Context - In February of this year, you provided me some sanitary sewer atlases for an outparcel in the front of the Menard's. The building is a Proposed Commercial Building on the 1.7168 ac Parcel (1435401012). See attached.

Thanks,
Mark



**MARK ANO, EIT
DESIGN ENGINEER**

4209 GALLATIN PIKE
NASHVILLE, TN 37216
(615) 227-5863 OFFICE
(224) 707-2795 CELL
MANO@DMGNASHVILLE.COM

PURCHASE AND SALE AGREEMENT

THIS AGREEMENT is made and entered into by and between Menard, Inc., a Wisconsin corporation ("Seller") and CA Property Acquisitions, LLC, an Ohio limited liability company ("Purchaser") with reference to a certain parcel of land located in the Village of Long Grove, County of Lake, and State of Illinois, which parcel is legally described on the attached Exhibit A. In consideration of the mutual covenants herein set forth, the parties agree as follows:

1. **Agreement to Sell and Purchase:** Seller covenants and agrees to sell, and Purchaser covenants and agrees to purchase, the property described above (the "Property"). The purchase and conveyance contemplated herein will be contingent on and subject to the terms, covenants, conditions and contingencies herein contained.

2. **Permitted Encumbrances:** The sale of the Property is subject to the following encumbrances (the "Permitted Encumbrances"): building and zoning laws; county and municipal ordinances; state and federal regulations; easements, covenants and restrictions apparent or of record, including that certain Recapture Agreement recorded as Document 6201441 and that certain Declaration of Reciprocal Easements and Restrictive Covenants recorded as Document 6201443 (provided that the contingencies herein set forth regarding zoning variances and permits shall apply); and the following covenants that Seller reserves for its use, and the use of its successors or assigns, to be recorded at closing as an appurtenance to the Property:

Site Development Approval: In order to ensure that the area consisting of Grantor's adjacent property and the Property is developed and maintained as a cohesive development, that the development of the Property does not have an adverse impact upon the visibility of the Grantor's property and that the parking, access and circulation areas can accommodate an orderly flow of traffic to and from the respective properties, the Grantor, its successors and assigns, reserve the right to approve or disapprove, in writing, the use, plans, and specifications for any and all development of the Property. The Property shall not be sub-divided or split into multiple lots. Grantee must improve, develop and maintain the entire parcel with either a building, parking facilities or landscaping in order to avoid the appearance of any vacant or undeveloped areas on the Property. No building, structure, or other improvement will be erected, materially altered or placed upon the Property unless the use, plans, specifications and site development plans are approved by Grantor, which approval or disapproval will be at Grantor's sole discretion. Grantor will approve or disapprove any plans or specifications within ten (10) days after its receipt of such plans or specifications and Grantor's request for review, and failure to approve or disapprove within ten (10) days will constitute approval. This restriction will run with the land for a period of twenty (20) years.

Existing Improvements: Grantee hereby acknowledges that certain utility lines/irrigation/drainage/improvements (together, the "Existing Improvements") may be currently located on or under the surface of the Property or adjacent to the boundary of the Property. Grantor hereby reserves a permanent, non-exclusive easement for the operation, maintenance, repair, and replacement of all such

spaces located on Seller's Parcel adjacent to the Property in the area crosshatched on the attached Exhibit B, and Seller's right to relocate said easement to an equivalent location on Seller's Parcel;

- C) Any such other provisions as may be agreed to by the parties.

If the parties hereto are unable to reach an agreement that is satisfactory to both parties on or before the Contingency Date, either party may terminate this Agreement by sending written notice of its intention to terminate to the other at the address provided for notices herein.


7. **Purchaser's Representations:** Purchaser states and represents as follows:

- A) Purchaser is not a "specially designated national and blocked person" on the most current list published by the U.S. Treasury Department Office of Foreign Asset Control;
- B) Purchaser is not listed in the annex to, and is not otherwise subject to the provisions of, Executive Order No. 13224 (the "Executive Order"), and Purchaser is not acting on behalf of any Person or entity that is listed in the annex to, or is otherwise subject to, the provisions of the Executive Order; and
- C) Purchaser, including those corporate representative(s) executing documents on Purchaser's behalf, has full right and authority to execute this Agreement and to execute and deliver the documents required of Purchaser for the performance of this Agreement.



8. **Seller's Representations:** Seller states and represents as follows:

- A) On the date of closing, Seller will own and have fee title to the Property;
- B) Seller, including those corporate representative(s) executing documents on Seller's behalf, has full right and authority to convey the Property, and in regard thereto to execute this Agreement and to execute and deliver the documents required of Seller for the performance of this Agreement;
- C) Seller is not a "specially designated national and blocked person" on the most current list published by the U.S. Treasury Department Office of Foreign Asset Control; Seller is not listed in the annex to, and is not otherwise subject to the provisions of, the Executive Order; and Seller is not acting on behalf of any Person or entity that is listed in the annex to, or is otherwise subject to the provisions of the Executive Order;
- D) The Property will be free of undisclosed tenancies prior to the date of closing;

- 
- E) The following utilities are available and stubbed to within five (5) feet of the Property boundary line: gas, water, sanitary sewer, and electric;



F) Purchaser shall have the right to drain its storm water into the existing storm water detention pond located on Seller's adjacent property, and to utilize the detention pond in connection with the fire sprinkler to be installed at Purchaser's planned building. If such rights are not memorialized through an existing instrument, Seller and Purchaser shall work together during prior to the Contingency Date to prepare and agree upon a mutually acceptable easement agreement to be recorded at Closing.

9. **Surveys:** Purchaser, at its sole cost, shall obtain any surveys necessary for Purchaser's purchase or development of the Property, copies of which shall be provided to Seller and the Title Company described in Section 11 below.

VILLAGE OF LONG GROVE

ORDINANCE NO. 2022-O-___

**AN ORDINANCE AMENDING SECTIONS 5-4-5 and 5-12-13 OF
THE LONG GROVE ZONING CODE REGARDING
FIREARMS RELATED USES IN THE HR HIGHWAY RETAIL DISTRICT**

Adopted by the President and Board of
Trustees of the Village of Long Grove on
this ___th day of _____, 2022

Published in pamphlet form by direction and
authority of the Village of Long Grove,
County of Lake, State of Illinois, on this
___th day of _____, 2022

VILLAGE OF LONG GROVE

ORDINANCE NO. 2022-O-___

**AN ORDINANCE AMENDING SECTIONS 5-4-5 and 5-12-13 OF
THE LONG GROVE ZONING CODE REGARDING
FIREARMS RELATED USES IN THE HR HIGHWAY RETAIL DISTRICT**

WHEREAS, Section 5-4-5(C) of the Long Grove Zoning Code authorizes the establishment of certain special uses in the HR Highway Retail District ("**HR District**") subject to the issuance of a special use permit; and

WHEREAS, the Village President and Board of Trustees ("**Village Board**") have determined that Section 5-4-5(C) of the Zoning Code should be amended to add firearms-related uses as an allowable special use in the HR District, subject to certain terms and limitations, and that additional regulations of firearms-related uses involving firearms-related sales are deemed necessary and appropriate to ensure the public health, safety, and welfare; and

WHEREAS, the Village Board has further determined that Section 5-12-13, titled "Definitions," of the Zoning Code should be amended to add new definitions of "firearms-related uses" and "firearms-related sales"; and

WHEREAS, potential amendments to Sections 5-4-5(C) and 5-12-13 of the Zoning Code regarding firearms-related uses, and the allowance of such uses in the HR District subject to issuance of a special use permit (the "**Proposed Amendments**"), have been presented to the Plan Commission and Zoning Board of Appeals (the "**PCZBA**") for consideration; and

WHEREAS, pursuant to notice duly published, the PCZBA conducted a public hearing on August 2, 2022 to consider the Proposed Amendments and heard testimony from all those attending the public hearing who wished to testify regarding the Proposed Amendments; and

WHEREAS, at the conclusion of the public hearing, the PCZBA recommended _____
_____ ; and

WHEREAS, the President and Board of Trustees have considered the PCZBA's recommendation and determined that amendments to Sections 5-4-5(C) and 5-12-13 of the Zoning Code as set forth in this Ordinance are necessary, desirable, and appropriate; and

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LONG GROVE, COUNTY OF LAKE, STATE OF ILLINOIS, AS FOLLOWS:

SECTION ONE. Recitals. The foregoing recitals are incorporated into this Ordinance as the findings of the President and Board of Trustees.

SECTION TWO. Amendment to Section 5-4-5. Section 5-4-5, titled "Special Uses," of Chapter 4, titled "Business Districts," of Title 5, titled "Zoning Regulations," of the Zoning Code is hereby amended in part as follows:

5-4-5 SPECIAL USES

The uses listed in the following subsections may be permitted in the applicable business districts subject to the issuance of a special use permit as provided in section 5-11-17 of this title:

- (C) *HR District.*

6. Firearms-related uses, if authorized pursuant to an ordinance granting approval of a planned unit development or an amendment to a planned unit development, and further provided that:

- (a) The firearms-related use is located not less than XXX feet from any residentially zoned property, as measured from lot line to lot line;**
- (b) Any firearms-related use involving firearms-related sales is located not less than YYY feet from any other firearms-related use involving firearms-related sales, as measured from lot line to lot line;**

(c) The firearms-related use is operated entirely within an enclosed structure; and

(d) Any firearms-related use involving firearms-related sales is located on a lot that fronts Lake-Cook Road or a State highway.

* * *

SECTION THREE. Amendment to Section 5-12-13. Section 5-12-13, titled “Definitions,” of Chapter 12, titled “Applicability and Interpretation,” of Title 5, titled “Zoning Regulations,” of the Zoning Code is hereby amended in part to add a new definition of “firearms-related uses” as follows:

5-12-13 DEFINITIONS

When used in this title, the following terms shall have the meanings herein ascribed to them:

* * *

Firearms-related uses. Any premises where: (i) firearms, ammunition, firearm parts, and/or firearm accessories are sold or offered for sale at retail, (ii) firing range facilities are provided or operated, and/or (iii) firearms training or instruction is provided that involves handling or use of firearms and/or ammunition.

Firearms-related sales. Any firearms-related use involving the sale or offering for sale at retail of firearms, ammunition, firearm parts, and/or firearm accessories.

* * *

SECTION FOUR. Effective Date. This Ordinance shall be in full force and effect after its passage, approval, and publication in pamphlet form in the manner provided by law.

STATE OF ILLINOIS

5782630

COUNTY OF LAKE



FILED FOR RECORD BY:
MARY ELLEN VANDERVENTER
LAKE COUNTY, IL RECORDER
05/16/2005 - 12:52:15 P.M.
RECEIPT #: 223277
DRAWER #: 18

CERTIFICATION

I, David A. Lothspeich, the Deputy Village Clerk of the Village of Long Grove, Lake County, Illinois, do hereby certify that, as such Deputy Village Clerk, I am duly authorized to keep records of and for the Village of Long Grove, and the attached Village of Long Grove Ordinance No. 2005-O-12, dated April 26, 2005, is a true and correct copy of such Ordinance as it is retained in the files of the Village, and, to the best of my knowledge, it is true and correct in its contents.

(seal)



David A. Lothspeich
Deputy Village Clerk
Village of Long Grove, Illinois

MAIL TO:
HOLLAND & KNIGHT
131 S. DEARBORN ST. 30TH FLR
CHICAGO, IL 60603-5506

62 PLX

5782630

VILLAGE OF LONG GROVE

ORDINANCE NO. 2005-O-12

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A
PLANNED UNIT DEVELOPMENT AND APPROVING A
PRELIMINARY PLANNED UNIT DEVELOPMENT PLAT
FOR THE PROPERTY LOCATED AT THE NORTHEAST CORNER
OF ILLINOIS ROUTE 53 AND LAKE COOK ROAD**

Adopted by the
President and Board of Trustees
of
the Village of Long Grove
this 26th day of April, 2005

Published in pamphlet form by direction
and authority of the Village of Long Grove,
Lake County, Illinois
this 27th day of April, 2005

VILLAGE OF LONG GROVE

ORDINANCE NO. 2005-O-12

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A
PLANNED UNIT DEVELOPMENT AND APPROVING A
PRELIMINARY PLANNED UNIT DEVELOPMENT PLAT
FOR THE PROPERTY LOCATED AT THE NORTHEAST CORNER
OF ILLINOIS ROUTE 53 AND LAKE COOK ROAD**

WHEREAS, pursuant to Ordinance No. 2005-O-08, the Village of Long Grove approved an annexation agreement ("**Annexation Agreement**") with Lake Cook, L.L.C. and Menard, Inc. (collectively, "**Owners**"), the owners and contract purchaser, respectively, of the real property consisting of approximately 36 acres and located at the northeast corner of Illinois Route 53 and Lake Cook Road ("**Property**"); and

WHEREAS, the Annexation Agreement provided that, among other things, a portion of the Property consisting of 9.718 acres would be annexed to the Village, and the entire Property would be zoned into the HR Highway Retail District and developed as a planned unit development with a home improvement store and six outlot commercial buildings ("**Proposed Development**"); and

WHEREAS, pursuant to notice duly published in accordance with state law in the *Daily Herald*, the Long Grove Plan Commission commenced a public hearing on November 2, 2004, and continued from time-to-time, for the purposes of hearing and considering testimony on the Owners' request for approval of a special use permit for a planned unit development for the Property and approval of preliminary planned unit development plans; and

WHEREAS, during the public hearings, representatives of the Owners presented oral and written testimony, including without limitation the following plans for the Proposed Development:

1. Preliminary PUD Site Plan, Preliminary PUD Grading Plan, and Preliminary PUD Utility Plan prepared by Manhard Consulting, Ltd., consisting of three sheets, and last revised on April 19, 2005.

2. Proposed Improvement Plans prepared by Manhard Consulting, Ltd., consisting of the following and last revised on April 19, 2005:
 - a. Overall Site Plan.
 - b. Existing Topography.
 - c. Preliminary Site Dimensional and Paving Plan.
 - d. Preliminary Grading Plan.
 - e. Preliminary Utility Plan.
 - f. Stormwater Pollution Prevention Plan.
 - g. Construction Details.
 - h. Specifications.
3. Preliminary Plat of Subdivision prepared by Manhard Consulting Ltd., consisting of two sheets, and last revised on April 19, 2005.
4. Tree Preservation Plan, prepared by Manhard Consulting, Ltd., consisting of one sheet and dated October 27, 2003.
5. Proposed Architectural and Landscaping Plans, prepared by HKM Architects and Planners, Inc. and consisting of the following:
 - a. Preliminary Landscape Plan, consisting of one sheet and last revised on March 14, 2005.
 - b. Plant List and Landscape Details, consisting of one sheet and last revised on January 24, 2005.
 - c. Menards Store Elevations, consisting of one sheet and last revised on March 9, 2005.
 - d. Menards Warehouse Elevations, consisting of one sheet and last revised on September 10, 2004.
 - e. Sign Elevations, consisting of two sheets and last revised on March 9, 2005.
 - f. Outlot Building Elevations for Lots 2 through 5, consisting of eight sheets and last revised on September 10, 2004.
6. Lighting Plan prepared by Lsi Industries, consisting of one sheet, and last revised on March 1, 2005.
7. Sanitary Sewer Line Route Plan (Off-Site Sewer Alternate 4), prepared by Manhard Consulting, Ltd., and last revised on March 9, 2005.

8. Roadway Improvements Plan prepared by Manhard Consulting Ltd., consisting of 31 sheets, and last revised on April 15, 2005.

all attached to this Ordinance as Exhibit B (collectively, "**Preliminary PUD Plans**"); and

WHEREAS, during the February 1, 2005, continuation of the public hearing the Plan Commission made the following findings:

1. According to the testimony and other evidence presented by the Owners, including the Preliminary PUD Plans, the Proposed Development consists of one home improvement store and six outlot commercial buildings on the Property.
2. The Owners testified that the Proposed Development will be constructed in substantial conformity with the Preliminary PUD Plans.
3. The evidence presented demonstrates that, subject to the conditions hereinafter set forth, the construction and maintenance of the Proposed Development on the Property:
 - (a) is consistent with the stated purpose of the planned unit development regulations;
 - (b) meets the requirements and standards of the planned unit development regulations;
 - (c) makes adequate provision for public services, provides adequate control over vehicular traffic, provides and protects designated open space, and furthers the amenities of light and air, recreation, and visual enjoyment;
 - (d) is compatible with the adjacent properties and neighborhood;
 - (e) is not detrimental to the tax base and economic well-being of the entire community; and
 - (f) conforms with the intent and spirit of the comprehensive plan of the Village.
4. The evidence presented demonstrates that the Proposed Development satisfies the requirements for granting a special use permit for a preliminary planned unit development and approving the Preliminary PUD Plans to permit the Proposed Development on the Property, subject to the terms and conditions hereinafter set forth;

WHEREAS, based on these findings, the Plan Commission recommended that a special use permit be granted for a planned unit development and the Preliminary PUD Plans be approved to permit the Proposed Development on the Property; and

WHEREAS, the President and Board of Trustees, having considered the recommendations of the Plan Commission and being fully advised in the premises, have determined that it is in the best interests of the Village and its residents to grant a special use permit for a planned unit development and approve the Preliminary PUD Plans to permit the Proposed Development on the Property, subject to the terms and conditions of this Ordinance as hereinafter set forth; and

WHEREAS, the President and Board of Trustees have adopted Ordinance No. 2005-O-11 zoning the Property into the HR Highway Retail District;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LONG GROVE, COUNTY OF LAKE, STATE OF ILLINOIS,
as follows:

SECTION ONE: Recitals. The foregoing recitals are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section.

SECTION TWO: Grant of a Special Use Permit for a Planned Unit Development and Approval of the Preliminary PUD Plans. Pursuant to Sections 5-9-3-3 and 5-11-6 of the Long Grove Zoning Code, and subject to the limitations therein and the conditions set forth in Section Three of this Ordinance, a special use permit for a planned unit development shall be, and is hereby, granted and the Preliminary PUD Plans shall be, and are hereby, approved to permit the Proposed Development on the Property. In connection with the approval of the Special Use Permit and the Preliminary PUD Plans, the Village Board hereby grants relief from the bufferyard, conservancy district, impervious surface area, parking, and scenic corridor easement requirements of the Long Grove Village Code as necessary to permit the Proposed Development on the Property as depicted on the Preliminary PUD Plans.

SECTION THREE: Conditions on Approval. The approvals granted pursuant to Section Two of this Ordinance shall be, and they are hereby, conditioned upon and limited by the following conditions, the violation of any of which shall, in the reasonable discretion of the

President and Board of Trustees, be grounds for the repeal and revocation of the approvals granted herein:

- A. No Authorization of Work. This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced on the Property pursuant to the approvals granted in this Ordinance except only after all conditions of this Ordinance precedent to such work have been fulfilled, including without limitation approval and recordation of a final plat of subdivision and final planned unit development plat and Village approval of final engineering plans for the Proposed Development, and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law; provided that, subject to Village approval of an at-risk agreement, the owners of the Property may seek Village approval for, and commence solely at their own risk, mass grading of the Property prior to fulfillment of said conditions.

- B. Compliance with Laws. Except as otherwise provided by the Annexation Agreement, the Zoning Code, the Subdivision Code, the Building Code, and all other applicable ordinances and regulations of the Village shall continue to apply to the Property, and the development and use of the Property shall be in compliance with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction over the Property.

- C. Final Planned Unit Development Plat. Within 30 months after the effective date of this Ordinance, an Owner or Owners shall submit for review and approval, in accordance with Chapter 9 of the Zoning Code, a final planned unit development plat ("**Final PUD Plat**") for the first phase of the development of the Property, which Final PUD Plat shall substantially conform to the Preliminary PUD Plans; provided, however, that the layout of the buildings and parking area for Lot 1 on the Property are depicted on the Preliminary PUD Plans for illustration purposes only, and the final layout of the buildings and parking area for Lot 1 shall be subject to review by the Plan Commission and approval by the Village Board. The Final PUD Plat may be submitted for approval by the Village in phases, in which case at least the first phase shall be submitted within 30 months, and complete Final PUD Plat applications for all phases shall be submitted within 60 months after the effective date of this Ordinance, unless extended by resolution of the Village Board. The failure to submit an application for approval of a Final PUD Plat for any lot on the Property within the time periods set forth in this Subsection shall render null and void the approvals granted in this Ordinance for that lot. The Final PUD Plat for each phase shall depict the location and layout of individual buildings and lots within the Property, as well as all parking spaces for the Property. The Final PUD Plat for each phase shall also depict all conservancy and scenic corridor easement areas as depicted on the Preliminary PUD Plans,

and shall contain language reasonably approved by the Village Attorney restricting development within such areas.

- D. Final Engineering. The applicable Owner shall submit to the Village for its review and approval final engineering plans for the Proposed Development, which plans shall substantially conform to the preliminary engineering plans that are part of the Preliminary PUD Plans attached to this Ordinance as Exhibit B. The final engineering plans shall be approved as part of the Final PUD Plat.
- E. Landscape Plans. Landscaping for the common areas on the Property, Lot 6, and Outlot A (as referenced on the Preliminary PUD Plans) shall be installed pursuant to the landscape plan approved by the Architectural Board of Review and included as part of the Preliminary PUD Plans attached to this Ordinance. Landscaping for the other individual lots on the Property shall be installed pursuant to landscape plans prepared by the owners of such lots, which plans shall be submitted to the Architectural Board of Review for its review and approval. The applicable Owner shall be required to maintain the landscaping on the Property in accordance with good arboricultural and landscaping practices. If, for whatever reason, any of the plantings depicted on any approved landscaping plan are removed, destroyed, or fail to survive two years following (i) the issuance of a certificate of occupancy for the improvements on a particular lot or (ii) initial installation of such plantings, whichever is later, the applicable Owner shall, not later than the next planting season occurring at least 30 days after the applicable Owner receives notice from the Village, replace such plantings with substitute plantings that substantially conform to the size and type of the original plantings, as depicted on the final landscape plans. For purposes of this Subsection, a "planting season" shall be either the period between 15 April and 15 June or the period between 1 September and 1 November in any calendar year.
- F. Lighting Plans. All exterior lighting for Lot 6, Outlot A, and the main access driveway shall be installed in accordance with the lighting plan approved by the Architectural Board of Review and included as part of the Preliminary PUD Plans attached to this Ordinance. With the intention of preserving the Village's "dark sky" character to the maximum feasible extent, lighting on the Property shall be reduced to security levels with 90 minutes after the close of each business on each day; for the purposes of this Ordinance, "security levels" shall be no greater than 40 percent of the maximum intensity of the light fixtures. In addition, on Lot 6, the light fixtures serving the two easternmost parking aisles shall be reduced to security levels within 45 minutes of store closing. A lighting plan for each of the remaining lots in the Proposed Development shall be submitted to the Architectural Board of Review for its review and approval prior to installation of exterior lighting on such lots.
- G. Signage. All signage for the Proposed Development shall be installed in accordance with the signage plan approved by the Architectural

Board of Review and included as part of the Preliminary PUD Plans attached to this Ordinance. Any additional signage shall be reviewed and approved by the Architectural Board of Review prior to installation of such signage on the Property.

- H. Design Standards. The home improvement store on Lot 6 and the proposed buildings on Lots 2, 3, 4, and 5 shall be constructed in accordance with the plans approved by the Architectural Board of Review and included as part of the Preliminary PUD Plans attached to this Ordinance. Elevations and detailed plans and renderings for any other building on the Property, including any building or buildings proposed to be constructed on Lot 1, shall be submitted to the Architectural Board of Review for its review and approval prior to construction of such building or buildings.
- I. Permitted Uses. In addition to those permitted uses listed in Section 5-5-2 of the Long Grove Zoning Code, the following uses shall be allowed on the Property as permitted uses:
1. All uses permitted in the B-1 Business District pursuant to Section 5-5-2-2 of the Long Grove Zoning Code, except for residential living quarters (5-5-2-2(Q)) and taverns (5-5-2-2(S)).
 2. All uses permitted in the B-2 Business District pursuant to Section 5-5-3-2 of the Long Grove Zoning Code.
 3. Home improvement stores.
 4. Restaurants, subject to the terms and conditions contained in Subsection J.2 of this Section Three.
 5. Banks; provided, however, that any drive-through accessory to a bank shall require a special use permit.
 6. Garden specialty stores.
 7. Hotels.
 8. Auto dealers.
 9. Warehouses.
 10. Theaters.
 11. Senior housing, including assisted living facilities and continuing care retirement communities; provided, however, that any such senior housing facilities shall require a special use permit.
 12. Drive-through accessory to a drug store; provided, however, that such drive-through shall require a special use permit.

J. 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 Three, the following restaurant uses shall be authorized:
 - a. Establishments conforming to the definition of "Restaurant, Standard" in the Zoning Code (NAICS 722110) are permitted.
 - b. Restaurants whose fare is predominantly ice cream, yogurt, bagels, juices, coffee, or donuts (NAICS 722213) 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.
 - c. Limited Service Restaurants (NAICS 722211) shall be permitted subject to a special use permit, except that fast food restaurants shall not be permitted.
 - d. No drive-in or drive-through restaurant facilities shall be permitted on the Property; provided, however, that 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.
 - e. No restaurant containing a bar within its premises shall be permitted except pursuant to a special use permit.

K. 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 home improvement store may remain open between 5:00 a.m. and 12:00 a.m.
2. A restaurant may remain open between 7:00 a.m. and midnight; provided, however, that such restaurant may request approval from the Village Board to extend such hours of operation.
3. A convenience store may remain open between 6:00 a.m. and 12:00 a.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 a.m.

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.

- L. Outdoor Dining. No outdoor dining shall be permitted on the Property unless it shall comply with the Long Grove Zoning Code, including without limitation the requirements for a temporary use permit or special use permit contained in Sections 5-5-2-3.5 and 5-5-2-3 of the Zoning Code, which provisions shall apply to the Property as if it were located within the Village's historic business district.
- M. Outdoor Displays. No outdoor display shall be permitted on the Property unless approved in advance by the Village Board.
- N. Non-Retail Use Restriction. No more than 15,000 square feet of the leasable floor area of the Property shall be used for nonretail uses, as that term is defined in Section 5-5-5-8 of the Zoning Code; provided that the Village shall not limit the development of the Property with nonretail uses to an area less than 15,000 square feet of leasable floor area, regardless of development that may occur in other areas of the Village that may, in the future, be zoned in the HR Highway Retail District. For purposes of this Section 3(N), the proposed home improvement store and accessory buildings and uses on Lot 6 of the Property shall not be considered nonretail uses, provided that the home improvement store and accessory uses are operated in conformity with other Menard, Inc. retail home improvement stores and are not used for nonretail purposes such as a corporate headquarters.
- O. Maximum Floor Area Ratio. Notwithstanding the provisions of Subsection 5-5-5-5(A) of the Zoning Code, the maximum floor area ratio permitted for the Property shall not exceed 0.20 and the maximum floor area ratio permitted for any one lot of record within the Property shall not exceed 0.30.
- P. Maximum Height of Home Improvement Store. Notwithstanding the provisions of Subsection 5-5-5-5(B) of the Zoning Code, the proposed home improvement store may be constructed to a height not to exceed 46 feet.
- Q. Maximum Impervious Surface. Notwithstanding the provisions of Subsection 5-5-5-5(D) of the Zoning Code, the total impervious surface area for the combined Lots 1 through 6, 8, and Outlot A on the Property shall not exceed 82 percent. Lot 7 shall be subject to the

impervious surface restrictions contained in Subsection 5-5-5-5(D) of the Zoning Code.

- R. Parking. Parking to serve the Proposed Development shall be installed on the Property in accordance with the Preliminary PUD Plans; provided, however, that the final layout of the parking for Lot 1 on the Property shall be depicted on the Final PUD Plat and shall be subject to review by the Plan Commission and approval by the Village Board.
- S. Improvements. All improvements for the Proposed Development on the Property shall be installed in accordance with approved final engineering plans. Menard, Inc. shall provide sufficient security for all required improvements for the Proposed Development in accordance with the Annexation Agreement.
- T. Sanitary Sewer. Sanitary sewer service shall be provided to the Proposed Development by sanitary sewer connected to the Lake County sanitary sewer system. The sanitary sewer system shall be built at Menard, Inc.'s sole cost and expense and in accordance with the Final Engineering Plans, which plans shall be subject to the reasonable review and approval of by the Village Engineer.
- U. Water. Water service shall be provided to the Proposed Development by a private well system. The well water system shall be built at Menard, Inc.'s sole cost and expense and in accordance with the Final Engineering Plans, which plans shall be subject to the reasonable review and approval of the Village Engineer.
- V. Roadway. All roads within the Proposed Development shall be privately owned and maintained and installed in accordance with the Preliminary PUD Plans and the Final PUD Plat, as reasonably reviewed and approved by the Village Engineer, and shall be as depicted on the Final PUD Plat.
- W. Trail. Prior to the issuance of any certificate of occupancy for the Property, Menard, Inc. shall construct and complete, at its sole cost and expense, a five foot wide pedestrian trail in the locations depicted on the Preliminary PUD Plans, which trail shall be subject to the reasonable review and approval by the Village Engineer.
- X. Future Development of Lots 7 and 8. Prior to any development of Lot 7 or 8 on the Property, a preliminary and final planned unit development plat for such Lot or Lots shall be submitted and approved in accordance with Chapter 9 of the Long Grove Zoning Code.
- Y. Declaration of Covenants and Restrictions. Prior to the recordation of the Final PUD Plat, the Owners shall record a declaration of covenants and restrictions, which declaration shall be subject to the reasonable review and approval of the Village Attorney in accordance with the terms of the Annexation Agreement.

Z. Fees and Costs. Subject to the terms of the Annexation Agreement, for any future approval authorized by this Ordinance, Lake Cook, LLC (with respect to Lot 1) and Menard, Inc. (with respect to the remainder of the Property except Lot 7) shall be responsible for paying all applicable fees relating to the granting of the approvals set forth herein in accordance with the Long Grove Zoning Code. In addition, Lake Cook, LLC (with respect to Lot 1) and Menard, Inc. (with respect to the remainder of the Property except Lot 7) shall reimburse the Village for all of its reasonable costs (including without limitation engineering, planning, and legal expenses) incurred in connection with the review, consideration, approval, implementation, or successful enforcement of this Ordinance. Any amount not paid within 30 days after delivery of a demand in writing for such payment shall, along with interest and the costs of collection, become a lien upon the Property (or that portion of the Property to which the unpaid amount relates), and the Village shall have the right to foreclose such lien in the name of the Village as in the case of foreclosure of liens against real estate.

AA. Transferees. Subject to the terms of the Annexation Agreement, the rights and obligations set forth in this Ordinance shall be binding on Lake Cook, LLC (with respect to Lot 1) and Menard, Inc. (with respect to the remainder of the Property except Lot 7) and upon any and all of such Owner's heirs, successors, and assigns, and upon any and all successor legal or beneficial owners of all or any portion of the Property. To the extent that a successor becomes bound to the obligation created herein pursuant to a transferee assumption agreement reasonably acceptable to the Village, and such successor demonstrates to the Village that it has the financial viability to meet the obligations herein, Lake Cook, LLC (with respect to Lot 1) and Menard, Inc. (with respect to the remainder of the Property except Lot 7) shall be released from its obligations under this Ordinance to the extent of the transferee's assumption of such liability. The failure of Lake Cook, LLC (with respect to Lot 1) and Menard, Inc. (with respect to the remainder of the Property except Lot 7) to provide the Village with an enforceable transferee assumption agreement as herein provided shall result in the respective Owner remaining fully liable for all of its obligations under this Ordinance but shall not relieve the transferee of its liability for all such obligations as a successor to such respective Owner.

In addition, any violation of this Ordinance shall be deemed a violation of the Long Grove Zoning Code and shall subject the respective Owner to enforcement proceedings accordingly.

SECTION FOUR: Amendments. Unless otherwise precluded by state law, applications to amend or make administrative or minor changes to this Ordinance, or for other land use approvals for the Property (including but not limited to special use permits), need only be executed by the owner or owners of that portion of the Property that is the subject matter of any

such application, and shall not require the authorization or execution by the owner or owners of any other portion of the Property.

SECTION FIVE: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law; provided, however, that this Ordinance shall be of no force or effect unless and until (i) the Owners have caused a duly authorized person to execute and file with the Village their unconditional agreement and consent, in the form attached hereto as Exhibit C and by this reference incorporated herein and made a part hereof and (ii) the Annexation Agreement has been duly executed by all parties thereto. If the Owners do not file their unconditional agreement and consent with the Village within 30 days following the passage of this Ordinance, or within such greater time as the Village Board may approve by motion, the Village Board may, in its discretion and without public notice or hearing, repeal this Ordinance and thereby revoke the special use permit granted in this Ordinance. Upon this Ordinance having full force and effect, the Village Clerk shall cause it to be recorded in the Office of the Lake County, Illinois Recorder of Deeds.

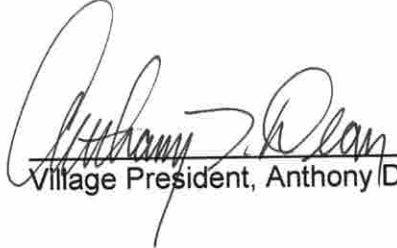
PASSED this 26th day of April, 2005.

AYES: (6) Barry, Borawski, Hannon, Klein, Lazakis, Weisberg

NAYS: (0)

ABSENT: (0)

APPROVED this 26th day of April, 2005.


Village President, Anthony Dean

ATTEST:

Village Clerk, Caroline Liebl

2636169_v5

EXHIBIT A

Legal Description of Property

PARCEL 1:

LOT 1 IN SHANSKE TERRACE, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 17, 1957 AS DOCUMENT 975578, IN BOOK 1592 OF RECORDS, PAGE 391, IN LAKE COUNTY, ILLINOIS.

PIN: 14-35-401-001

PARCEL 2:

THE NORTH 230 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (AS MEASURED ALONG THE EAST LINE THEREOF) (EXCEPT THAT PART THEREOF WHICH LIES WEST OF THE CENTER OF STATE ROAD 53 AS NOW LOCATED) IN SECTION 35, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

PIN: 14-35-400-016

PARCEL 3:

THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35 WITH A LINE THAT IS 50 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE CENTER LINE OF HICKS ROAD (STATE ROAD NO. 53); THENCE SOUTHWESTERLY ALONG SAID PARALLEL LINE TO A POINT 550 FEET NORTHEASTERLY OF AND 50 FEET SOUTHEASTERLY OF THE POINT OF INTERSECTION OF THE CENTERLINE OF HICKS ROAD WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION (AS MEASURED ALONG THE CENTERLINE OF HICKS ROAD AND ON THE PROLONGATION OF A RADIAL LINE THERETO); THENCE CONTINUING SOUTHEASTERLY ALONG A LINE 10 FEET; THENCE SOUTHWESTERLY ALONG A LINE 60 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF HICKS ROAD TO A POINT 325 FEET NORTHEASTERLY OF AND 60 FEET SOUTHEASTERLY OF THE POINT OF INTERSECTION OF THE CENTERLINE OF HICKS ROAD WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION (AS MEASURED ALONG THE CENTERLINE OF HICKS ROAD AND ON A LINE AT RIGHT ANGLES THERETO); THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 10 FEET; THENCE SOUTHWESTERLY ON A LINE 70 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF HICKS ROAD TO ITS INTERSECTION WITH A LINE 80 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE EAST ON THE LAST DESCRIBED PARALLEL LINE TO A POINT 565.76 FEET WEST OF AND 80 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 35 (AS MEASURED ON THE SOUTH LINE THEREOF

AND ON A LINE AT RIGHT ANGLES THERETO); THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 10 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, TO THE WEST LINE OF THE EAST 80 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE NORTH ALONG THE WEST LINE OF THE EAST 80 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE WEST ALONG THE NROTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS;

PIN: 14-35-400-022
14-35-400-024

PARCEL 4A:

THAT PART OF THE FOLLOWING DESCRIBED TRACT OF LAND LYING WEST OF A LINE 417.65 FEET WEST OF AND PERPENDICULAR TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID TRACT BEING DESCRIBED AS FOLLOWS: THE SOUTH 191.5 FEET (AS MEASURED ALONG THE EAST LINE THEREOF) OF THE FOLLOWING DESCRIBED PROPERTY: THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (EXCEPT THE NORTH 230 FEET THEREOF AS MEASURED ALONG THE EAST LINE THEREOF AND EXCEPT THAT PART THEREOF WHICH LIES WEST OF THE CENTER OF STATE ROAD 53 AS NOW LOCATED) IN SECTION 35, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

PIN: 14-35-400-017

PARCEL 4B:

THAT PART OF THE FOLLOWING DESCRIBED TRACT OF LAND LYING EAST OF A LINE 417.65 FEET WEST OF AND PERPENDICULAR TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID TRACT BEING DESCRIBED AS FOLLOWS: THE SOUTH 191.5 FEET (AS MEASURED ALONG THE EAST LINE THEREOF) OF THE FOLLOWING DESCRIBED PROPERTY: THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (EXCEPT THE NORTH 230 FEET THEREOF AS MEASURED ALONG THE EAST LINE THEREOF AND EXCEPT THAT PART THEREOF WHICH LIES WEST OF THE CENTER LINE OF STATE ROAD 53 NOW LOCATED) IN SECTION 35, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

PIN: 14-35-400-018

PARCEL 5:

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36 AND THE EAST 80.00 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE

SOUTHEAST QUARTER OF SECTION 35, ALL IN TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

SAVE AND EXCEPT, HOWEVER, FROM THE ABOVE DESCRIBED PARCELS, THE FOLLOWING DESCRIBED PORTION THEREOF:

THOSE PARTS OF THE SOUTHEAST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, ALL IN TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 35 AFORESAID; THENCE WEST, ON THE SOUTH LINE THEREOF, TO ITS INTERSECTION WITH THE WEST LINE OF THE EAST 80 FEET OF SAID SOUTHEAST QUARTER; THENCE NORTH, ON SAID WEST LINE, 283 FEET; THENCE EASTERLY TO A POINT THAT IS 288.24 FEET EAST OF AND 283 FEET NORTH OF THE PLACE OF BEGINNING (AS MEASURED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 36 AFORESAID AND ON A LINE AT RIGHT ANGLES THERETO); THENCE NORTHERLY TO A POINT 731.81 FEET NORTHWESTERLY OF AND 250 FEET SOUTHWESTERLY OF THE INTERSECTION OF THE SOUTH LINE OF SECTION 36 AFORESAID WITH THE LOCATED TRANSIT LINE OF F.A. ROUTE 61 (NOW KNOWN AS F.A. ROUTE 432) AS SHOWN ON THE PLAT OF SURVEY OF FEDERAL AID ROUTE 61 RECORDED JUNE 22, 1971 AS DOCUMENT 1508620 IN THE LAKE COUNTY RECORDER'S OFFICE IN LAKE COUNTY, ILLINOIS, SAID TRANSIT LINE HEREINAFTER REFERRED TO AS THE CENTERLINE OF F.A. ROUTE 432 (THE FOREGOING DIMENSIONS BEING MEASURED ON THE CENTERLINE OF F.A. ROUTE 432 AFORESAID AND ON A LINE AT RIGHT ANGLES THERETO); THENCE EAST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, TO THE WEST LINE OF 66-FOOT HICKS ROAD; THENCE SOUTH, ON SAID WEST LINE, TO THE SOUTH OF SAID SOUTHWEST QUARTER; THENCE WEST ON SAID SOUTH LINE TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PINs: 14-36-300-004

14-36-300-034

14-35-400-029

EXHIBIT B

Preliminary PUD Plans

EXHIBIT C


Unconditional Agreement and Consent

Pursuant to Section Five of Long Grove Ordinance No. 2005-O-12, and to induce the Village of Long Grove to grant the approvals provided for in such Ordinance, the undersigneds acknowledge for themselves and their successors and assigns in title to the Property that they

1. have read and understand all of the terms and provisions of said Ordinance No. 2005-O-12;
2. hereby unconditionally agree to accept, consent to, and abide by all of the terms, conditions, restrictions, and provisions of this Ordinance, the Long Grove Zoning Code, and all other applicable codes, ordinances, rules, and regulations, subject to the terms of the Annexation Agreement;
3. acknowledge and agree that the Village is not and shall not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's issuance of any permits for the use of the Property, and that the Village's issuance of any permit does not, and shall not, in any way, be deemed to insure either of the undersigned against damage or injury of any kind and at any time;
4. acknowledge that the public notices and hearings have been properly given and held with respect to the adoption of the Ordinance;
5. agree to and do hereby hold harmless, defend, and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of these parties with respect to the Property and the Village's adoption of the Ordinance or granting the approvals to the undersigned pursuant to the Ordinance, except as may arise as a result of the Village's gross negligence or willful misconduct; and
6. represent and acknowledge that the persons signing this Unconditional Agreement and Consent are duly authorized to do so on their behalf.

[SIGNATURES ON FOLLOWING PAGES]

LAKE COOK, L.L.C.

By:  _____

Its: Managing Member _____

MENARD, INC.

By: 

Its: 

MAY 16 2005

5782630

PLAT INFORMATION SHEET

NUMBER OF PLAT PAGES

62

SECTION	TOWNSHIP	RANGE
35	43	10
LEGAL DESCRIPTION		
Lt 1 Shanske Ter #975578		

CHECK (✓) TYPE OF PLAT:

- ANNEXATION/DISCONNECTION
- CONDOMINIUM
- DEDICATION
- VACATION
- OTHER Ordinance
- SUBDIVISION (enter subdivision name on line below)

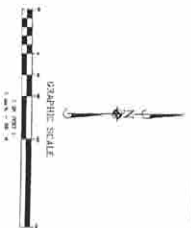
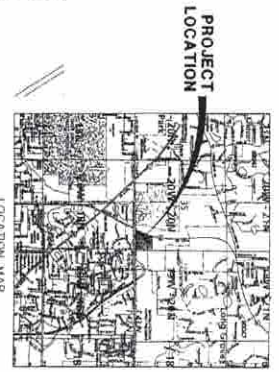
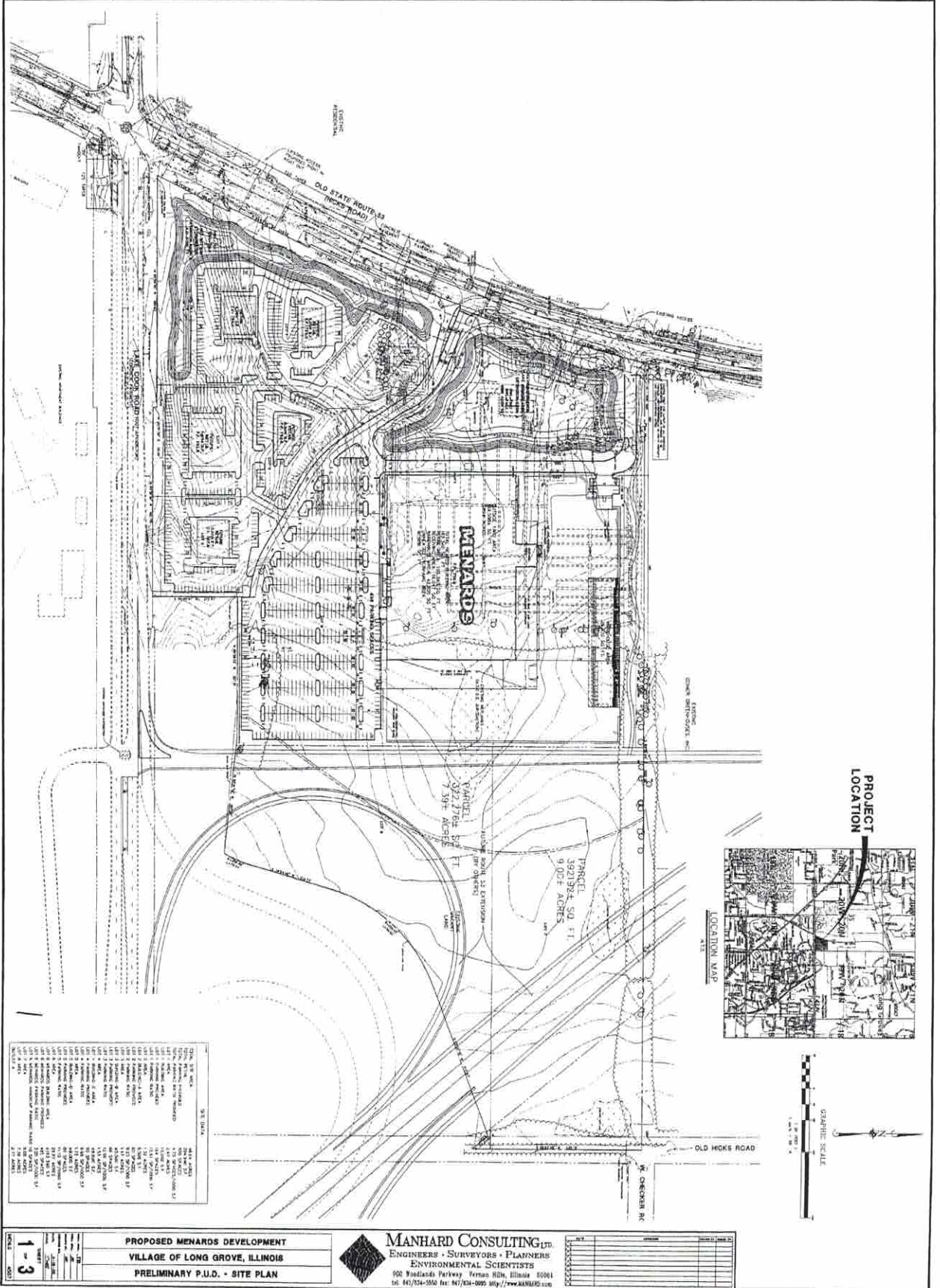
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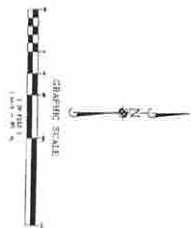
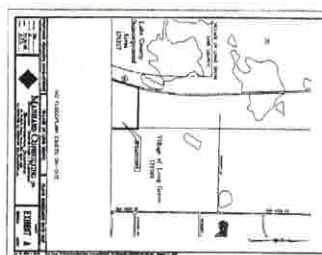
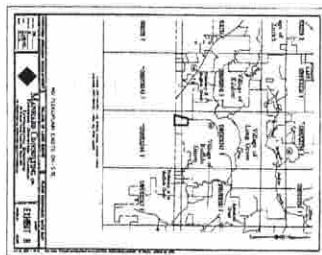
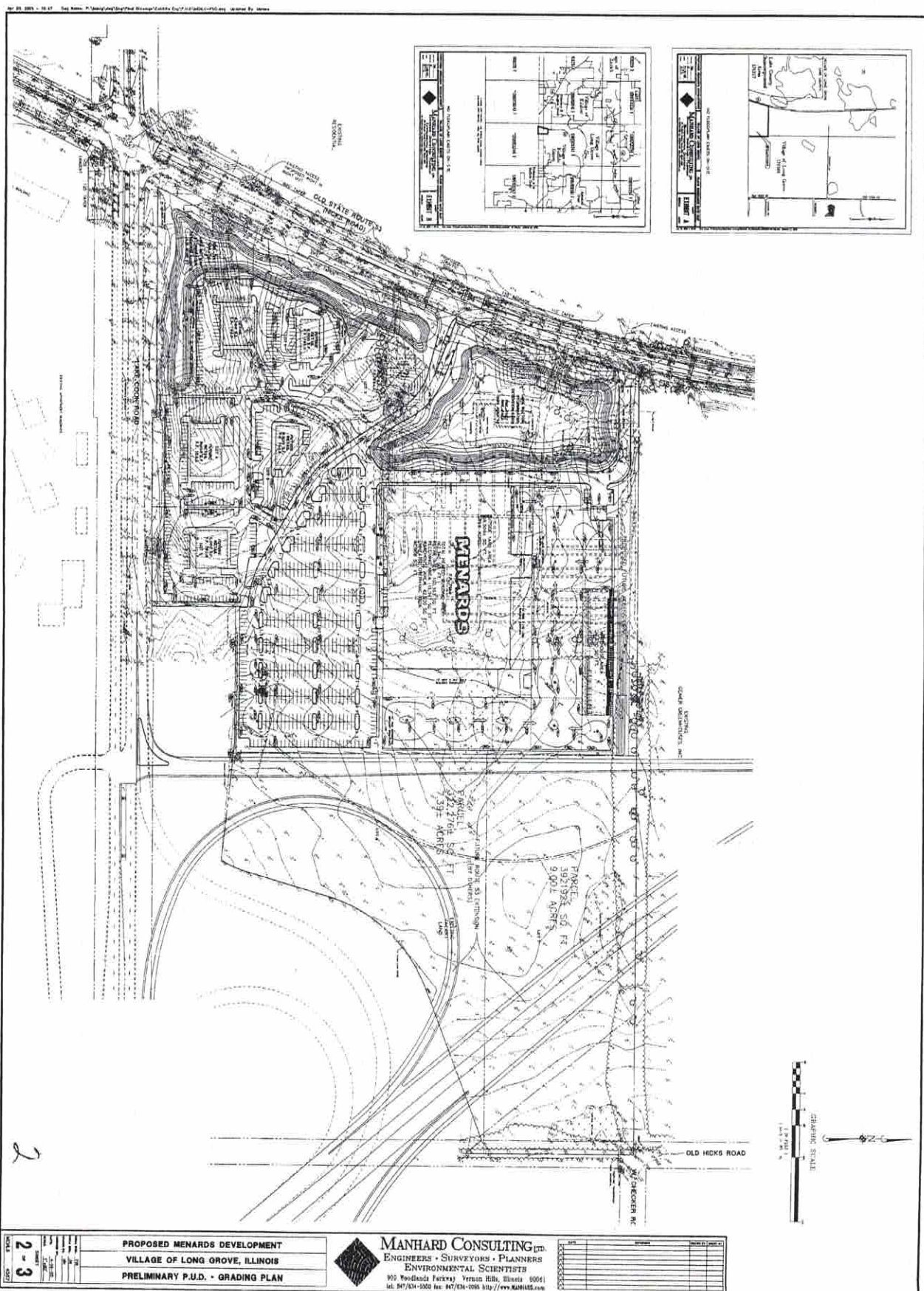
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PROPOSED MENARDS DEVELOPMENT
VILLAGE OF LONG GROVE, ILLINOIS
PRELIMINARY P.U.D. - SITE PLAN

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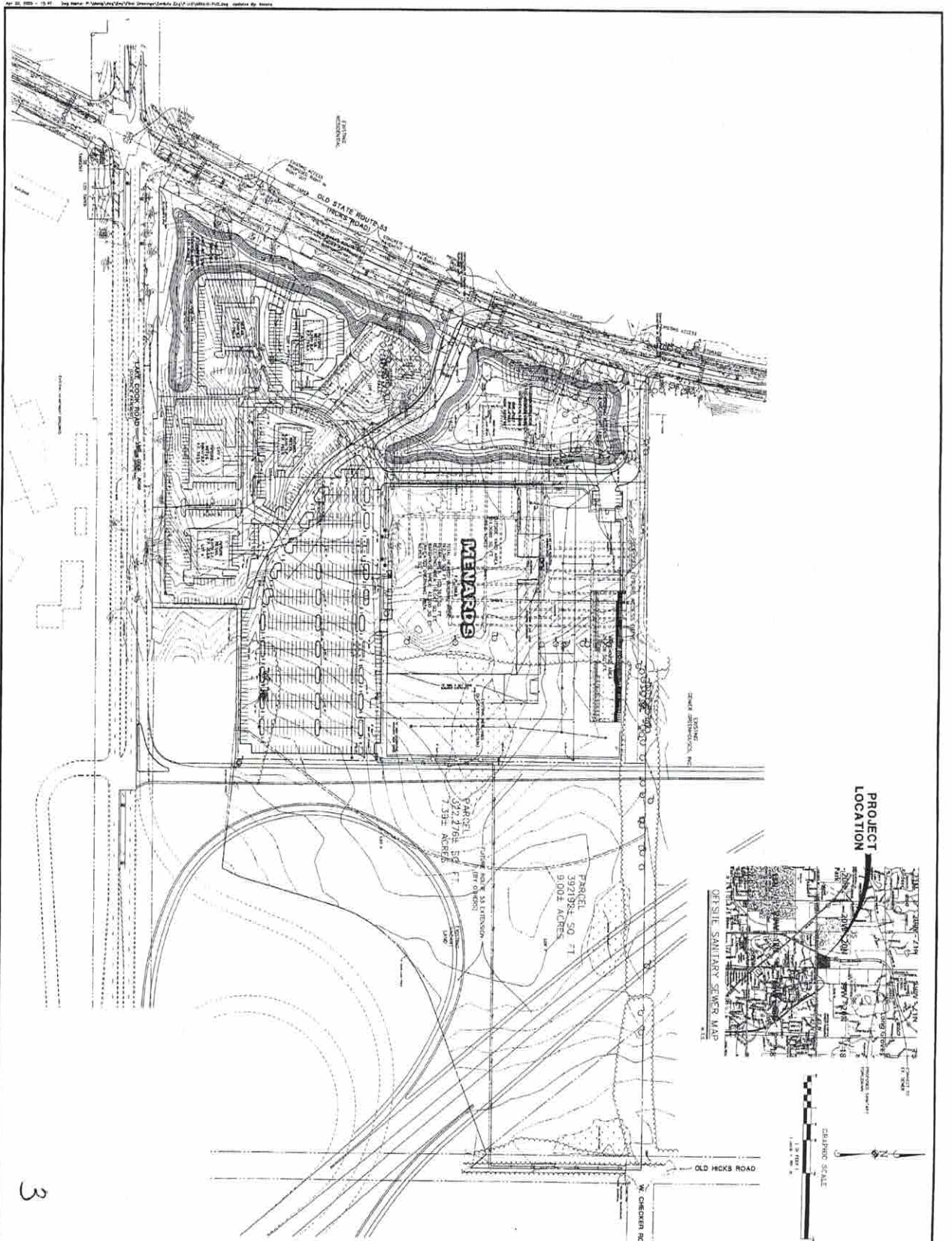
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VILLAGE OF LONG GROVE, ILLINOIS
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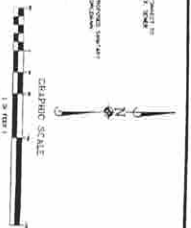
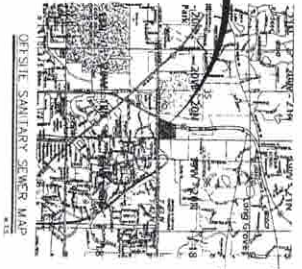
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SHEET NO. **2**
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PROJECT LOCATION



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NO.	DATE	DESCRIPTION
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PROPOSED MENARDS DEVELOPMENT
 VILLAGE OF LONG GROVE, ILLINOIS
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 600 Woodlands Parkway Verona Hills, Illinois 60061
 tel. 630/634-1558 fax 630/634-9036 http://www.MANHARD.com

DATE	SCALE	PROJECT NO.

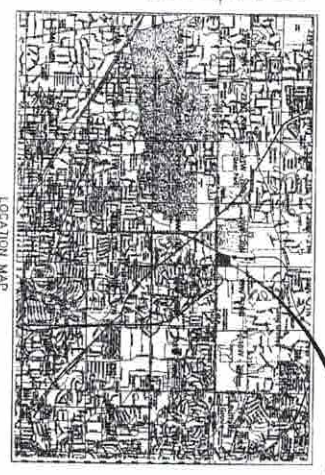
Proposed Improvements for **MENARDS RETAIL DEVELOPMENT** NORTHWEST CORNER OF LAKE COOK ROAD AND ROUTE 53 Village of Long Grove, Illinois

STANDARD SYMBOLS

EXISTING	PROPOSED
<ul style="list-style-type: none"> 1. LOT, BLOCK, SECTION, TOWNSHIP, RANGE, MERIDIAN 2. PROPERTY 3. EASEMENT 4. EGRESS 5. RAILROAD 6. HIGHWAY 7. RAILROAD 8. HIGHWAY 9. RAILROAD 10. HIGHWAY 	<ul style="list-style-type: none"> 1. LOT, BLOCK, SECTION, TOWNSHIP, RANGE, MERIDIAN 2. PROPERTY 3. EASEMENT 4. EGRESS 5. RAILROAD 6. HIGHWAY 7. RAILROAD 8. HIGHWAY 9. RAILROAD 10. HIGHWAY

ABBREVIATIONS

AS	ASPHALT	CG	CONCRETE GRAVEL
BS	BEST SET	CH	CHALK
CL	CLAY	CI	CAST IRON
CM	COMMON	CO	COBBLER
CS	CEMENT SAND	CR	CURB
CU	CURB	CS	CEMENT SAND
DC	DRAINAGE CHANNEL	DR	DRAIN
DI	DRAINAGE INLET	DS	DRAINAGE SURFACE
DS	DRAINAGE SURFACE	DR	DRAIN
ES	EARTH SURFACE	GR	GRAVEL
GR	GRAVEL	GR	GRAVEL
GR	GRAVEL	GR	GRAVEL
GR	GRAVEL	GR	GRAVEL
GR	GRAVEL	GR	GRAVEL
GR	GRAVEL	GR	GRAVEL



PROJECT LOCATION

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING SITE PLAN
3	PROPOSED SITE PLAN
4	DEVELOPMENT AND PLANNING PLAN
5	CONTRACTOR ESTIMATION PLAN
6	CONSTRUCTION DETAILS
7	
8	
9	

NOTES:
1. ON SITE WORK ON THE SUBJECT IS TO BE CONFINED TO THE PROJECT WITH THE EXISTING CONCRETE AND DRIVEWAYS WHICH MUST MAINTAIN EXISTING PROPORTIONS AS NOTED ON RECORD PLANS AND SPECIFICATIONS.

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS APPLICABLE TO THE STATE OF ILLINOIS, AND THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS APPLICABLE TO THE STATE OF ILLINOIS, AND THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS APPLICABLE TO THE STATE OF ILLINOIS, AND THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS APPLICABLE TO THE STATE OF ILLINOIS.



ENGINEER
JAMES M. ANDERSON
4401 LAKE COOK ROAD
LAKE COOK, ILL. 60060
(708) 776-2041

ARCHITECT
HAY ARCHITECTS AND PLANNERS, INC.
4401 LAKE COOK ROAD
LAKE COOK, ILL. 60060
(708) 776-2041



DATE: 11-9-00
SHEET: 1 OF 9
TITLE: TITLE SHEET

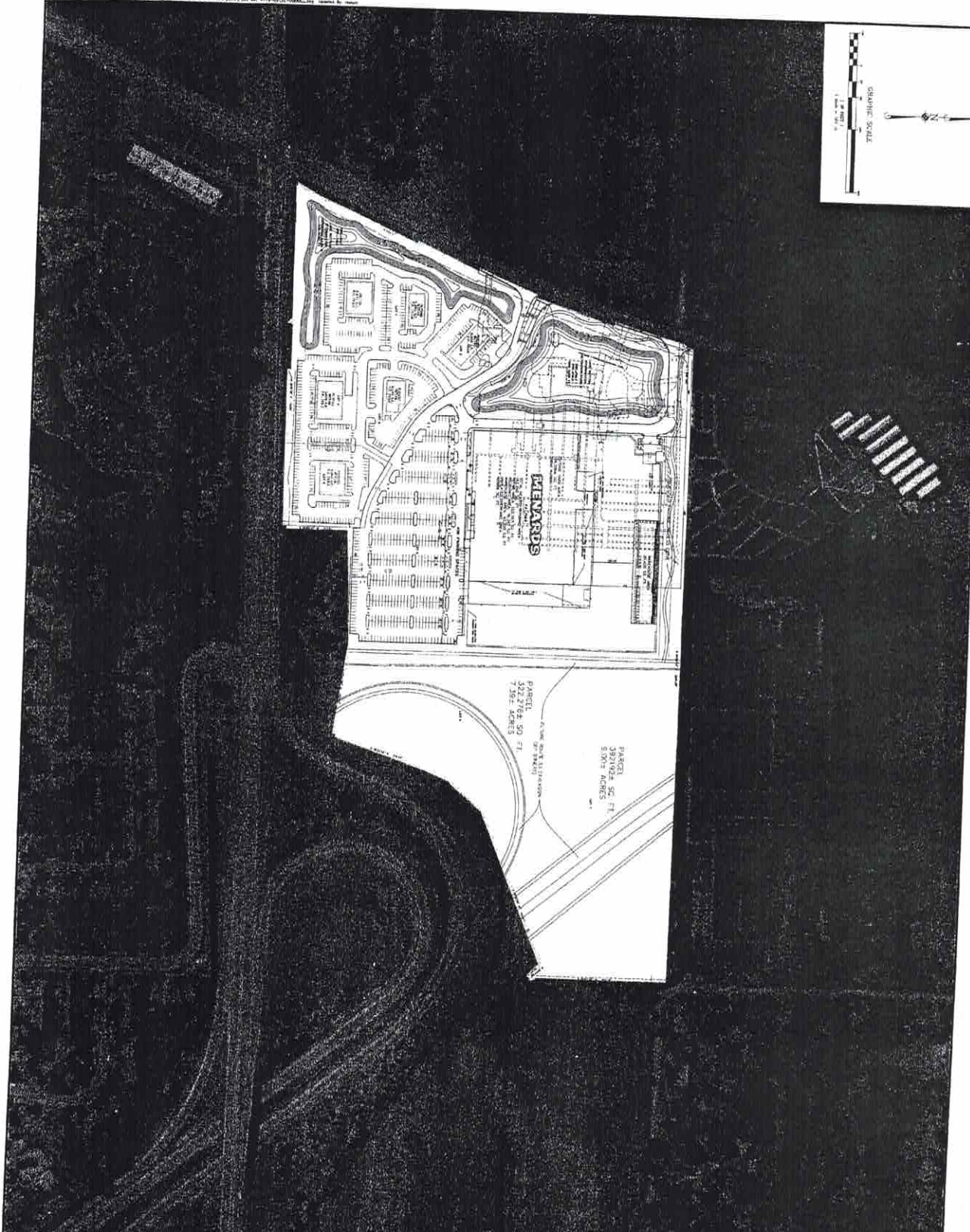
PROPOSED MENARDS RETAIL DEVELOPMENT
VILLAGE OF LONG GROVE, ILLINOIS
TITLE SHEET



MANHARD CONSULTING, INC.
ENGINEERS • SURVEYORS • PLANNERS
ENVIRONMENTAL SCIENTISTS
900 Northlawn Parkway, Vernon Hills, Illinois 60061
TEL: 847/634-5500 FAX: 847/634-0886 HTTP://WWW.MANHARD.COM

NO.	DESCRIPTION	DATE

10/18/2006 10:51 AM C:\Users\jerry\Desktop\Projects\Retail\plan\plan.dwg Plot 001 10/18/2006 10:51 AM 10/18/2006 10:51 AM



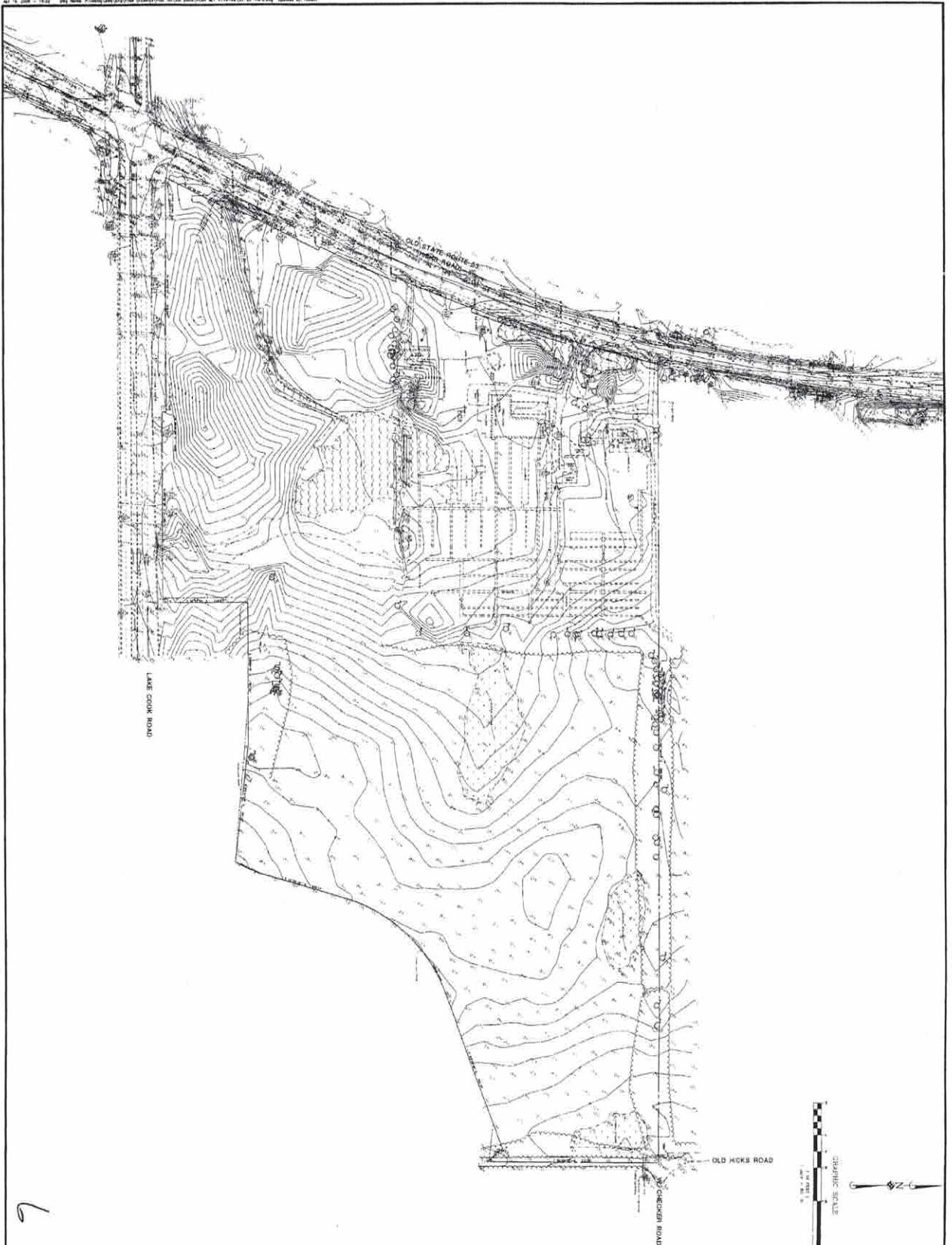
2-9

PROPOSED MENARDS RETAIL DEVELOPMENT
 VILLAGE OF LONG GROVE, ILLINOIS
 OVERALL SITE PLAN



MANHARD CONSULTING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 ENVIRONMENTAL SCIENTISTS
 600 Woodlands Parkway, Yorkville, Illinois 60091
 Tel: 815/251-5550 Fax: 815/251-5555 <http://www.manhard.com>

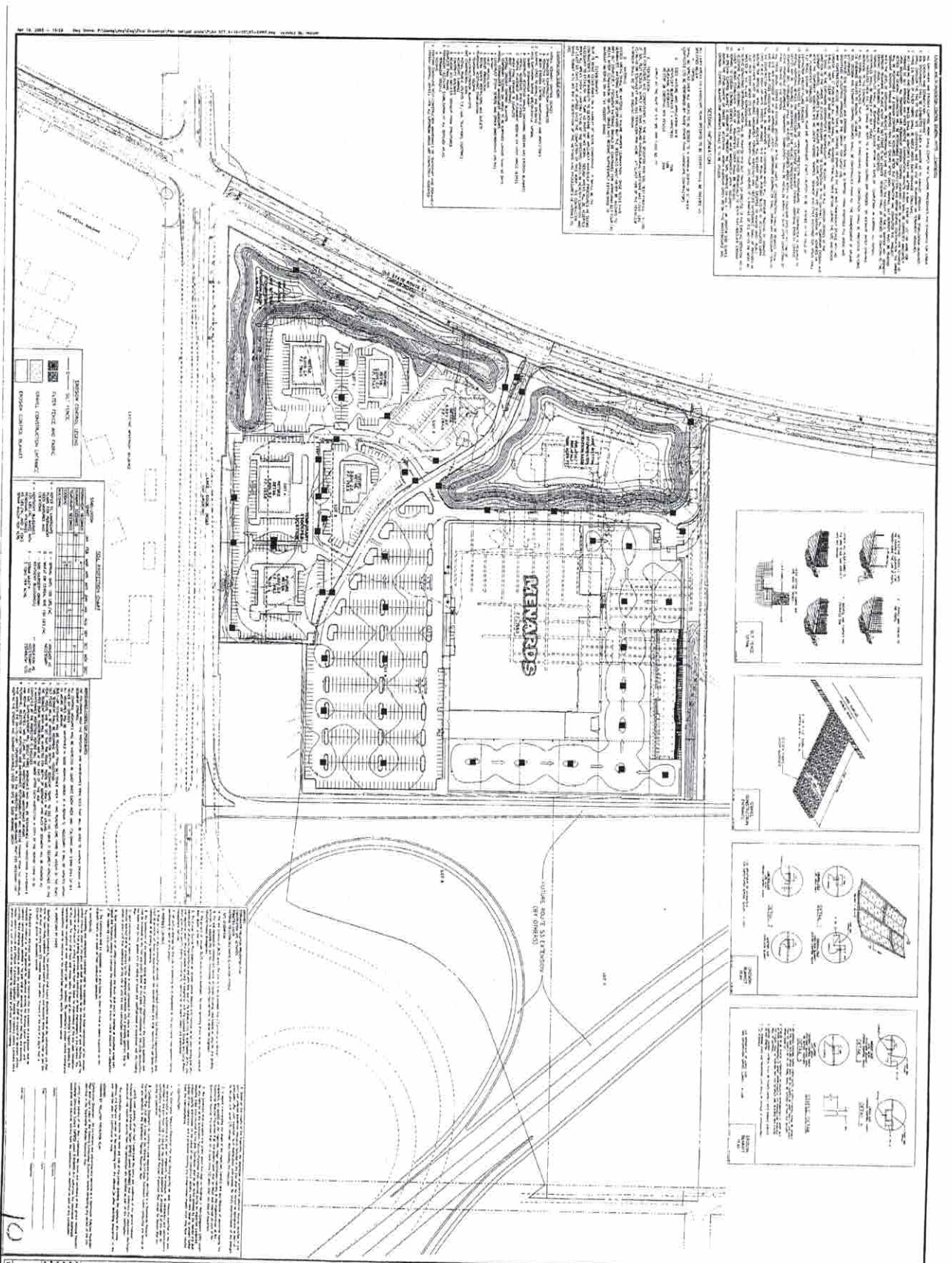
NO.	REVISION	DATE



7

63 <small>DATE: 08/08/08 BY: [Signature]</small>	PROPOSED MENARDS RETAILS DEVELOPMENT VILLAGE OF LONG GROVE, ILLINOIS EXISTING TOPOGRAPHY	 MANHARD CONSULTING LTD. ENGINEERS • SURVEYORS • PLANNERS ENVIRONMENTAL SCIENTISTS <small>870 Woodside Parkway, Victoria Hills, Illinois 60081 Tel: 847/934-1550 Fax: 847/934-0055 Http://www.MANHARD.com</small>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>REVISION</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	NO.	REVISION						
NO.	REVISION										

1762630



UNITS TO BE APPROVED

UNIT NO.	AREA (SQ. FT.)	TYPE
1	100	Garage
2	100	Garage
3	100	Garage
4	100	Garage
5	100	Garage
6	100	Garage
7	100	Garage
8	100	Garage
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44	100	Garage
45	100	Garage
46	100	Garage
47	100	Garage
48	100	Garage
49	100	Garage
50	100	Garage

STORMWATER POLLUTION PREVENTION PLAN

NO.	DESCRIPTION	AREA (SQ. FT.)
1	Detention Basin	100
2	Retention Basin	100
3	Detention Basin	100
4	Retention Basin	100
5	Detention Basin	100
6	Retention Basin	100
7	Detention Basin	100
8	Retention Basin	100
9	Detention Basin	100
10	Retention Basin	100
11	Detention Basin	100
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42	Retention Basin	100
43	Detention Basin	100
44	Retention Basin	100
45	Detention Basin	100
46	Retention Basin	100
47	Detention Basin	100
48	Retention Basin	100
49	Detention Basin	100
50	Retention Basin	100

1. The stormwater management features shown on this plan are designed to meet the requirements of the Stormwater Pollution Prevention Act (SPPA) and the National Stormwater Management Association (NSMA) guidelines. The features are designed to reduce the volume and peak flow rate of stormwater runoff from the site, thereby minimizing the risk of flooding and erosion. The features are designed to be installed and maintained in accordance with the specifications and standards set forth in this plan. The features are designed to be installed and maintained in accordance with the specifications and standards set forth in this plan.

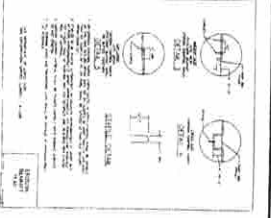
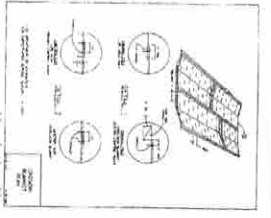
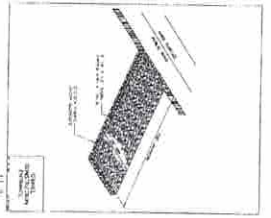
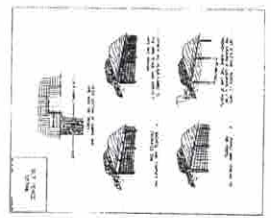
2. The stormwater management features shown on this plan are designed to meet the requirements of the Stormwater Pollution Prevention Act (SPPA) and the National Stormwater Management Association (NSMA) guidelines. The features are designed to reduce the volume and peak flow rate of stormwater runoff from the site, thereby minimizing the risk of flooding and erosion. The features are designed to be installed and maintained in accordance with the specifications and standards set forth in this plan. The features are designed to be installed and maintained in accordance with the specifications and standards set forth in this plan.

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6. The stormwater management features shown on this plan are designed to meet the requirements of the Stormwater Pollution Prevention Act (SPPA) and the National Stormwater Management Association (NSMA) guidelines. The features are designed to reduce the volume and peak flow rate of stormwater runoff from the site, thereby minimizing the risk of flooding and erosion. The features are designed to be installed and maintained in accordance with the specifications and standards set forth in this plan. The features are designed to be installed and maintained in accordance with the specifications and standards set forth in this plan.



NO.	DESCRIPTION	AREA (SQ. FT.)



5782630

12

PROPOSED MENARDS RETAIL DEVELOPMENT
 VILLAGE OF LONG GROVE, ILLINOIS
 SPECIFICATIONS

MANHARD CONSULTING LTD
 ENGINEERS • SURVEYORS • PLANNERS
 ENVIRONMENTAL SCIENTISTS
 880 Woodlands Parkway, Morris Hills, Illinois 60548
 tel: 630/251-6555 fax: 630/251-6000 http://www.MANHARD.com

NO.	DATE	REVISION
1	9/19/09	ISSUE FOR PERMITTING
2	9/19/09	ISSUE FOR PERMITTING

NO.	DATE	REVISION
1	9/19/09	ISSUE FOR PERMITTING
2	9/19/09	ISSUE FOR PERMITTING

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NO.	DATE	REVISION
1	9/19/09	ISSUE FOR PERMITTING
2	9/19/09	ISSUE FOR PERMITTING

PRELIMINARY PLAT OF MENARD SUBDIVISION

STATE OF ILLINOIS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this _____ day of _____, 20____, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purposes and consideration therein expressed, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

WITNESSE MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF ILLINOIS
My Comm. Expires _____

APPROVED BY ME, the undersigned authority, on this _____ day of _____, 20____, and I hereby certify that the foregoing instrument is a true and correct copy of the original instrument as the same appears from the records of the County Clerk of the County of _____, Illinois.

NOTARY PUBLIC IN AND FOR THE STATE OF ILLINOIS
My Comm. Expires _____

APPROVED BY ME, the undersigned authority, on this _____ day of _____, 20____, and I hereby certify that the foregoing instrument is a true and correct copy of the original instrument as the same appears from the records of the County Clerk of the County of _____, Illinois.

NOTARY PUBLIC IN AND FOR THE STATE OF ILLINOIS
My Comm. Expires _____

APPROVED BY ME, the undersigned authority, on this _____ day of _____, 20____, and I hereby certify that the foregoing instrument is a true and correct copy of the original instrument as the same appears from the records of the County Clerk of the County of _____, Illinois.

THIS INSTRUMENT IS A PRELIMINARY PLAT OF THE MENARD SUBDIVISION, VILLAGE OF LONG GROVE, ILLINOIS, AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE LAND SHOWN ON THIS PLAT IS THE PROPERTY OF THE MENARD SUBDIVISION, VILLAGE OF LONG GROVE, ILLINOIS, AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

2. THE LAND SHOWN ON THIS PLAT IS THE PROPERTY OF THE MENARD SUBDIVISION, VILLAGE OF LONG GROVE, ILLINOIS, AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

3. THE LAND SHOWN ON THIS PLAT IS THE PROPERTY OF THE MENARD SUBDIVISION, VILLAGE OF LONG GROVE, ILLINOIS, AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

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17. THE LAND SHOWN ON THIS PLAT IS THE PROPERTY OF THE MENARD SUBDIVISION, VILLAGE OF LONG GROVE, ILLINOIS, AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

DATE	FILED
20____	_____
2	2

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ENVIRONMENTAL SCIENTISTS
900 Woodlands Parkway Vernon Hills, Illinois 60061
tel: 847/634-5556 fax: 847/634-0096 http://www.MANEARD.com



MENARD SUBDIVISION
VILLAGE OF LONG GROVE, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

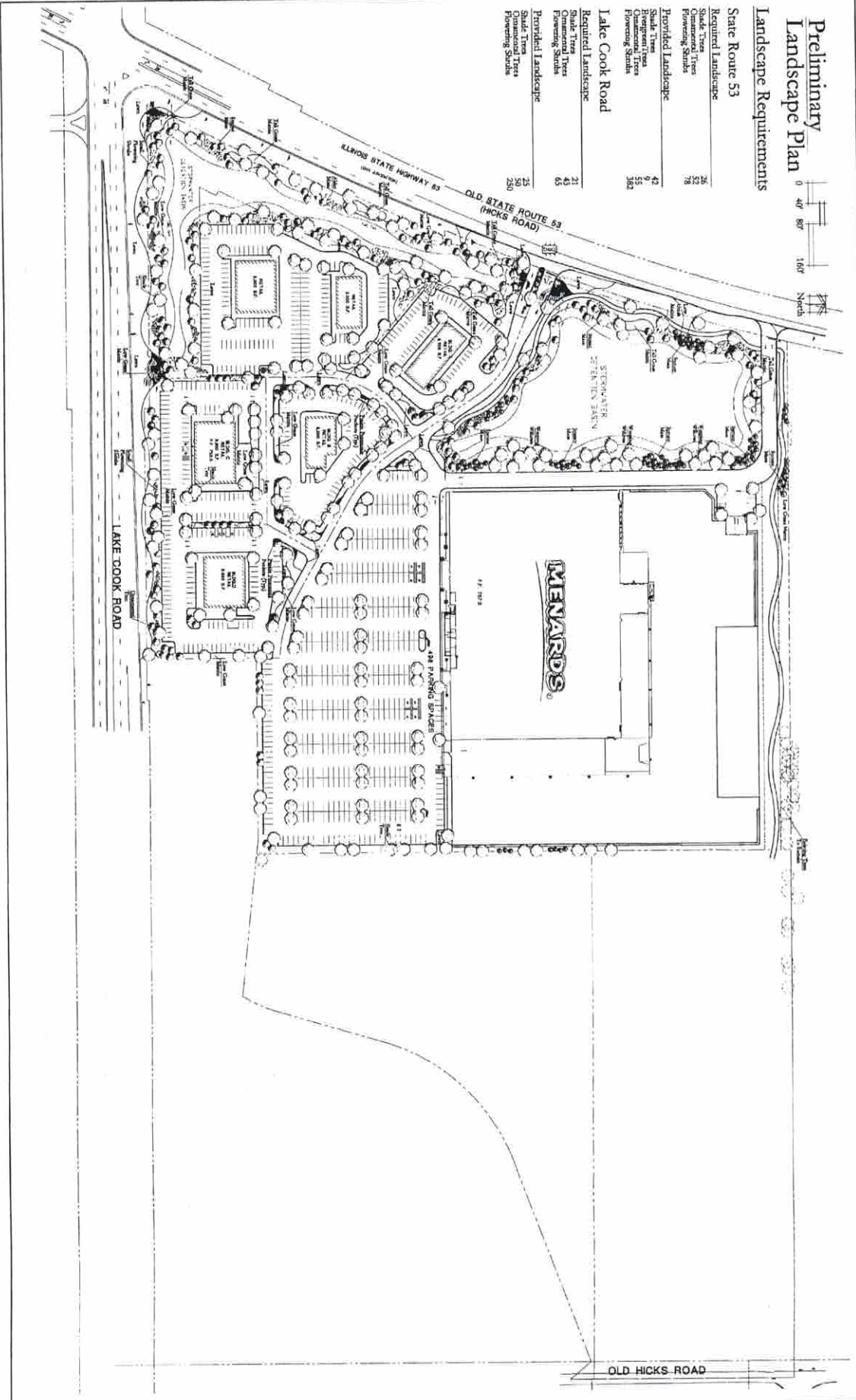
14

Preliminary Landscape Plan

0 40' 80' 160' North

Landscape Requirements

State Route 53	
Required Landscape	26
Shade Trees	5/2
Ornamental Trees	5/2
Flowering Shrubs	1/8
Provided Landscape	
Shade Trees	4/2
Ornamental Trees	2/2
Flowering Shrubs	3/8
Lake Cook Road	
Required Landscape	21
Shade Trees	4/5
Ornamental Trees	4/5
Flowering Shrubs	1/5
Provided Landscape	
Shade Trees	2/5
Ornamental Trees	2/5
Flowering Shrubs	1/5



MENARDS
3-14-05
400 W. 20th St.

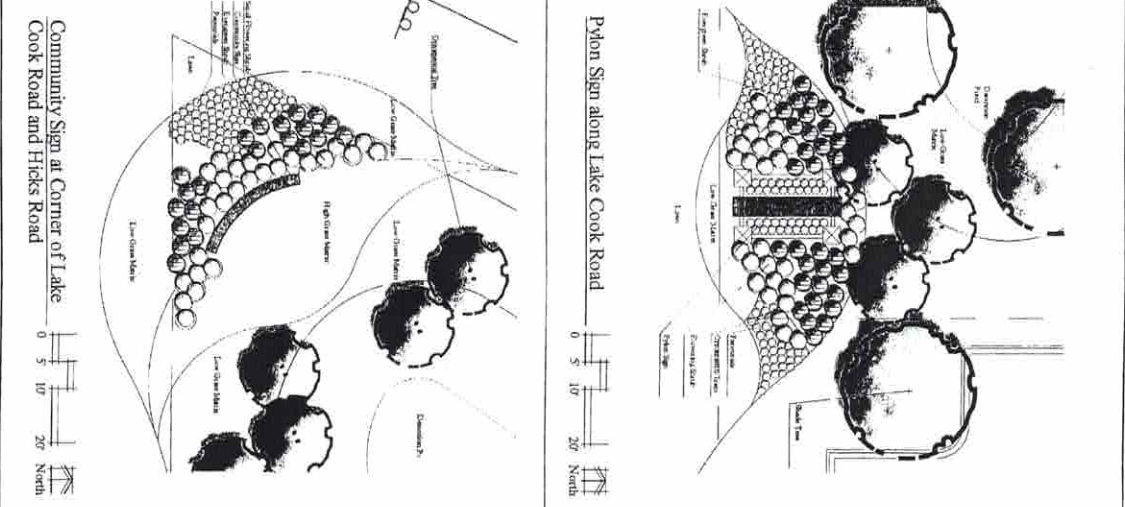
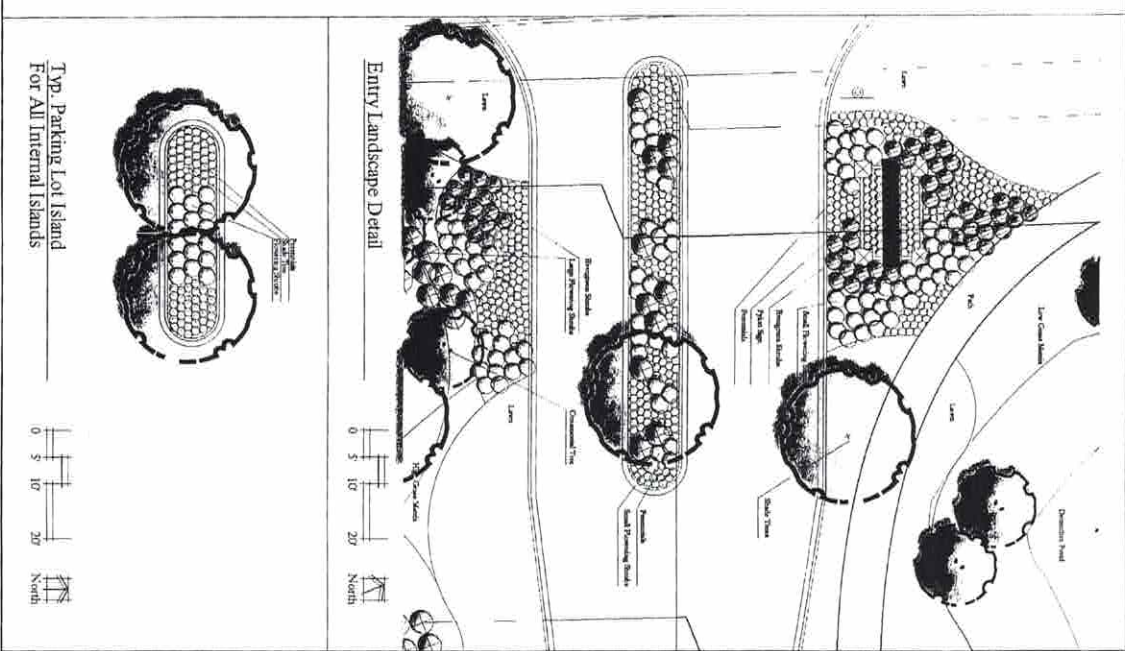
Long Grove, IL

HKM ARCHITECTS + PLANNERS, INC.
1400 W. 20th St. | 630-200-1000

16

Plant List

SYMBOL	TREE NAME	HEIGHT
○	SEMI-DECIDUOUS TREES	21' - 4' Ht.
○	1. BIRCH	12'
○	2. RED BUD	12'
○	3. RED BUD	12'
○	4. RED BUD	12'
○	5. RED BUD	12'
○	6. RED BUD	12'
○	7. RED BUD	12'
○	8. RED BUD	12'
○	9. RED BUD	12'
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○	99. RED BUD	12'
○	100. RED BUD	12'

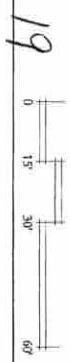
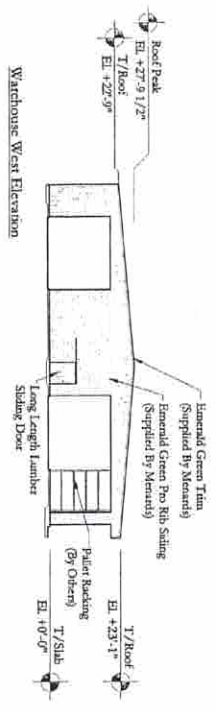
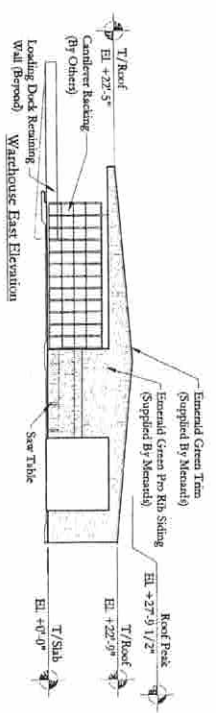
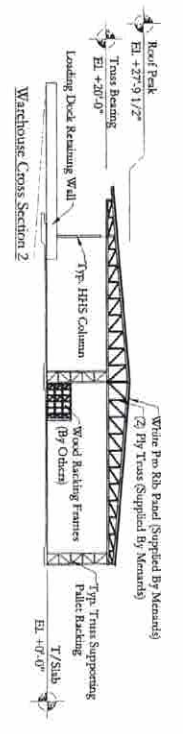
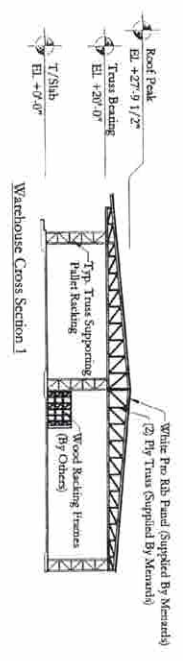
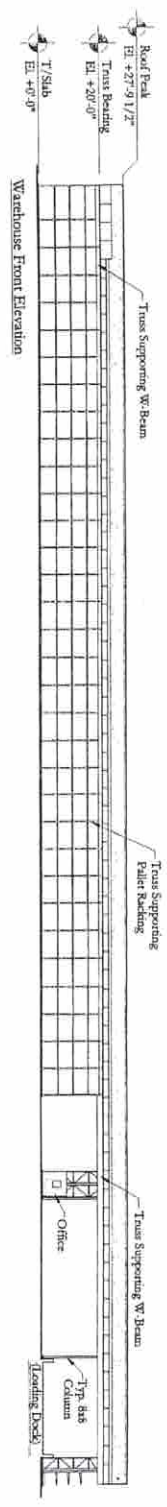


MENARDS
200 No. 200th

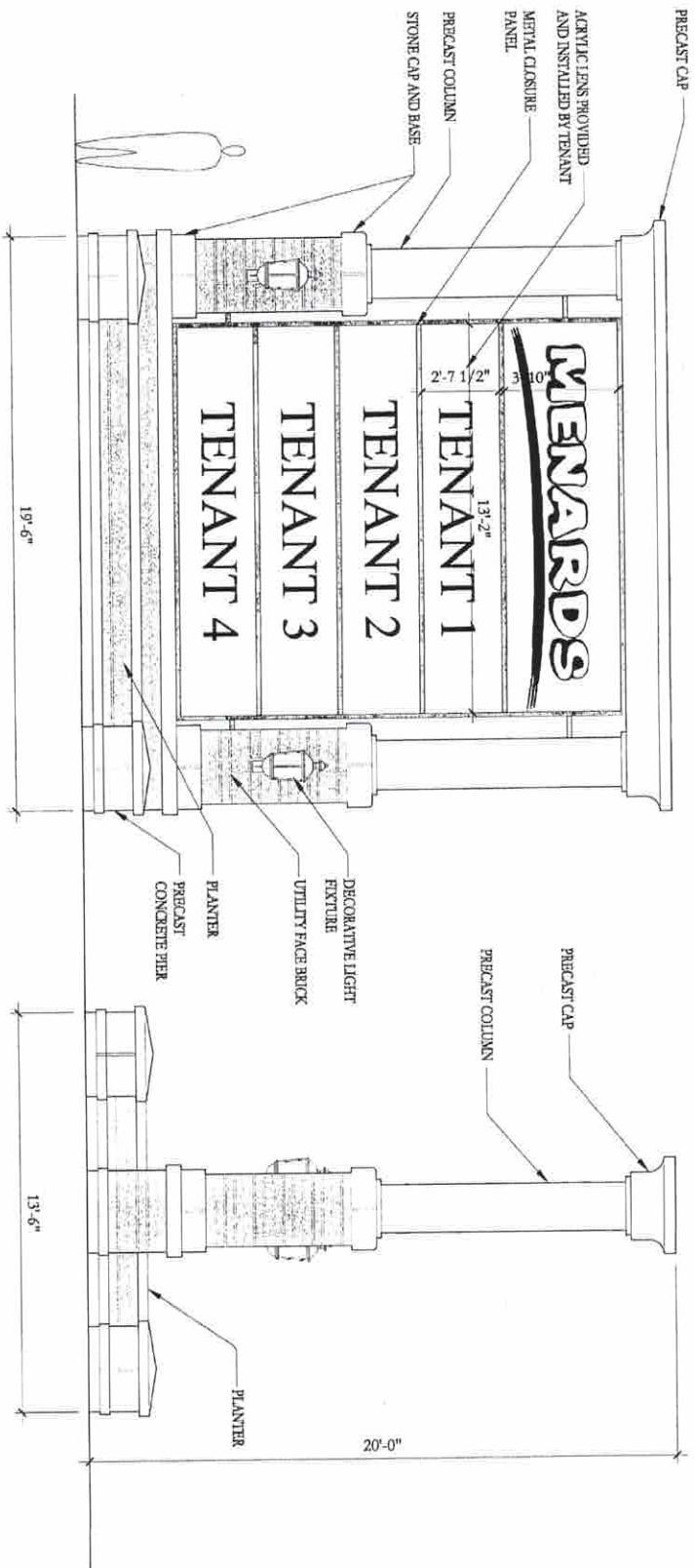
Long Grove, IL

HMM ARCHITECTS + PLANNERS, INC.
8 SOUTH VAN ALLEN AVENUE, MANITOWISH HEIGHTS, ILLINOIS 60008

1182630



ENTR2630



Front Elevation

Side Elevation

Pylon Sign--Lake-Cook



MENARDS

Job No. 0001

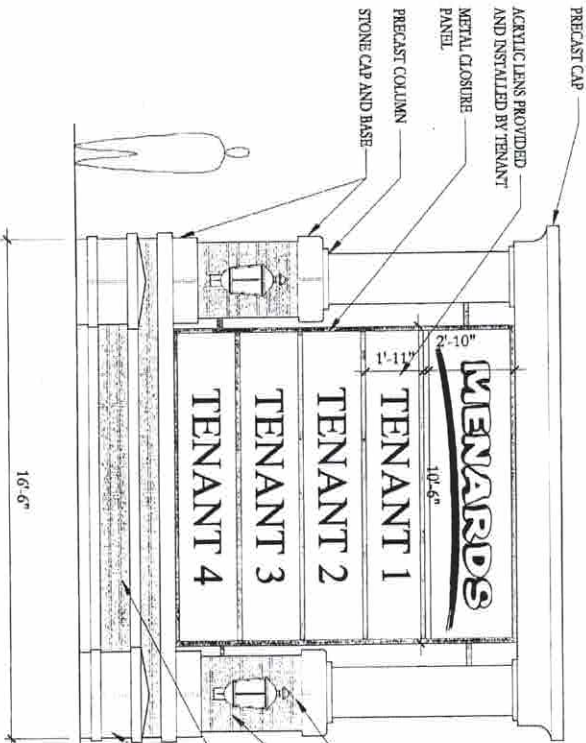
Long Grove, IL

HKM ARCHITECTS + PLANNERS, INC.

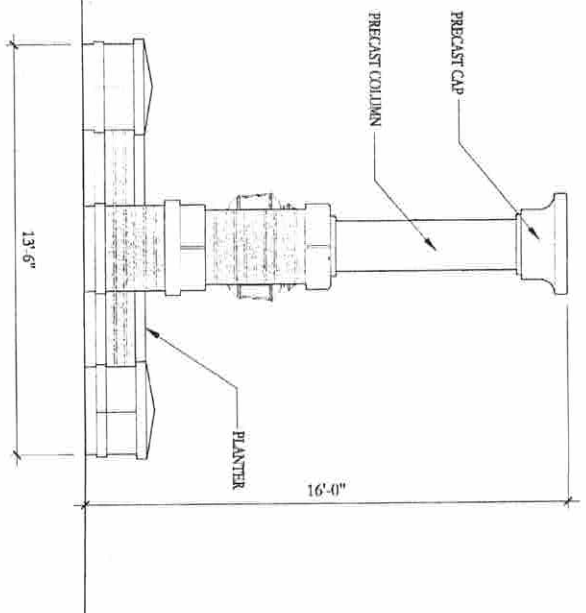
8 SOUTH VAL AVENUE ARLINGTON HEIGHTS, ILLINOIS 60005

20

1162630



Front Elevation



Side Elevation

Pylon Sign--53



MENARDS

03-09-05
Job No. 00041

Long Grove, IL

HKM

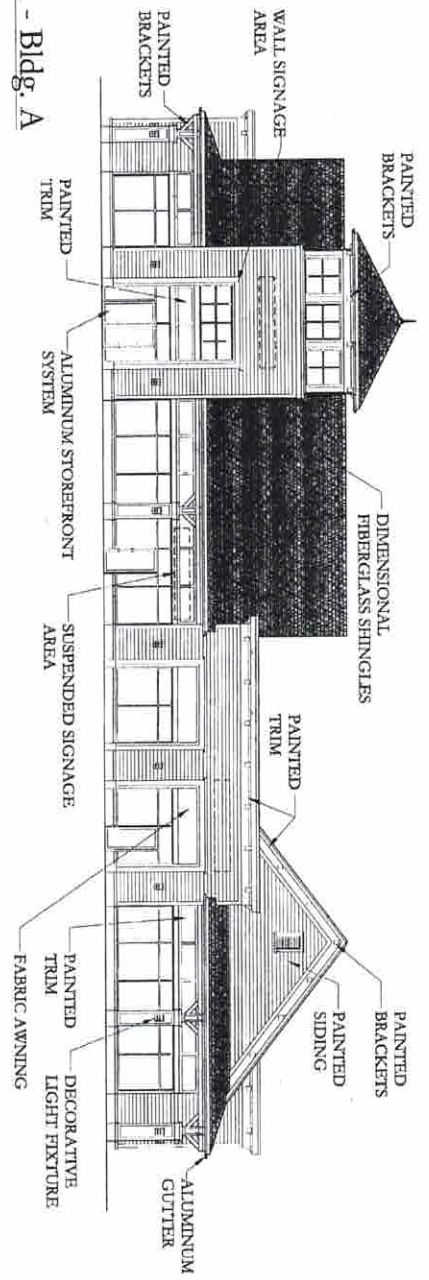
ARCHITECTS + PLANNERS, INC.

8 SOUTH VAL AVENUE - ARANZUELA HEIGHTS, ILLINOIS 60005 63044

162630

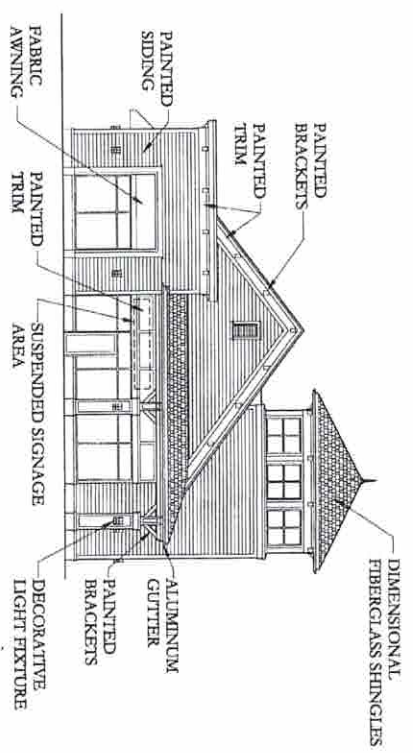
South Elevation - Bldg. A

- T/Ridge
EL. +31'-11 1/2"
- T/Wall
EL. +13'-8"
- T/Finished Floor
EL. +0'-0"



West Elevation - Bldg. A

- T/Ridge
EL. +32'-3"
- T/Wall
EL. +20'-0"
- T/Finished Floor
EL. +0'-0"



MENARDS 09-1004 Job No. 00011

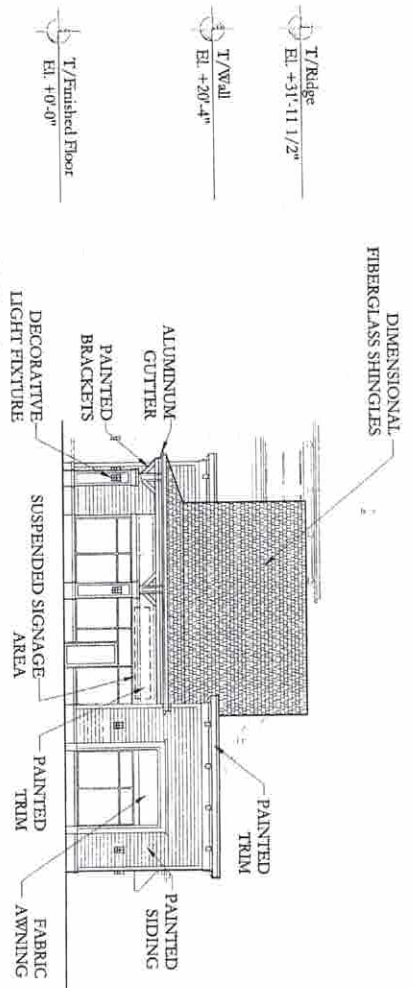
Long Grove, IL

HKM ARCHITECTS + PLANNERS, INC.

8 SOUTH VILL AVENUE ARSINGTON HEIGHTS, ILLINOIS 60005 ©2004

22

East Elevation - Bldg. A



T/Ridge
EL. +31'-11 1/2"

T/Wall
EL. +20'-4"

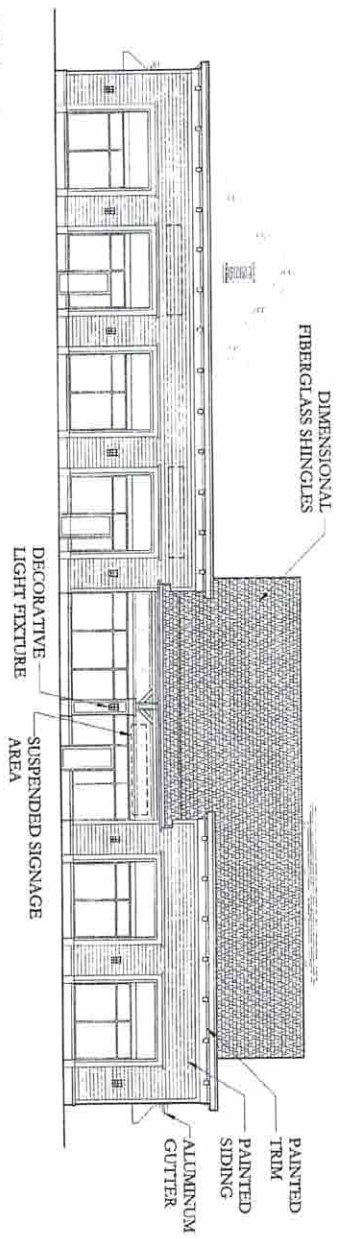
T/Finished Floor
EL. +0'-0"

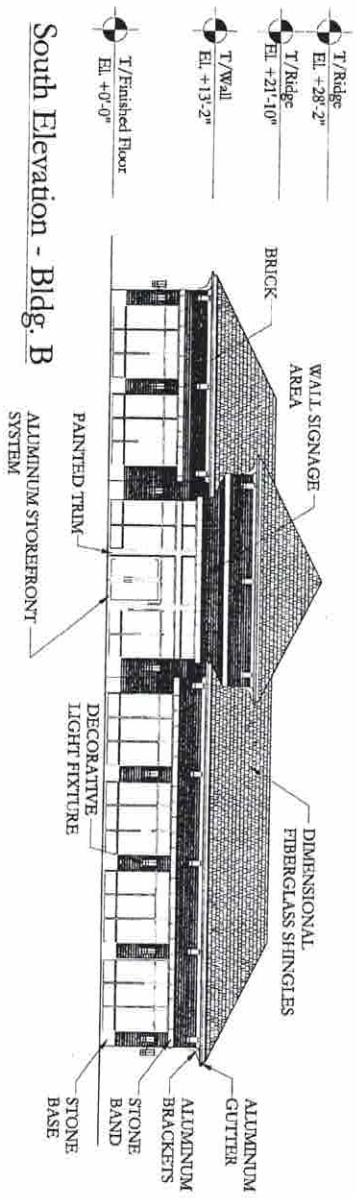
T/Ridge
EL. +31'-11 1/2"

T/Wall
EL. +20'-4"

T/Finished Floor
EL. +0'-0"

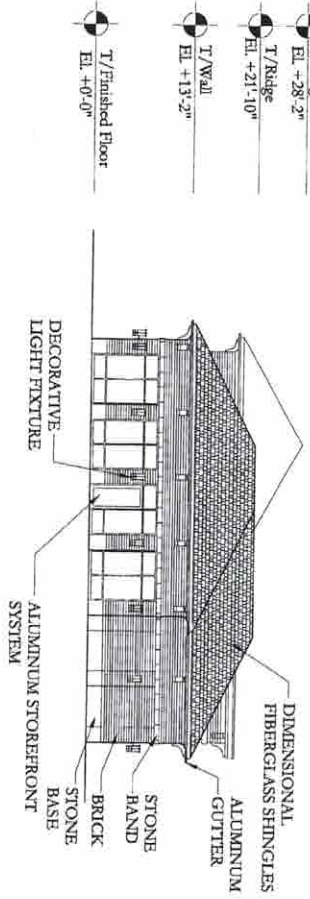
North Elevation - Bldg. A





- T/Ridge
El. +28'-2"
- T/Ridge
El. +21'-10"
- T/Wall
El. +13'-2"
- T/Finished Floor
El. +0'-0"

South Elevation - Bldg. B



- T/Ridge
El. +28'-2"
- T/Ridge
El. +21'-10"
- T/Wall
El. +13'-2"
- T/Finished Floor
El. +0'-0"

East Elevation - Bldg. B



MENARDS

08/10/04
Job No. 0001

Long Grove, IL

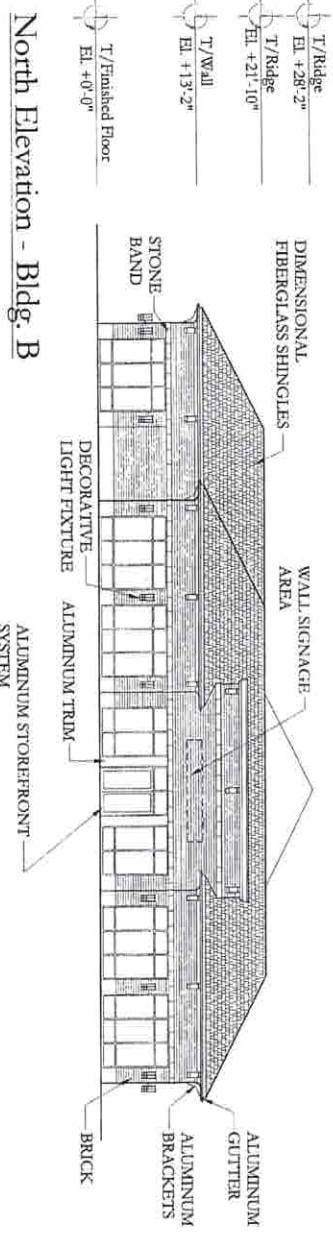
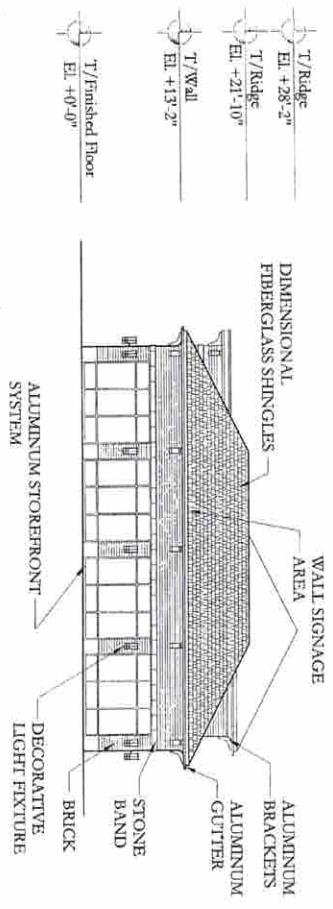
HKM

ARCHITECTS + PLANNERS, INC.

4 SOUTH OAK AVENUE ARMINGTON HEIGHTS, ILLINOIS 60005 67084

0292630

West Elevation - Bldg. B



MENARDS

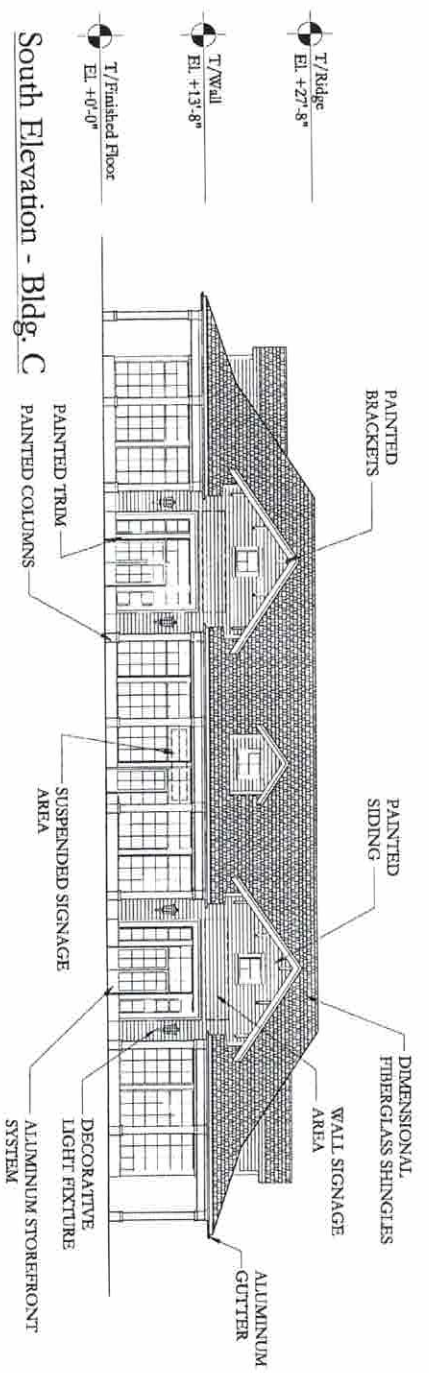
09-1004
Job No. 02041

Long Grove, IL

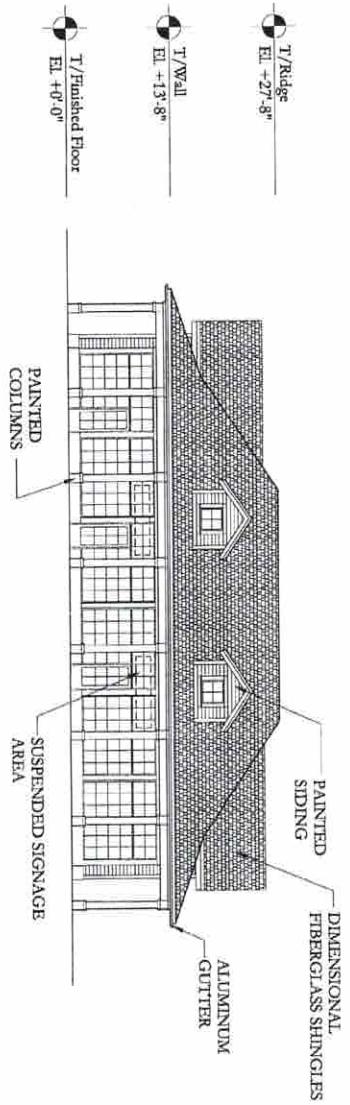
HKM ARCHITECTS + PLANNERS, INC.
8 SOUTH WALDEN AVENUE AMUNDSON HEIGHTS, ILLINOIS 60005-6204

95

082630



South Elevation - Bldg. C



East & West Elevation - Bldg. C



MENARDS

08-1004 Job No. 082630

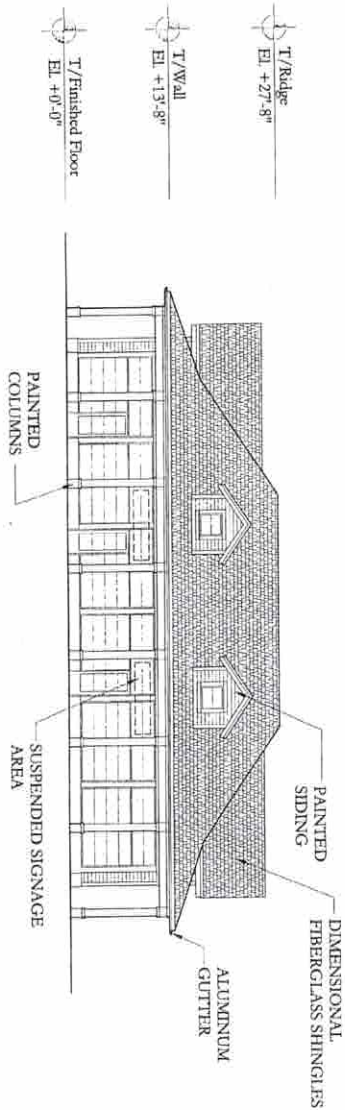
Long Grove, IL

HKM ARCHITECTS + PLANNERS, INC.

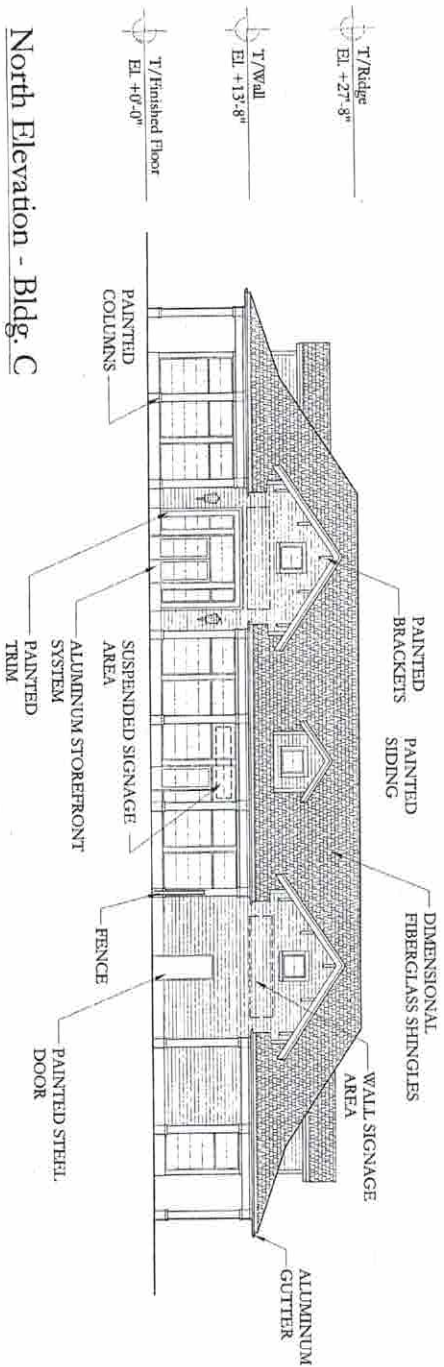
8 SOUTH WAL AVENUE AMENITA HEIGHTS, ILLINOIS 60005-8208

26

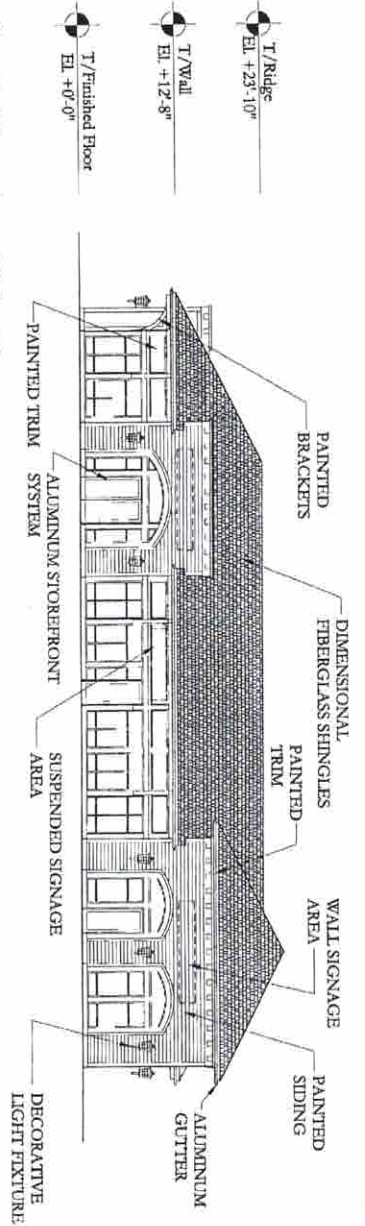
East & West Elevation - Bldg. C



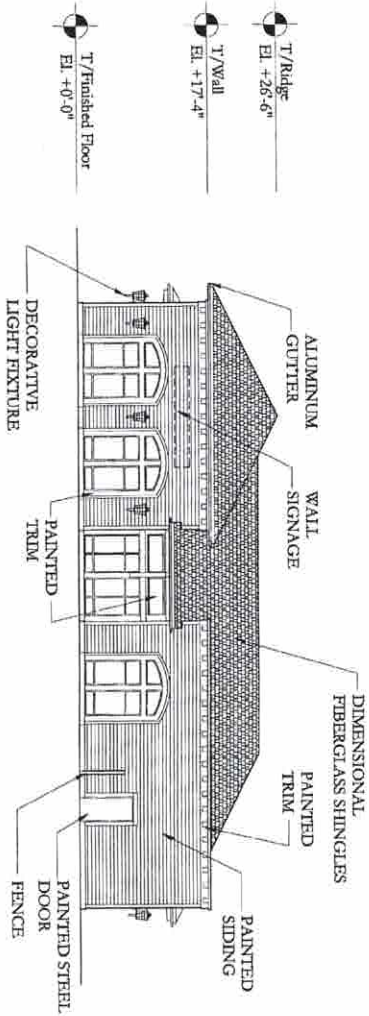
North Elevation - Bldg. C



South Elevation - Bldg. D



East Elevation - Bldg. D



MENARDS

08.13.04
JPO No. 00341

Long Grove, IL

HKM ARCHITECTS + PLANNERS, INC.

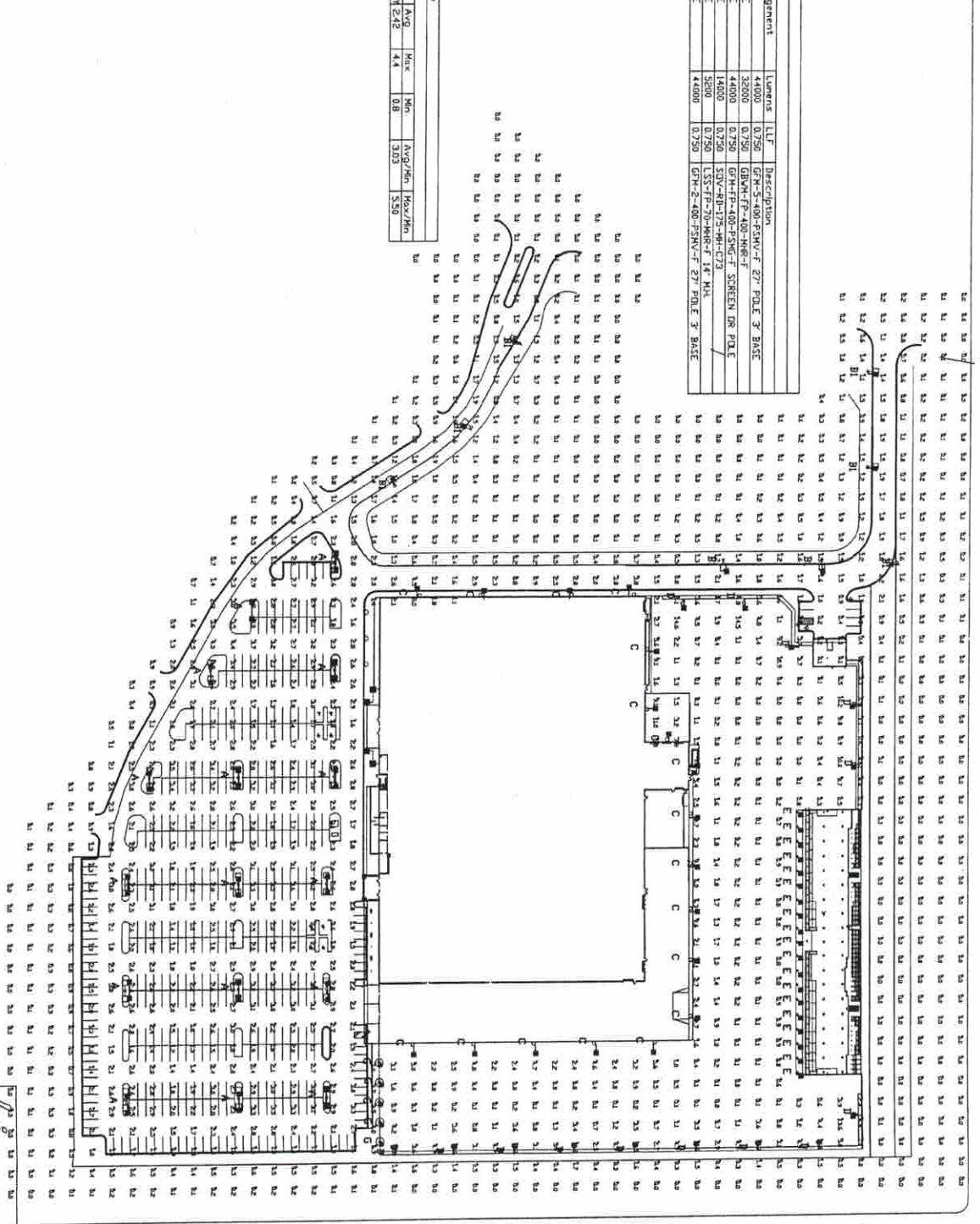
6 SOUTH OAK AVENUE ARLINGTON HEIGHTS, ILLINOIS 60004-0384

Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
16	A	DRB	DRB	44000	0.750	GM-S-400-PSMV-F 27' POLE 3' BASE
18	C	SINGLE	SINGLE	32000	0.750	GMV-F-400-HR-F
14	D	SINGLE	SINGLE	44000	0.750	GM-F-400-PSMG-F SCREEN DR PILE
19	E	SINGLE	SINGLE	14000	0.750	SDV-R-BI-175-MH-C73
5	G	SINGLE	SINGLE	3500	0.750	SS-F-70-MR-F 14' H.H.
8	BI	SINGLE	SINGLE	44000	0.750	GM-F-400-PSMV-F 27' POLE 3' BASE

Project	Avg	Max	Min	Avg/Min	How/Min
MEADOWS PARKING SUMMAR 2-22	4.4	0.8	3.03	5.50	

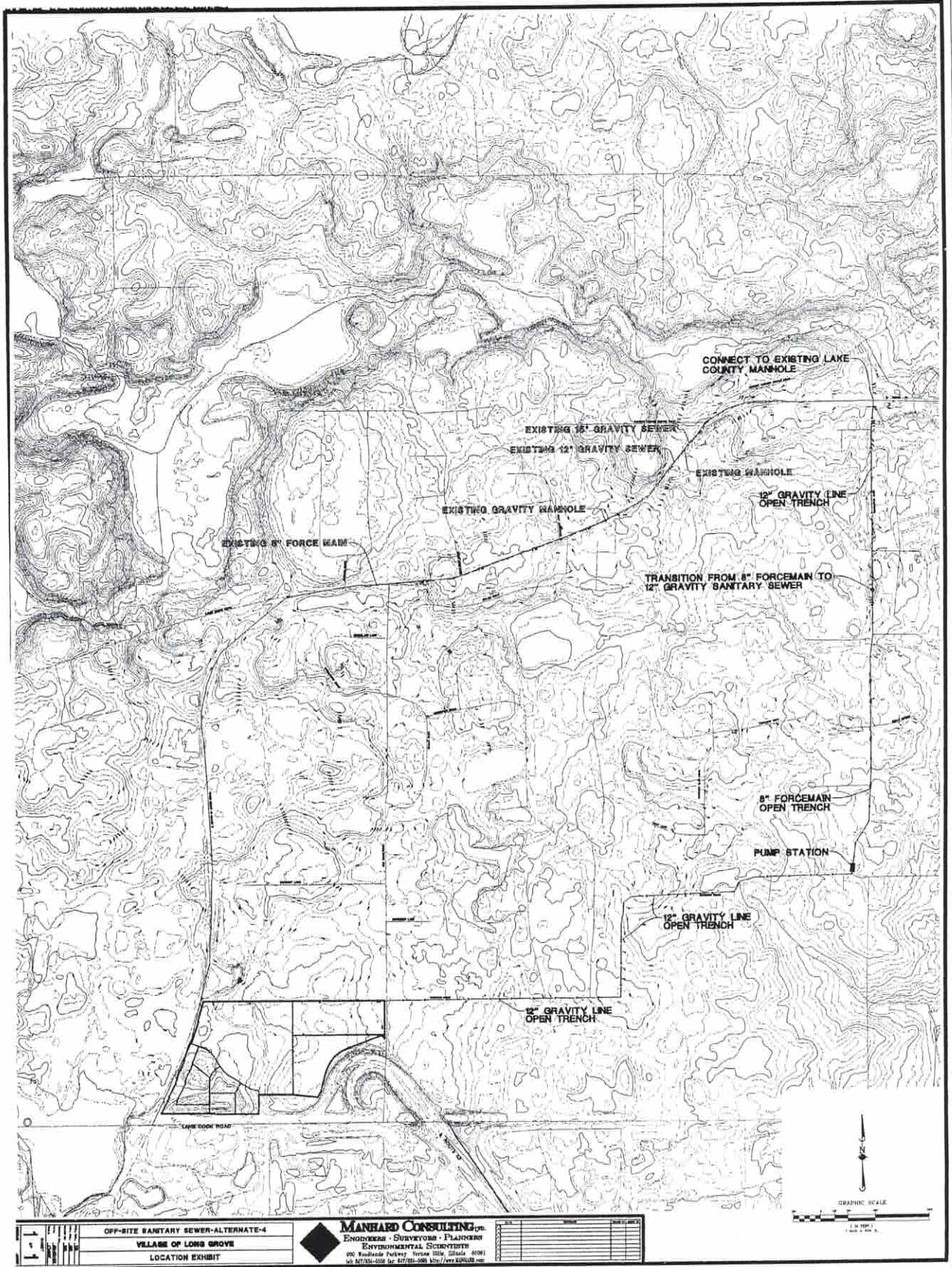


Based on the information provided, an estimation of luminaire installation quantity is provided. This estimate is based on the luminaire installation quantity of the typical luminaire. The luminaire installation quantity is based on the luminaire installation quantity of the typical luminaire. The luminaire installation quantity is based on the luminaire installation quantity of the typical luminaire.



INDUSTRIES
LIGHTING CONSULTANTS
LONIC GROVE, ILL.
DATE: 11/20/08
PROJECT: LO-69305A-1
SHEET 1 OF 1

5182630



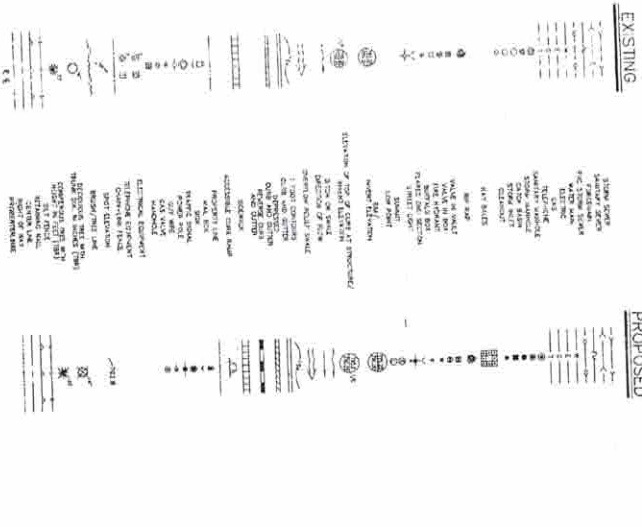
Proposed Illinois Route 53 (Hicks Road) Improvements
for

MENARDS RETAIL DEVELOPMENT

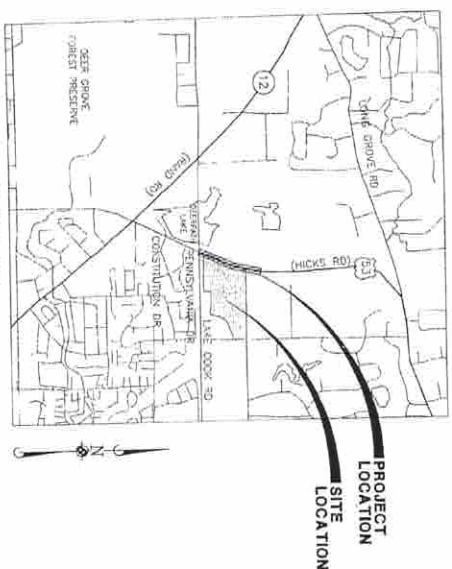
Village of Long Grove, Illinois

STA. 13+24.51 TO STA. 43+15
2990.49 LIN. FT. (0.566 MILES)

HIGHWAY STANDARD SYMBOLS



HIGHWAY ABBREVIATIONS



INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	GENERAL NOTES
3	EXISTING CONDITIONS
4	TYPICAL SECTIONS
5	EXISTING CONDITIONS
6	PLAN AND PROFILE STA. 12+50 TO STA. 18+00
7	PLAN AND PROFILE STA. 18+00 TO STA. 23+00
8	PLAN AND PROFILE STA. 23+00 TO STA. 28+00
9	PLAN AND PROFILE STA. 28+00 TO STA. 33+00
10	PLAN AND PROFILE STA. 33+00 TO STA. 38+00
11	PLAN AND PROFILE STA. 38+00 TO STA. 43+00
12	PLAN AND PROFILE STA. 127+00 TO STA. 131+50
13	STORM WATER POLLUTION PREVENTION PLAN
14	CROSS SECTIONS - STA. 12+00 TO STA. 18+00
15	CROSS SECTIONS - STA. 18+00 TO STA. 23+00
16	CROSS SECTIONS - STA. 23+00 TO STA. 28+00
17	CROSS SECTIONS - STA. 28+00 TO STA. 33+00
18	CROSS SECTIONS - STA. 33+00 TO STA. 38+00
19	CROSS SECTIONS - STA. 38+00 TO STA. 43+00
20	CROSS SECTIONS - STA. 127+00 TO STA. 131+00
21	CROSS SECTIONS - STA. 127+00 TO STA. 131+00
22	CROSS SECTIONS - STA. 127+00 TO STA. 131+00
23	CROSS SECTIONS - STA. 127+00 TO STA. 131+00
24	CROSS SECTIONS - STA. 127+00 TO STA. 131+00
25	CROSS SECTIONS - STA. 127+00 TO STA. 131+00
26	CROSS SECTIONS - STA. 127+00 TO STA. 131+00
27	CROSS SECTIONS - STA. 127+00 TO STA. 131+00
28	CONSTRUCTION DETAIL
29	CONSTRUCTION DETAIL
30	CONSTRUCTION DETAIL
31	CONSTRUCTION DETAIL

MANHARD CONSULTING
ENGINEERS, ARCHITECTS, PLANNERS
ENVIRONMENTAL SCIENTISTS & ANALYSTS
600 WOODLAWN PARKWAY, SUITE 100
P.O. BOX 647, GLENVIEW, IL 60041
TEL: 847/634-0888 FAX: 847/634-0889

REMARK	DATE
1. THE BENCHMARK IS LOCATED AT THE CORNER OF LAKE COOK ROAD AND OLD ROUTE 53 (HICKS ROAD). ELEVATION=713.32	
2. THE BENCHMARK IS LOCATED AT THE CORNER OF LAKE COOK ROAD AND OLD ROUTE 53 (HICKS ROAD). ELEVATION=713.32	
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PROGRESS SET

IL 53 IMPROVEMENTS
VILLAGE OF LONG GROVE, ILLINOIS
TITLE SHEET

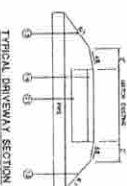
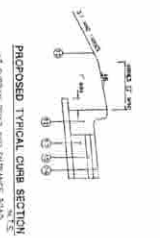
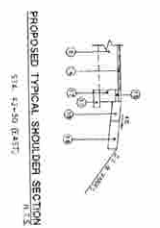
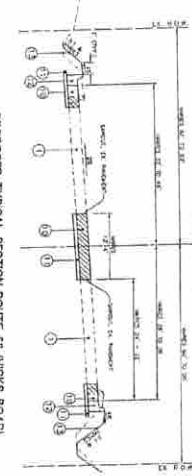
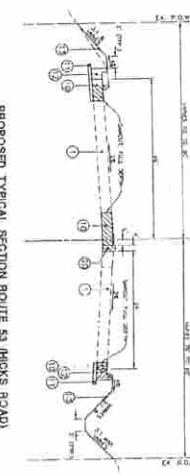
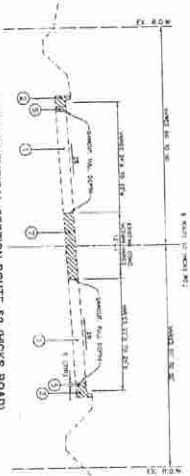
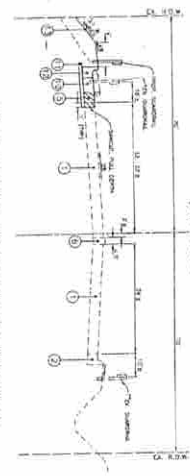
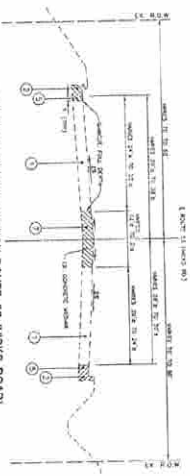
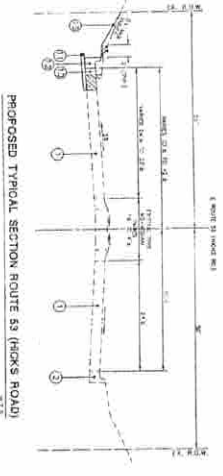
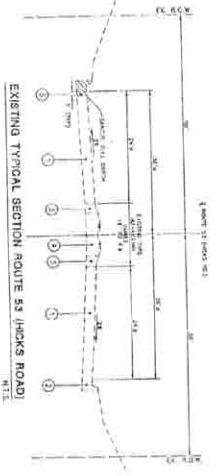
1 of 31

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Manhard Consulting, Ltd.

Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Environmental Scientists • Landscape Architects • Planners • Construction Managers

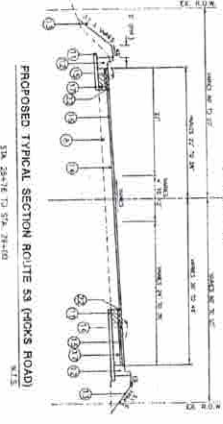
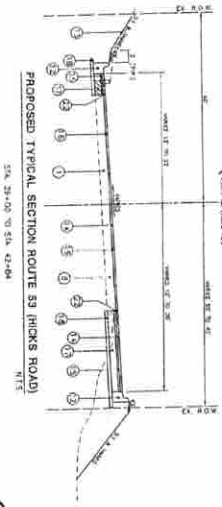
815 Woodstock Parkway • Glenview, IL 60025 • 847.634.0888 • FAX 847.634.0889 • www.manhard.com



MINIMUMS MATERIAL REQUIREMENTS

ITEM	DESCRIPTION	MINIMUMS
1	GRAVEL	1/2" - 3/4"
2	CRACKED GRAVEL	1/2" - 3/4"
3	CRACKED GRAVEL	1/2" - 3/4"
4	CRACKED GRAVEL	1/2" - 3/4"
5	CRACKED GRAVEL	1/2" - 3/4"
6	CRACKED GRAVEL	1/2" - 3/4"
7	CRACKED GRAVEL	1/2" - 3/4"
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28	CRACKED GRAVEL	1/2" - 3/4"
29	CRACKED GRAVEL	1/2" - 3/4"
30	CRACKED GRAVEL	1/2" - 3/4"

- PAVING LEGEND**
1. CRACKED GRAVEL
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 3. CRACKED GRAVEL
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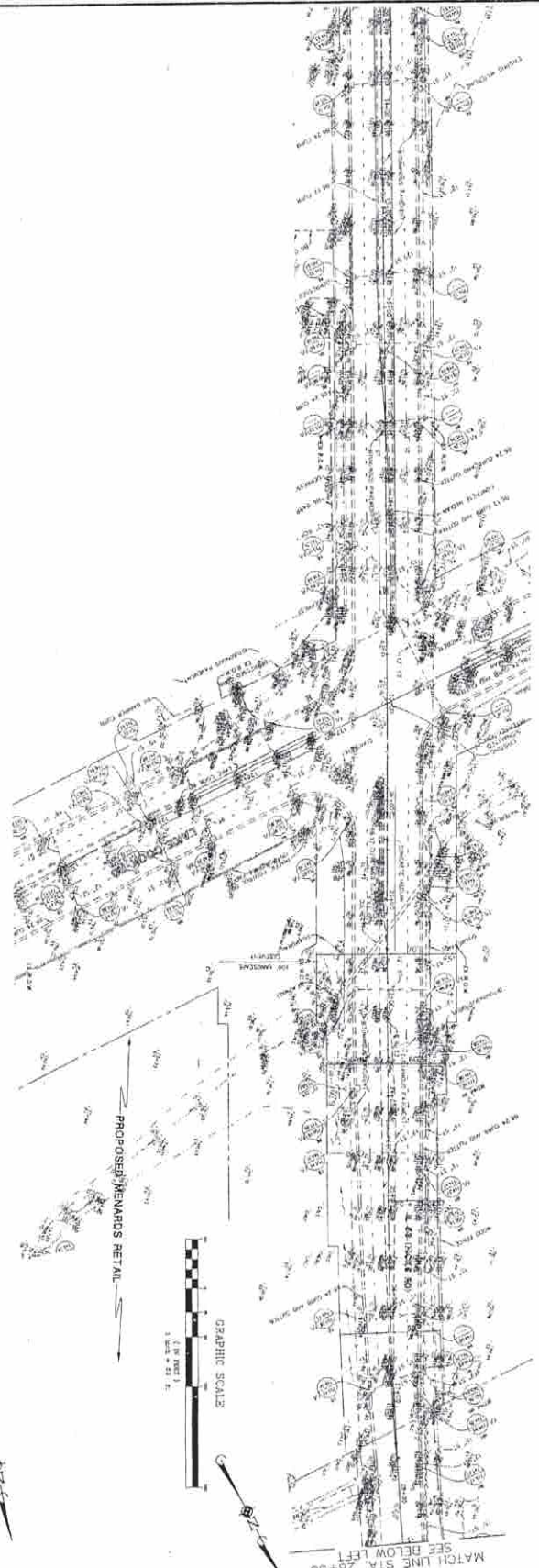
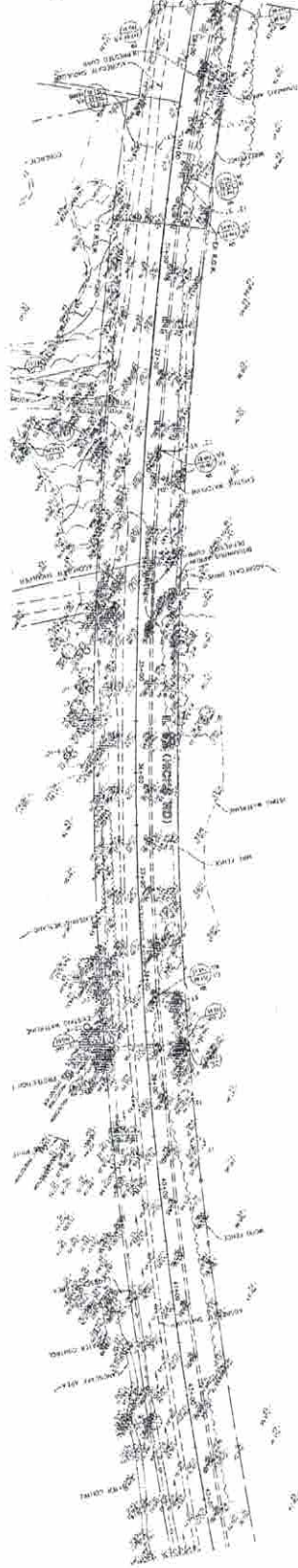


IL 53 IMPROVEMENTS
VILLAGE OF LONG GROVE, ILLINOIS
TYPICAL SECTIONS

Manhard Consulting, Ltd.
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Environmental Scientists • Landscape Architects • Planners • Construction Managers
800 Woodloch Parkway • Normal, IL 61761 • 618.261.3200 • 618.261.3201 • www.manhard.com

5782630

MATCH LINE STA. 115+00
SEE ABOVE RIGHT

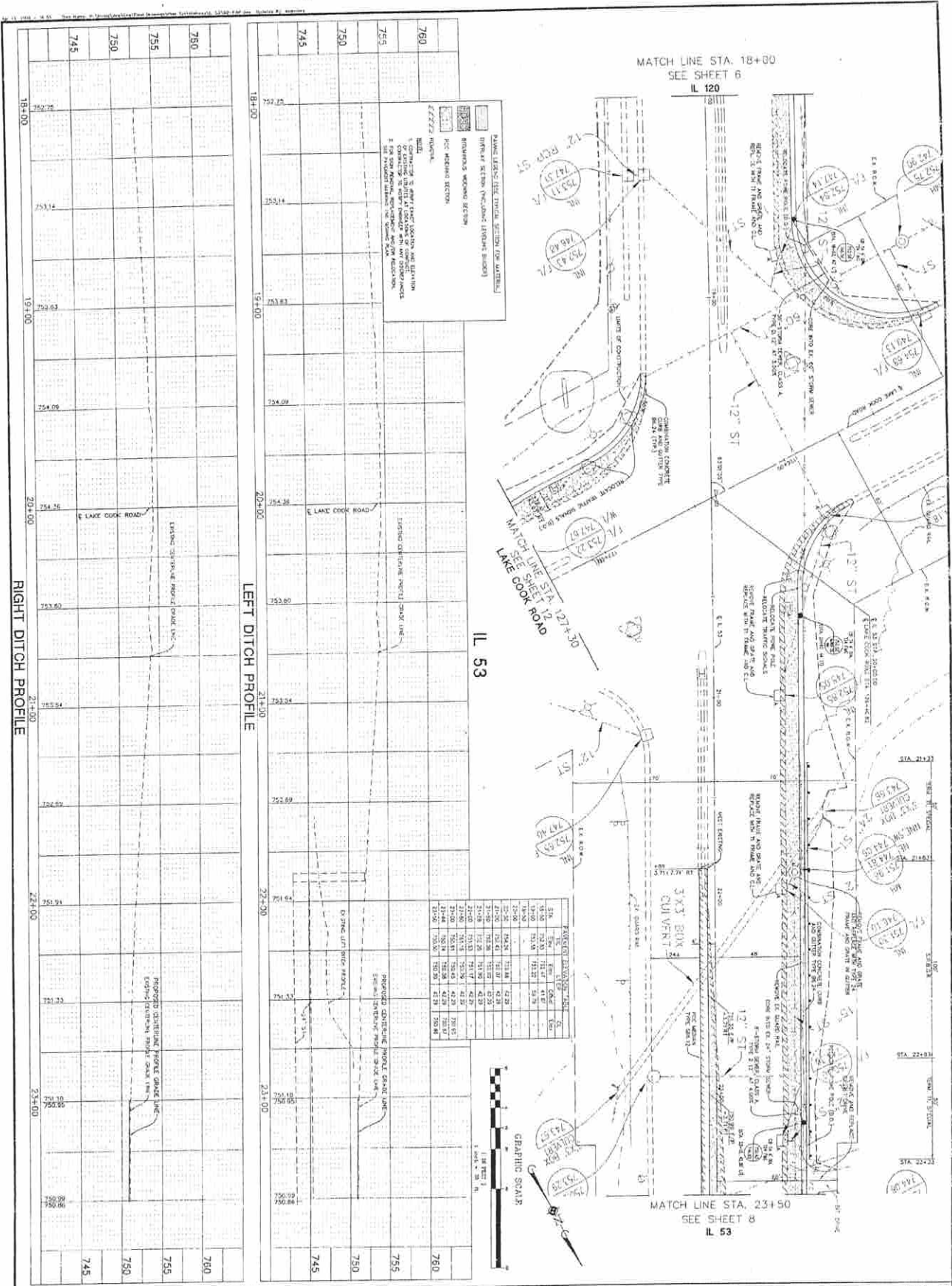


MATCH LINE STA. 28+50
SEE BELOW LEFT

36

SHEET 5 OF 31 ENCL. 6211	IL 53 IMPROVEMENTS VILLAGE OF LONG GROVE, ILLINOIS EXISTING CONDITIONS	 Manhard Consulting, Ltd. Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers Environmental Scientists • Landscape Architects • Planners • Construction Managers 888 Woodloch Parkway • Winnetka, IL 60093 • 847.634.5300 • 847.634.5303 (F) • www.manhard.com	DATE REVISION DRAWN BY CHECKED BY
	PROJECT NO. DRAWING NO.		SCALE DATE
	CLIENT ADDRESS		PROJECT LOCATION
	PROJECT DESCRIPTION		PROJECT STATUS

PENDING APPROVAL - NOT FOR CONSTRUCTION



Station	Profile Elevation	Right Ditch Profile Elevation
18+00	752.75	752.75
18+10	753.14	753.14
18+20	753.83	753.83
18+30	754.09	754.09
18+40	754.36	754.36
18+50	753.60	753.60
18+60	753.54	753.54
18+70	752.89	752.89
18+80	751.94	751.94
18+90	751.30	751.30
19+00	750.88	750.88
19+10	750.50	750.50
19+20	745.00	745.00
19+30	745.00	745.00
19+40	745.00	745.00
19+50	745.00	745.00
19+60	745.00	745.00
19+70	745.00	745.00
19+80	745.00	745.00
19+90	745.00	745.00
20+00	745.00	745.00
20+10	745.00	745.00
20+20	745.00	745.00
20+30	745.00	745.00
20+40	745.00	745.00
20+50	745.00	745.00
20+60	745.00	745.00
20+70	745.00	745.00
20+80	745.00	745.00
20+90	745.00	745.00
21+00	745.00	745.00
21+10	745.00	745.00
21+20	745.00	745.00
21+30	745.00	745.00
21+40	745.00	745.00
21+50	745.00	745.00
21+60	745.00	745.00
21+70	745.00	745.00
21+80	745.00	745.00
21+90	745.00	745.00
22+00	745.00	745.00
22+10	745.00	745.00
22+20	745.00	745.00
22+30	745.00	745.00
22+40	745.00	745.00
22+50	745.00	745.00
22+60	745.00	745.00
22+70	745.00	745.00
22+80	745.00	745.00
22+90	745.00	745.00
23+00	745.00	745.00

Station	Profile Elevation	Right Ditch Profile Elevation
18+00	752.75	752.75
18+10	753.14	753.14
18+20	753.83	753.83
18+30	754.09	754.09
18+40	754.36	754.36
18+50	753.60	753.60
18+60	753.54	753.54
18+70	752.89	752.89
18+80	751.94	751.94
18+90	751.30	751.30
19+00	750.88	750.88
19+10	750.50	750.50
19+20	745.00	745.00
19+30	745.00	745.00
19+40	745.00	745.00
19+50	745.00	745.00
19+60	745.00	745.00
19+70	745.00	745.00
19+80	745.00	745.00
19+90	745.00	745.00
20+00	745.00	745.00
20+10	745.00	745.00
20+20	745.00	745.00
20+30	745.00	745.00
20+40	745.00	745.00
20+50	745.00	745.00
20+60	745.00	745.00
20+70	745.00	745.00
20+80	745.00	745.00
20+90	745.00	745.00
21+00	745.00	745.00
21+10	745.00	745.00
21+20	745.00	745.00
21+30	745.00	745.00
21+40	745.00	745.00
21+50	745.00	745.00
21+60	745.00	745.00
21+70	745.00	745.00
21+80	745.00	745.00
21+90	745.00	745.00
22+00	745.00	745.00
22+10	745.00	745.00
22+20	745.00	745.00
22+30	745.00	745.00
22+40	745.00	745.00
22+50	745.00	745.00
22+60	745.00	745.00
22+70	745.00	745.00
22+80	745.00	745.00
22+90	745.00	745.00
23+00	745.00	745.00

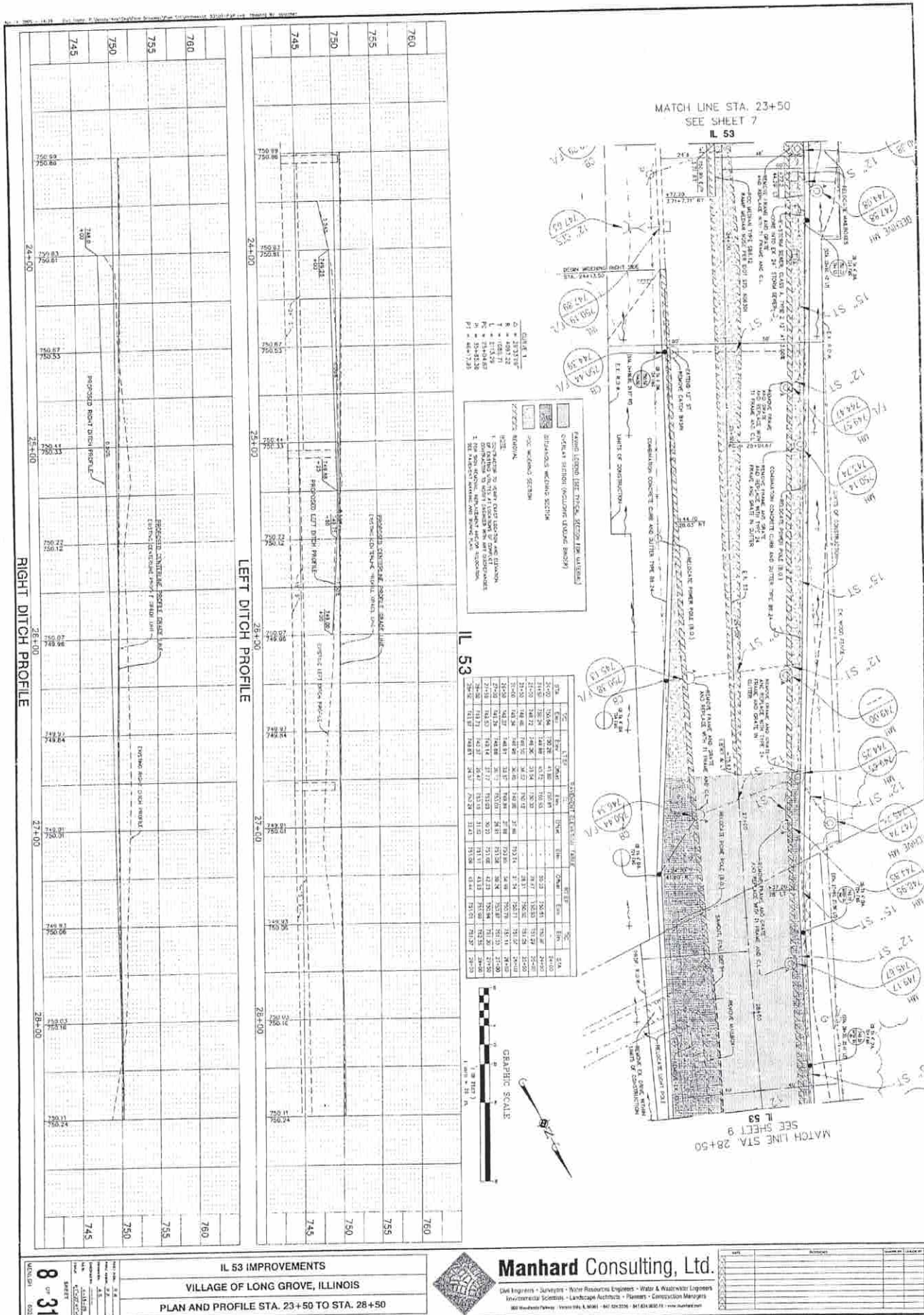
IL 53 IMPROVEMENTS
 VILLAGE OF LONG GROVE, ILLINOIS
 PLAN AND PROFILE STA. 18+00 TO STA. 23+50

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 SHEET
 38

PENDING APPROVAL - NOT FOR CONSTRUCTION

046630



MATCH LINE STA. 23+50
SEE SHEET 7

IL 53

MATCH LINE STA. 28+50
SEE SHEET 9

EXISTING ELEVATION (SEE PROFILE SECTION FOR DETAILS)
 EXISTING SECTION (OUTLINE STATION ONLY)
 PROPOSED SECTION
 PROPOSED SECTION (OUTLINE STATION ONLY)
 PROPOSED SECTION (OUTLINE STATION ONLY)
 PROPOSED SECTION (OUTLINE STATION ONLY)

STA.	TYPE	CONTRACT NO.	DATE	BY	CHKD.
23+50	CONCRETE	1100	11/10/10	JL	ML
24+00	CONCRETE	1100	11/10/10	JL	ML
24+50	CONCRETE	1100	11/10/10	JL	ML
25+00	CONCRETE	1100	11/10/10	JL	ML
25+50	CONCRETE	1100	11/10/10	JL	ML
26+00	CONCRETE	1100	11/10/10	JL	ML
26+50	CONCRETE	1100	11/10/10	JL	ML
27+00	CONCRETE	1100	11/10/10	JL	ML
27+50	CONCRETE	1100	11/10/10	JL	ML
28+00	CONCRETE	1100	11/10/10	JL	ML
28+50	CONCRETE	1100	11/10/10	JL	ML



IL 53 IMPROVEMENTS
 VILLAGE OF LONG GROVE, ILLINOIS
 PLAN AND PROFILE STA. 23+50 TO STA. 28+50



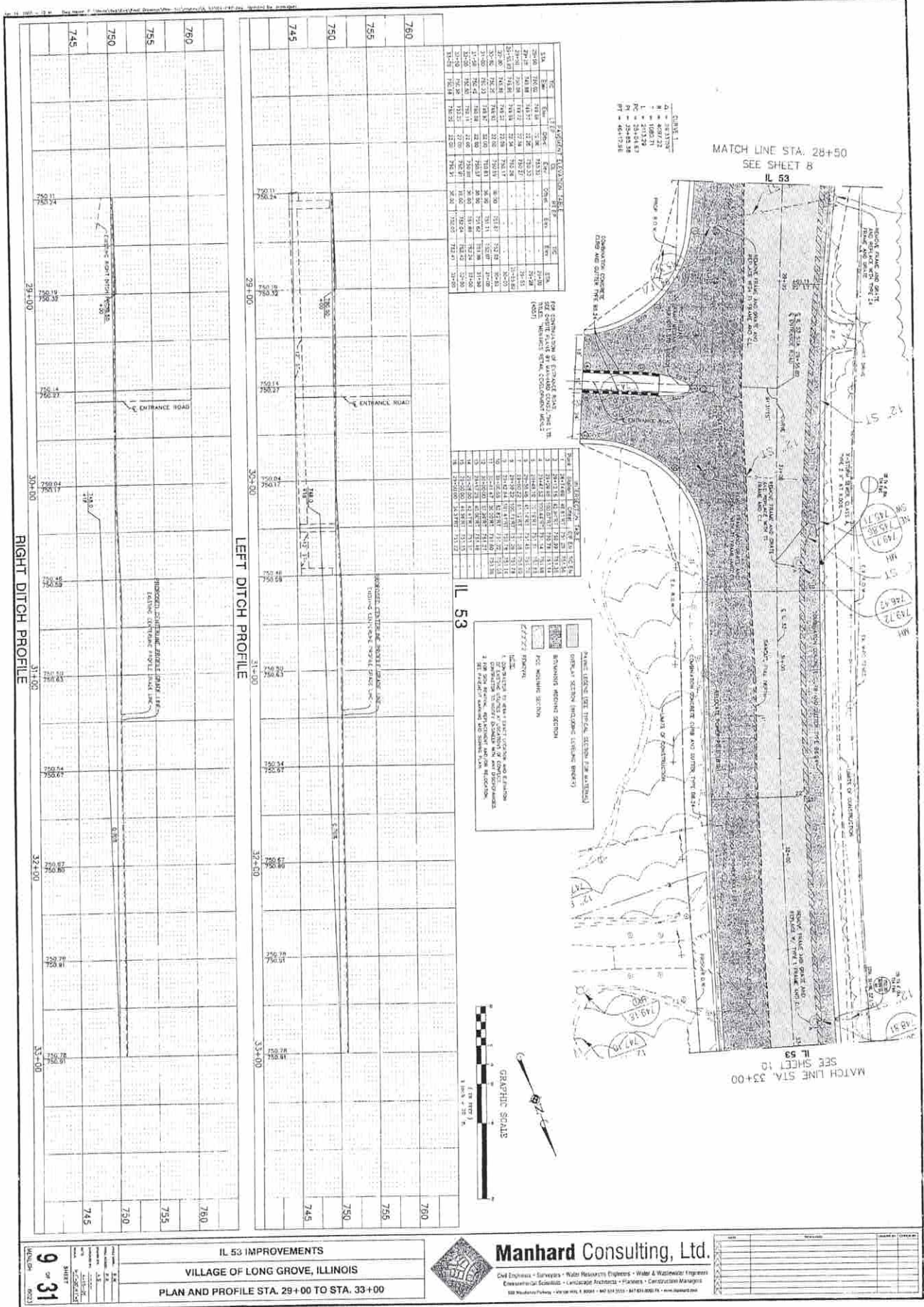
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PENDING APPROVAL - NOT FOR CONSTRUCTION

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5702630



MATCH LINE STA. 28+50
SEE SHEET 8
IL 53

MATCH LINE STA. 33+00
SEE SHEET 10
IL 53

PROPOSED ELEVATION TABLE

STA.	PROP. FIN. ELEV.	EXIST. FIN. ELEV.	PROP. FIN. ELEV.	EXIST. FIN. ELEV.	PROP. FIN. ELEV.	EXIST. FIN. ELEV.
29+00	750.00	750.00	750.00	750.00	750.00	750.00
29+10	750.00	750.00	750.00	750.00	750.00	750.00
29+20	750.00	750.00	750.00	750.00	750.00	750.00
29+30	750.00	750.00	750.00	750.00	750.00	750.00
29+40	750.00	750.00	750.00	750.00	750.00	750.00
29+50	750.00	750.00	750.00	750.00	750.00	750.00
29+60	750.00	750.00	750.00	750.00	750.00	750.00
29+70	750.00	750.00	750.00	750.00	750.00	750.00
29+80	750.00	750.00	750.00	750.00	750.00	750.00
29+90	750.00	750.00	750.00	750.00	750.00	750.00
30+00	750.00	750.00	750.00	750.00	750.00	750.00
30+10	750.00	750.00	750.00	750.00	750.00	750.00
30+20	750.00	750.00	750.00	750.00	750.00	750.00
30+30	750.00	750.00	750.00	750.00	750.00	750.00
30+40	750.00	750.00	750.00	750.00	750.00	750.00
30+50	750.00	750.00	750.00	750.00	750.00	750.00
30+60	750.00	750.00	750.00	750.00	750.00	750.00
30+70	750.00	750.00	750.00	750.00	750.00	750.00
30+80	750.00	750.00	750.00	750.00	750.00	750.00
30+90	750.00	750.00	750.00	750.00	750.00	750.00
31+00	750.00	750.00	750.00	750.00	750.00	750.00
31+10	750.00	750.00	750.00	750.00	750.00	750.00
31+20	750.00	750.00	750.00	750.00	750.00	750.00
31+30	750.00	750.00	750.00	750.00	750.00	750.00
31+40	750.00	750.00	750.00	750.00	750.00	750.00
31+50	750.00	750.00	750.00	750.00	750.00	750.00
31+60	750.00	750.00	750.00	750.00	750.00	750.00
31+70	750.00	750.00	750.00	750.00	750.00	750.00
31+80	750.00	750.00	750.00	750.00	750.00	750.00
31+90	750.00	750.00	750.00	750.00	750.00	750.00
32+00	750.00	750.00	750.00	750.00	750.00	750.00
32+10	750.00	750.00	750.00	750.00	750.00	750.00
32+20	750.00	750.00	750.00	750.00	750.00	750.00
32+30	750.00	750.00	750.00	750.00	750.00	750.00
32+40	750.00	750.00	750.00	750.00	750.00	750.00
32+50	750.00	750.00	750.00	750.00	750.00	750.00
32+60	750.00	750.00	750.00	750.00	750.00	750.00
32+70	750.00	750.00	750.00	750.00	750.00	750.00
32+80	750.00	750.00	750.00	750.00	750.00	750.00
32+90	750.00	750.00	750.00	750.00	750.00	750.00
33+00	750.00	750.00	750.00	750.00	750.00	750.00

PROPOSED ELEVATION TABLE (continued)

STA.	PROP. FIN. ELEV.	EXIST. FIN. ELEV.	PROP. FIN. ELEV.	EXIST. FIN. ELEV.	PROP. FIN. ELEV.	EXIST. FIN. ELEV.
33+00	750.00	750.00	750.00	750.00	750.00	750.00
33+10	750.00	750.00	750.00	750.00	750.00	750.00
33+20	750.00	750.00	750.00	750.00	750.00	750.00
33+30	750.00	750.00	750.00	750.00	750.00	750.00
33+40	750.00	750.00	750.00	750.00	750.00	750.00
33+50	750.00	750.00	750.00	750.00	750.00	750.00
33+60	750.00	750.00	750.00	750.00	750.00	750.00
33+70	750.00	750.00	750.00	750.00	750.00	750.00
33+80	750.00	750.00	750.00	750.00	750.00	750.00
33+90	750.00	750.00	750.00	750.00	750.00	750.00
34+00	750.00	750.00	750.00	750.00	750.00	750.00

IL 53 IMPROVEMENTS
VILLAGE OF LONG GROVE, ILLINOIS
PLAN AND PROFILE STA. 29+00 TO STA. 33+00



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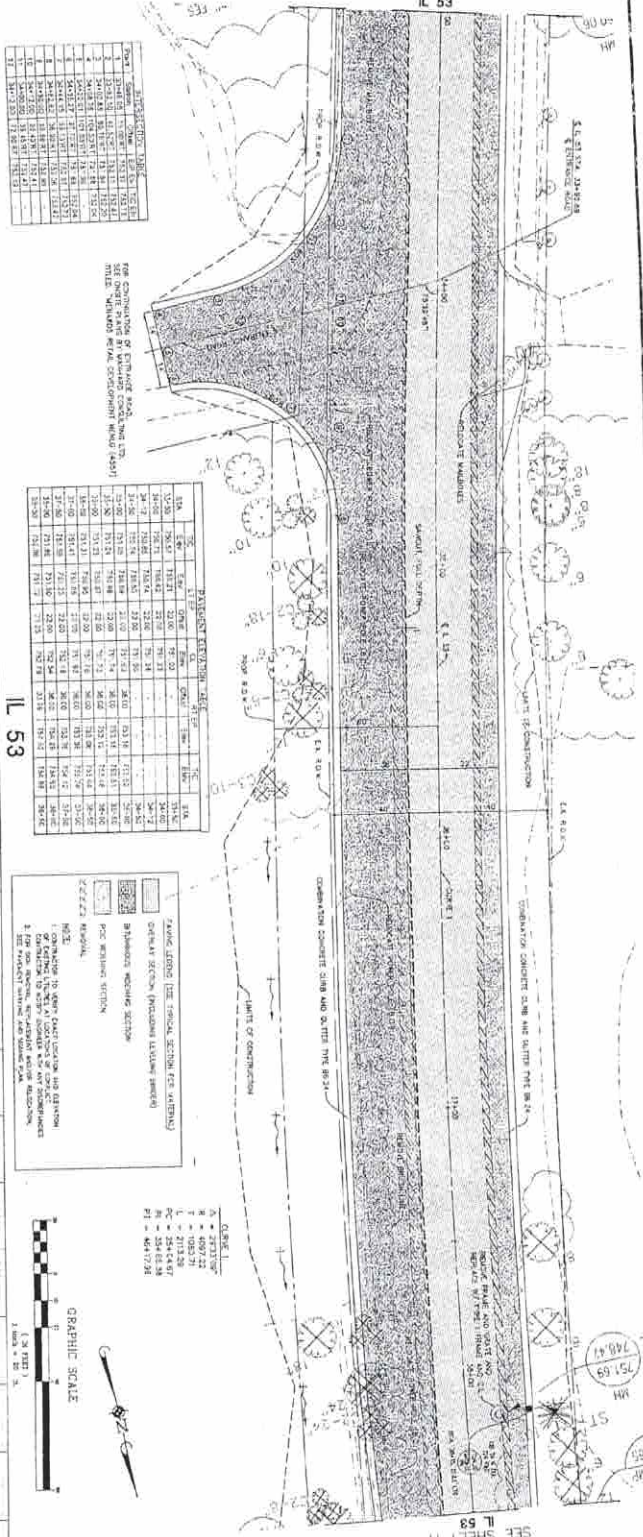
PENDING APPROVAL - NOT FOR CONSTRUCTION

40

5702630

1782630

MATCH LINE STA. 33+00
SEE SHEET 9
IL 53



PROPOSED DRIVE LANE

STATION	PC	PT	PI	PA
33+00	33+00	33+00	33+00	33+00
33+10	33+10	33+10	33+10	33+10
33+20	33+20	33+20	33+20	33+20
33+30	33+30	33+30	33+30	33+30
33+40	33+40	33+40	33+40	33+40
33+50	33+50	33+50	33+50	33+50
33+60	33+60	33+60	33+60	33+60
33+70	33+70	33+70	33+70	33+70
33+80	33+80	33+80	33+80	33+80
33+90	33+90	33+90	33+90	33+90
34+00	34+00	34+00	34+00	34+00

PROPOSED SHOULDER LANE

STATION	PC	PT	PI	PA
33+00	33+00	33+00	33+00	33+00
33+10	33+10	33+10	33+10	33+10
33+20	33+20	33+20	33+20	33+20
33+30	33+30	33+30	33+30	33+30
33+40	33+40	33+40	33+40	33+40
33+50	33+50	33+50	33+50	33+50
33+60	33+60	33+60	33+60	33+60
33+70	33+70	33+70	33+70	33+70
33+80	33+80	33+80	33+80	33+80
33+90	33+90	33+90	33+90	33+90
34+00	34+00	34+00	34+00	34+00

PROPOSED RIGHT-DITCH PROFILE

STATION	ELEVATION
33+00	750.00
33+10	750.00
33+20	750.00
33+30	750.00
33+40	750.00
33+50	750.00
33+60	750.00
33+70	750.00
33+80	750.00
33+90	750.00
34+00	750.00

PROPOSED ASPHALT DRIVE LANE

STATION	PC	PT	PI	PA
33+00	33+00	33+00	33+00	33+00
33+10	33+10	33+10	33+10	33+10
33+20	33+20	33+20	33+20	33+20
33+30	33+30	33+30	33+30	33+30
33+40	33+40	33+40	33+40	33+40
33+50	33+50	33+50	33+50	33+50
33+60	33+60	33+60	33+60	33+60
33+70	33+70	33+70	33+70	33+70
33+80	33+80	33+80	33+80	33+80
33+90	33+90	33+90	33+90	33+90
34+00	34+00	34+00	34+00	34+00

PROPOSED ASPHALT SHOULDER LANE

STATION	PC	PT	PI	PA
33+00	33+00	33+00	33+00	33+00
33+10	33+10	33+10	33+10	33+10
33+20	33+20	33+20	33+20	33+20
33+30	33+30	33+30	33+30	33+30
33+40	33+40	33+40	33+40	33+40
33+50	33+50	33+50	33+50	33+50
33+60	33+60	33+60	33+60	33+60
33+70	33+70	33+70	33+70	33+70
33+80	33+80	33+80	33+80	33+80
33+90	33+90	33+90	33+90	33+90
34+00	34+00	34+00	34+00	34+00

PROPOSED RIGHT-DITCH PROFILE

STATION	ELEVATION
33+00	750.00
33+10	750.00
33+20	750.00
33+30	750.00
33+40	750.00
33+50	750.00
33+60	750.00
33+70	750.00
33+80	750.00
33+90	750.00
34+00	750.00

PROPOSED ASPHALT DRIVE LANE

STATION	PC	PT	PI	PA
33+00	33+00	33+00	33+00	33+00
33+10	33+10	33+10	33+10	33+10
33+20	33+20	33+20	33+20	33+20
33+30	33+30	33+30	33+30	33+30
33+40	33+40	33+40	33+40	33+40
33+50	33+50	33+50	33+50	33+50
33+60	33+60	33+60	33+60	33+60
33+70	33+70	33+70	33+70	33+70
33+80	33+80	33+80	33+80	33+80
33+90	33+90	33+90	33+90	33+90
34+00	34+00	34+00	34+00	34+00



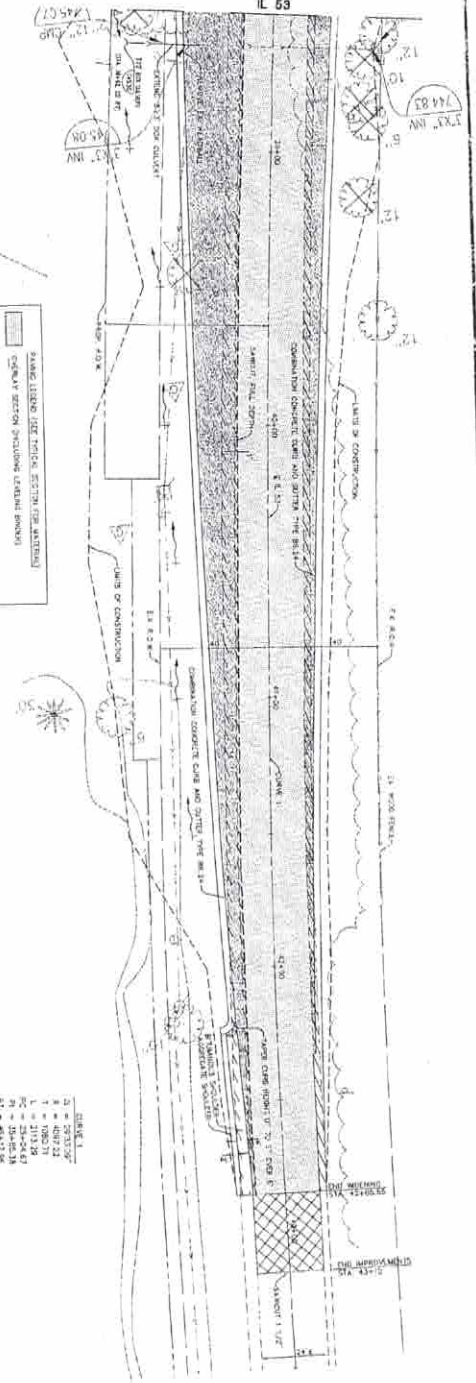
IL 53 IMPROVEMENTS
VILLAGE OF LONG GROVE, ILLINOIS
PLAN AND PROFILE STA. 33+00 TO STA. 38+50

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PENDING APPROVAL - NOT FOR CONSTRUCTION
10 of 31
SHEET

1762630

MATCH LINE STA. 38+50
SEE SHEET 10
IL 53



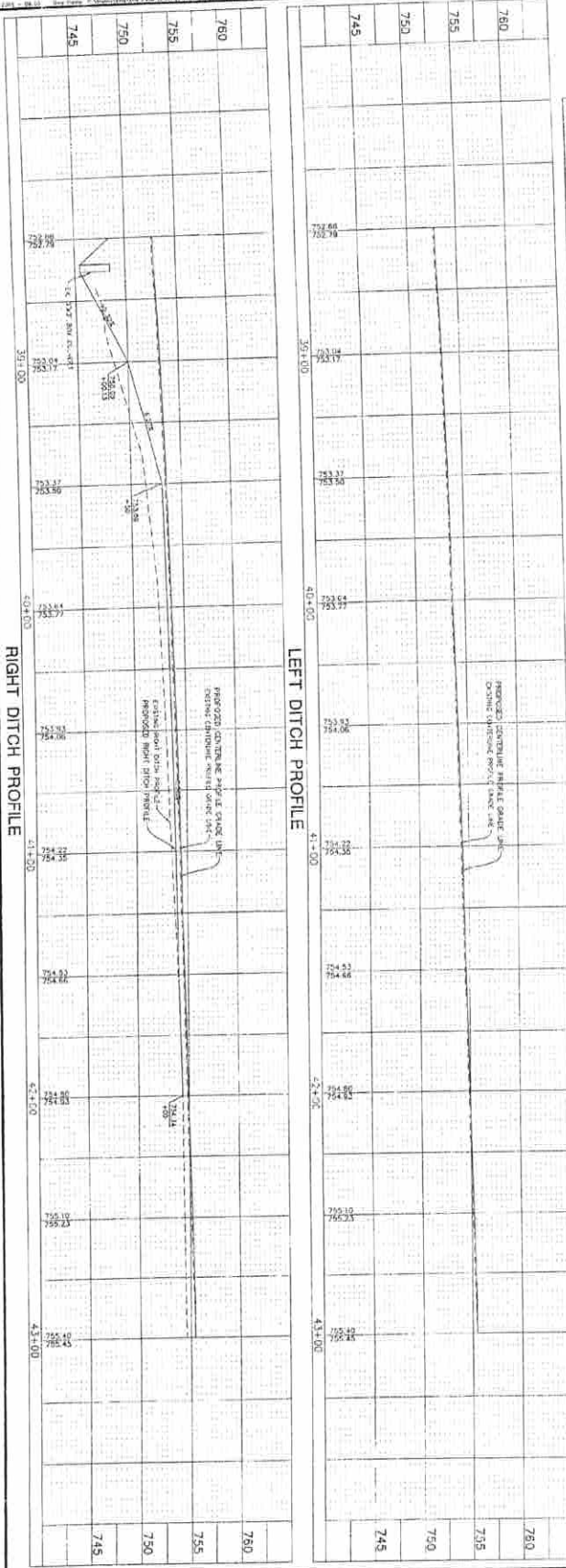
STA.	PC	PVI	PT	LEN.	GRADE	VERT. CURV.	GRADE	VERT. CURV.	GRADE	VERT. CURV.	GRADE	VERT. CURV.
38+00	38+00	38+00	38+00	0.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
38+10	38+10	38+10	38+10	10.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
38+20	38+20	38+20	38+20	20.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
38+30	38+30	38+30	38+30	30.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
38+40	38+40	38+40	38+40	40.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
38+50	38+50	38+50	38+50	50.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
38+60	38+60	38+60	38+60	60.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
38+70	38+70	38+70	38+70	70.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
38+80	38+80	38+80	38+80	80.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
38+90	38+90	38+90	38+90	90.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
39+00	39+00	39+00	39+00	100.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
39+10	39+10	39+10	39+10	110.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
39+20	39+20	39+20	39+20	120.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
39+30	39+30	39+30	39+30	130.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
39+40	39+40	39+40	39+40	140.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
39+50	39+50	39+50	39+50	150.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
39+60	39+60	39+60	39+60	160.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
39+70	39+70	39+70	39+70	170.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
39+80	39+80	39+80	39+80	180.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
39+90	39+90	39+90	39+90	190.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
40+00	40+00	40+00	40+00	200.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
40+10	40+10	40+10	40+10	210.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
40+20	40+20	40+20	40+20	220.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
40+30	40+30	40+30	40+30	230.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
40+40	40+40	40+40	40+40	240.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
40+50	40+50	40+50	40+50	250.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
40+60	40+60	40+60	40+60	260.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
40+70	40+70	40+70	40+70	270.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
40+80	40+80	40+80	40+80	280.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
40+90	40+90	40+90	40+90	290.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
41+00	41+00	41+00	41+00	300.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
41+10	41+10	41+10	41+10	310.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
41+20	41+20	41+20	41+20	320.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
41+30	41+30	41+30	41+30	330.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
41+40	41+40	41+40	41+40	340.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
41+50	41+50	41+50	41+50	350.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
41+60	41+60	41+60	41+60	360.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
41+70	41+70	41+70	41+70	370.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
41+80	41+80	41+80	41+80	380.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
41+90	41+90	41+90	41+90	390.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
42+00	42+00	42+00	42+00	400.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
42+10	42+10	42+10	42+10	410.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
42+20	42+20	42+20	42+20	420.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
42+30	42+30	42+30	42+30	430.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
42+40	42+40	42+40	42+40	440.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
42+50	42+50	42+50	42+50	450.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
42+60	42+60	42+60	42+60	460.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
42+70	42+70	42+70	42+70	470.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
42+80	42+80	42+80	42+80	480.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
42+90	42+90	42+90	42+90	490.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00
43+00	43+00	43+00	43+00	500.00	2.71	0.00	2.71	0.00	2.71	0.00	2.71	0.00

STATE LEGEND FOR PROFILE SECTION MATERIALS

- GRAVEL SECTION (SHOULD BE LATERAL SLOPE)
- BRICKWORK SECTION
- CONCRETE SECTION
- ASPHALT SECTION

NOTES:

1. PROFILE TO BE USED FOR CONSTRUCTION AND MATERIALS
2. GRADE TO BE USED FOR CONSTRUCTION AND MATERIALS
3. GRADE TO BE USED FOR CONSTRUCTION AND MATERIALS
4. GRADE TO BE USED FOR CONSTRUCTION AND MATERIALS
5. GRADE TO BE USED FOR CONSTRUCTION AND MATERIALS
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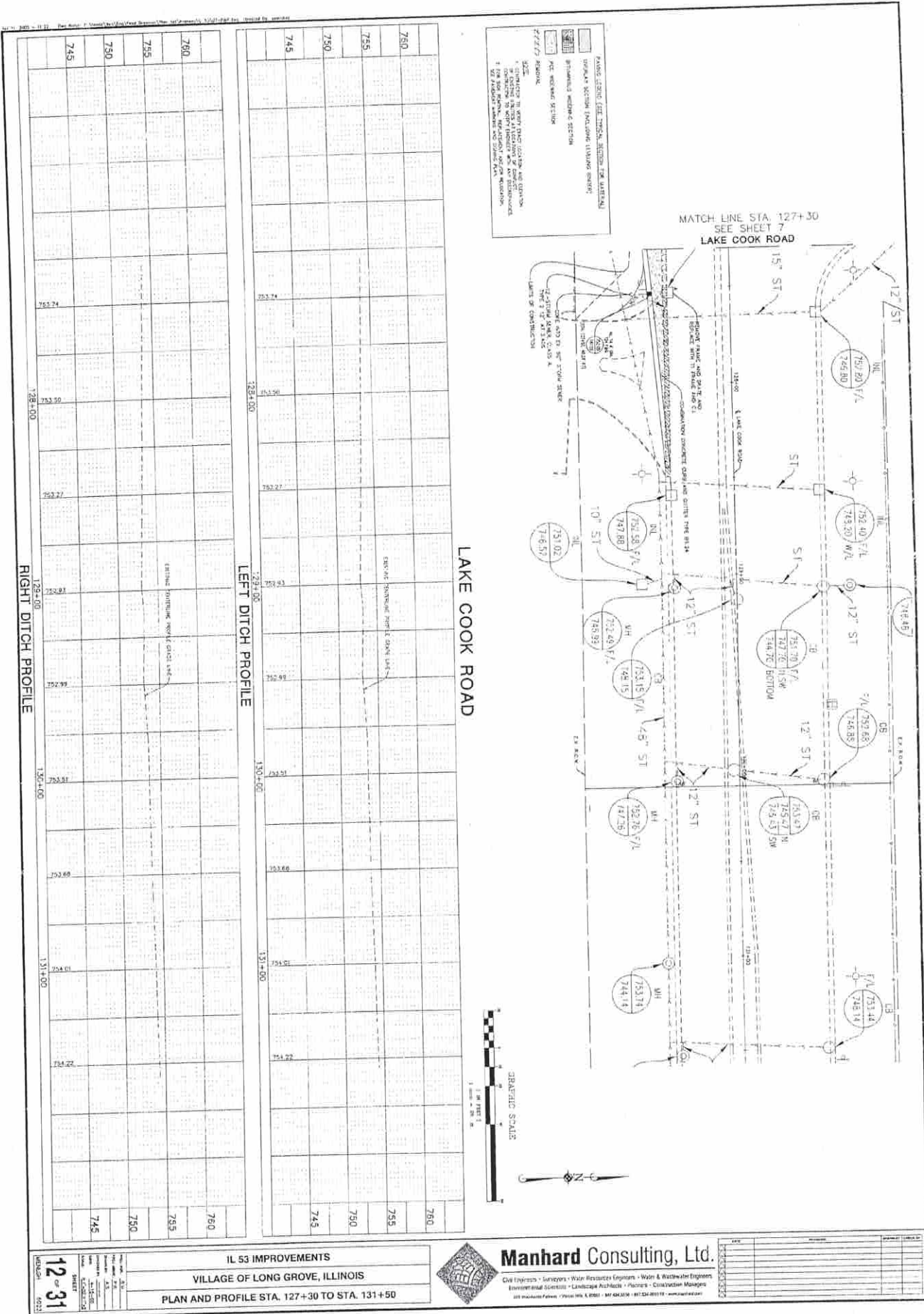
IL 53 IMPROVEMENTS
VILLAGE OF LONG GROVE, ILLINOIS
PLAN AND PROFILE STA. 38+50 TO STA. 43+00

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IL 53 IMPROVEMENTS
 VILLAGE OF LONG GROVE, ILLINOIS
 PLAN AND PROFILE STA. 127+30 TO STA. 131+50

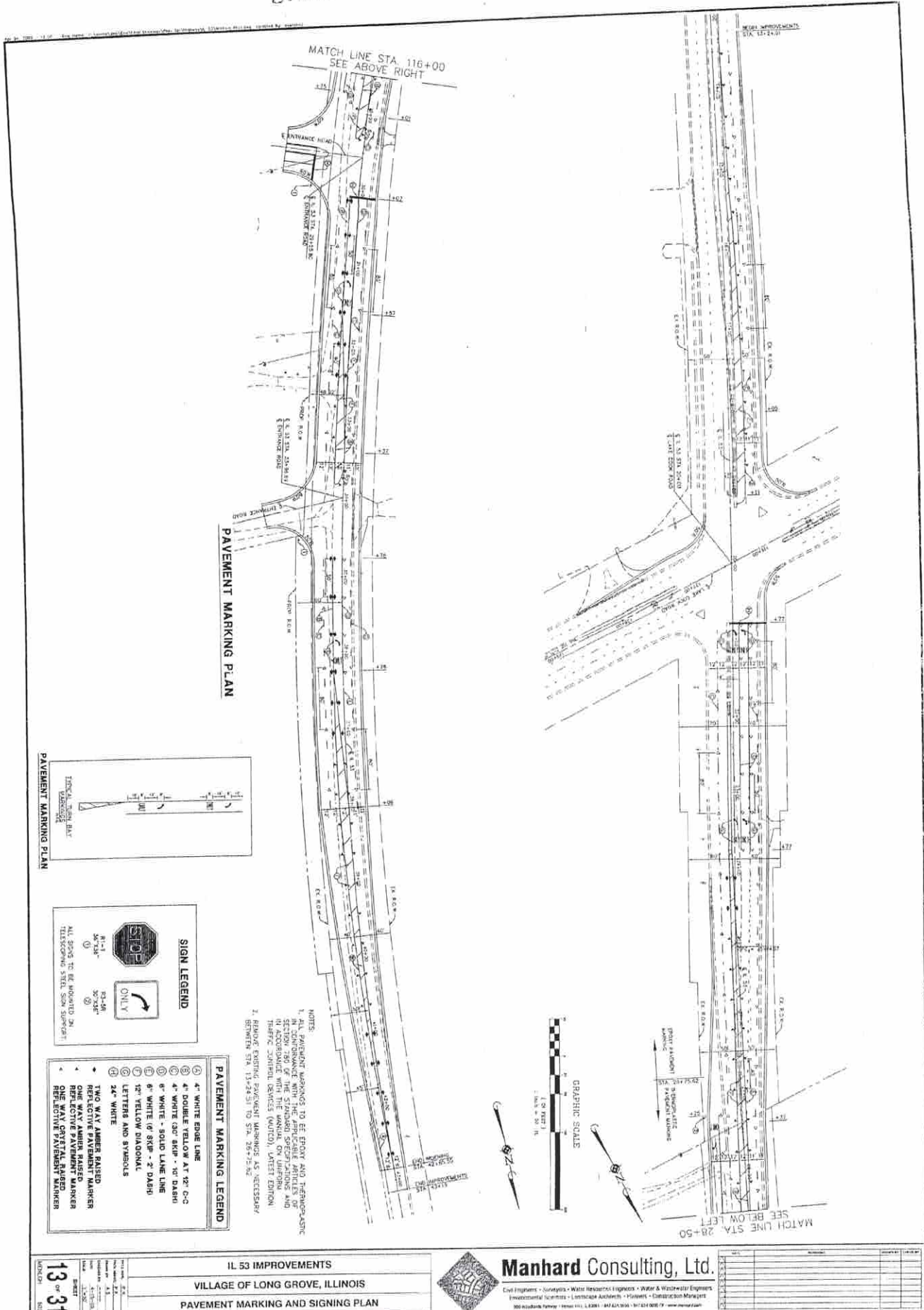


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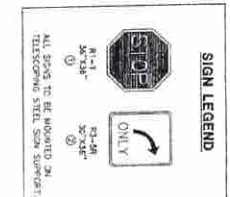
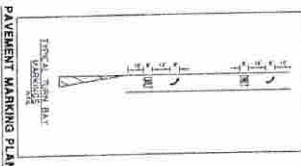
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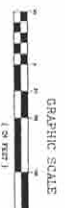
PAVEMENT MARKING PLAN



PAVEMENT MARKING LEGEND

- ① 4" WHITE EDGE LINE
 - ② 4" DOUBLE YELLOW AT 12" C-C
 - ③ 4" WHITE (30" SKIP - 10" DASH)
 - ④ 6" WHITE - SOLID LINE LINE
 - ⑤ 6" WHITE (6" SKIP - 2" DASH)
 - ⑥ 12" YELLOW DIAGONAL
 - ⑦ LETTERS AND SYMBOLS
 - ⑧ 24" WHITE
- * TWO WAY AMBER RAISED REFLECTIVE PAVEMENT MARKER
 * ONE WAY AMBER RAISED REFLECTIVE PAVEMENT MARKER
 * ONE WAY CRYSTAL RAISED REFLECTIVE PAVEMENT MARKER

NOTES:
 1. ALL PAVEMENT MARKINGS TO BE EPDM AND THERMOPLASTIC IN CONFORMANCE WITH THE APPLICABLE ARTICLES OF SECTION 780 OF THE ILLINOIS SPECIFICATIONS AND STANDARD DRAWINGS (AS APPLICABLE) LATEST EDITION, TRAFFIC CONTROL DEPARTMENT (TCD), ILLINOIS.
 2. FINISHES EXCEPT PAVEMENT MARKINGS AS NECESSARY BETWEEN STA. 116+25.00 TO STA. 128+75.00



IL 53 IMPROVEMENTS VILLAGE OF LONG GROVE, ILLINOIS PAVEMENT MARKING AND SIGNING PLAN	
SHEET 13 OF 31	DATE 11/13/2013



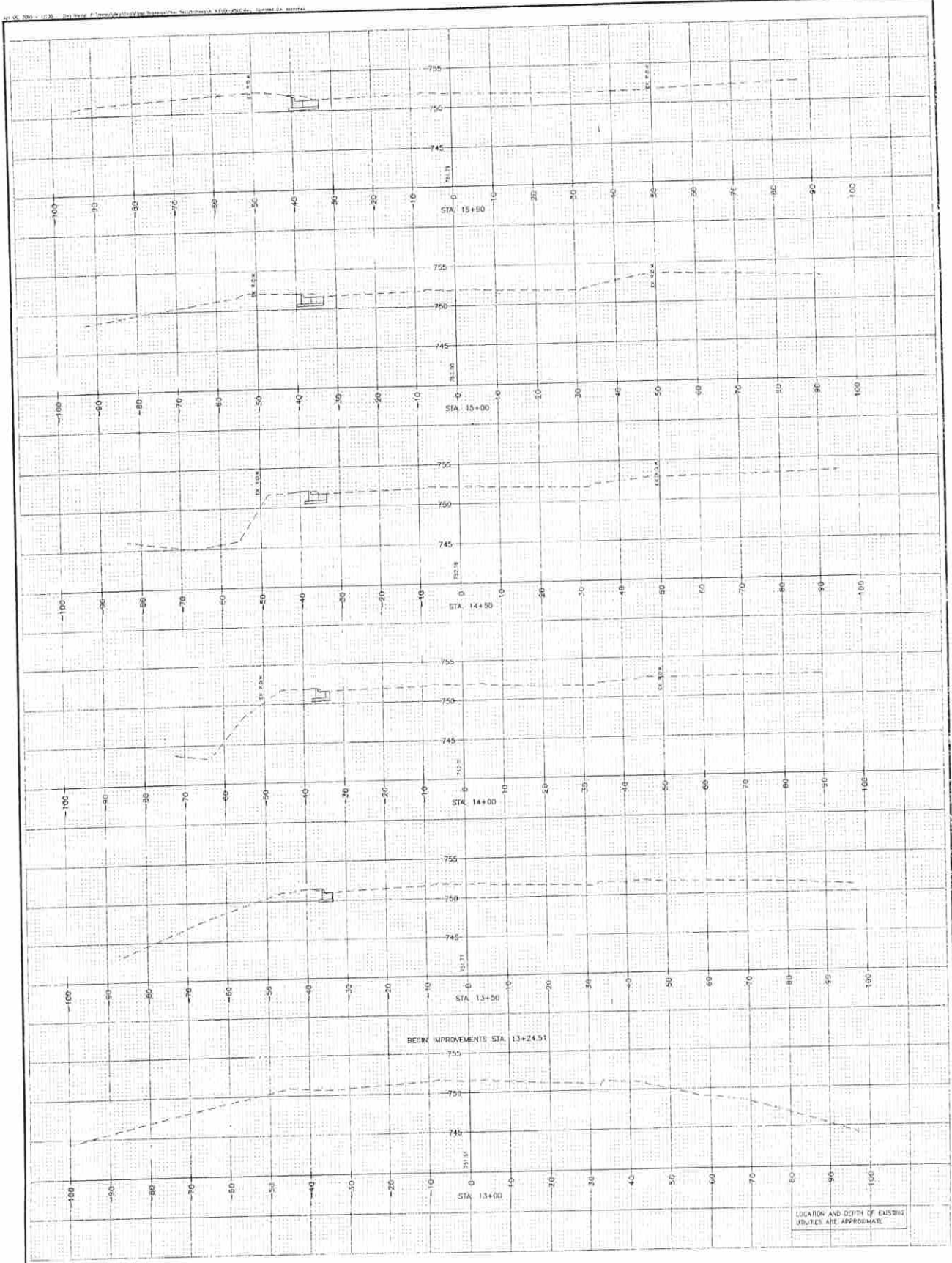
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IL 53 IMPROVEMENTS
 VILLAGE OF LONG GROVE, ILLINOIS
 CROSS SECTIONS - STA. 13+00 TO STA. 15+50

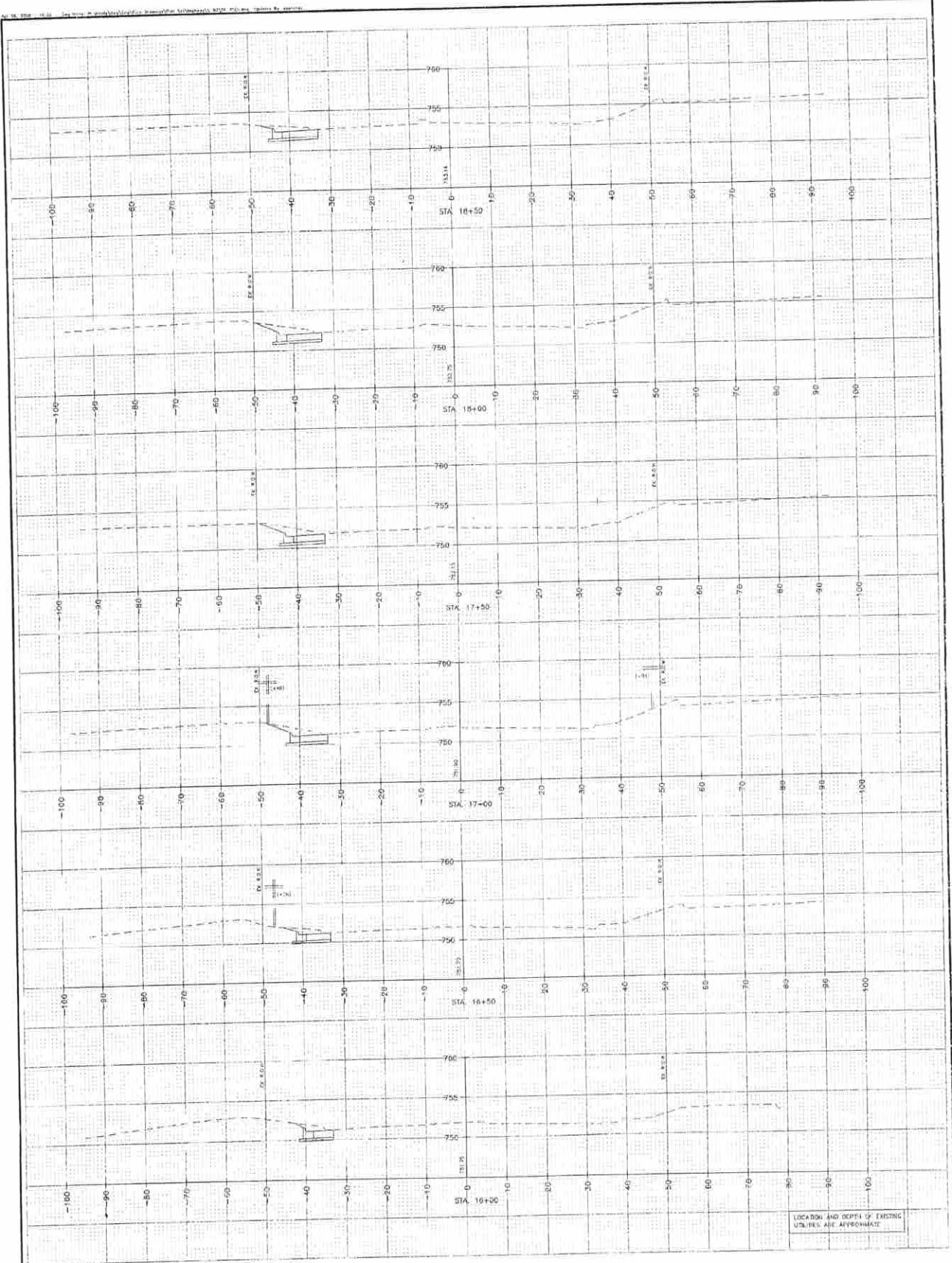


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LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE

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 10/23/2013
 10/23

IL 53 IMPROVEMENTS
 VILLAGE OF LONG GROVE, ILLINOIS
 CROSS SECTIONS - STA. 16+00 TO STA. 18+50

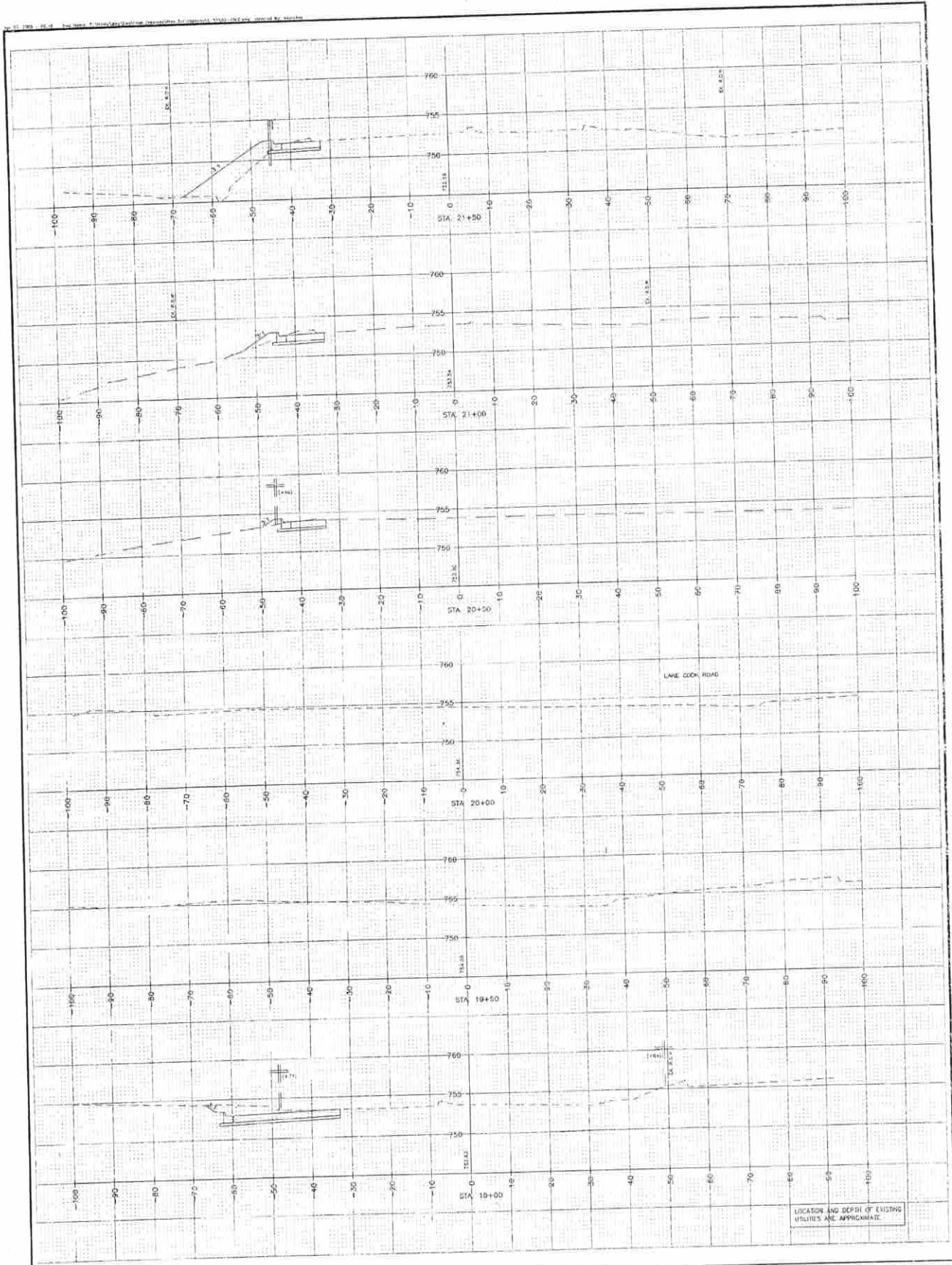


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LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE.

IL 53 IMPROVEMENTS
 VILLAGE OF LONG GROVE, ILLINOIS
 CROSS SECTIONS - STA. 19+00 TO STA. 21+50



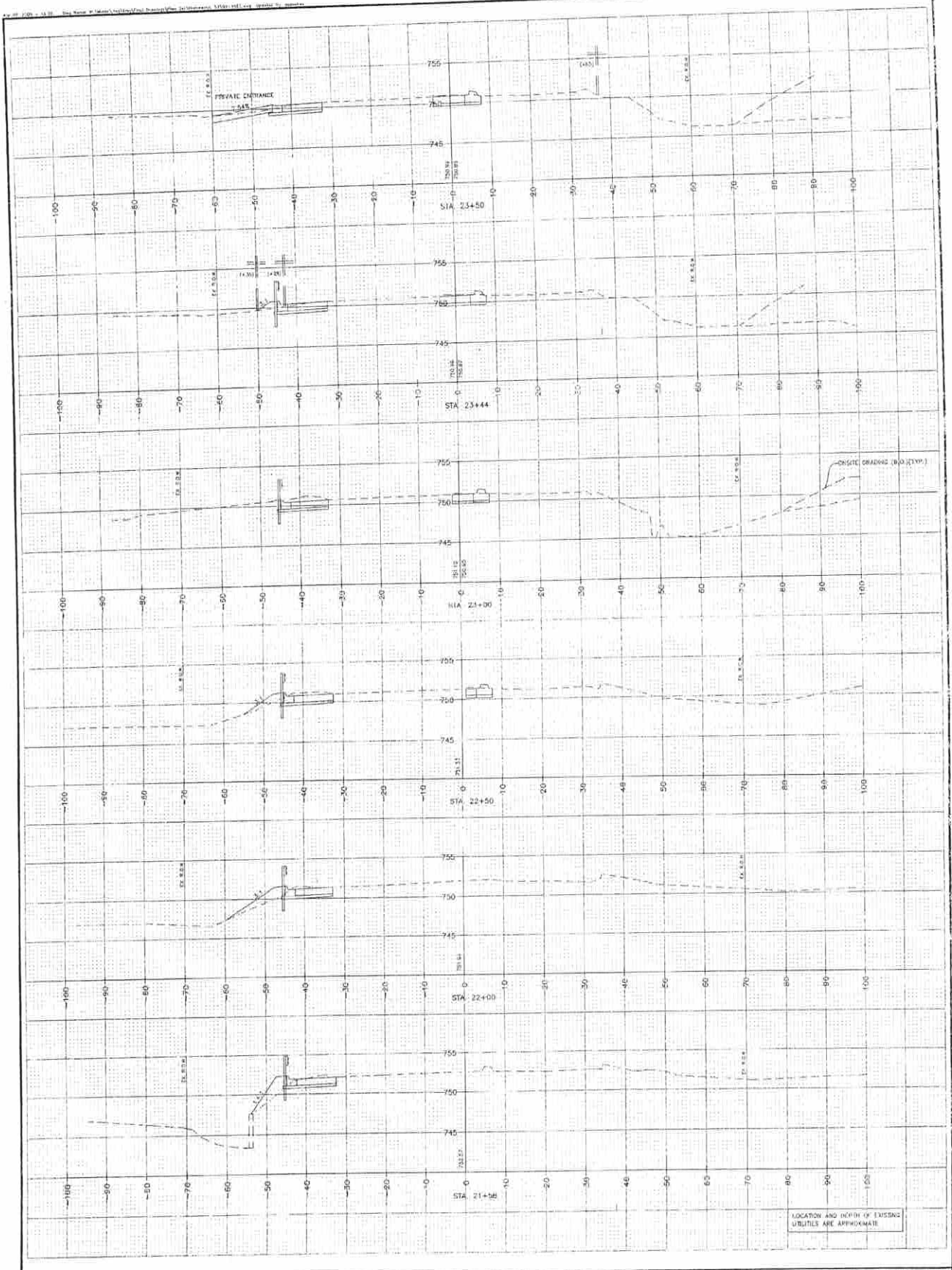
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DATE PLOTTED: 17 of 31
 SCALE: AS SHOWN

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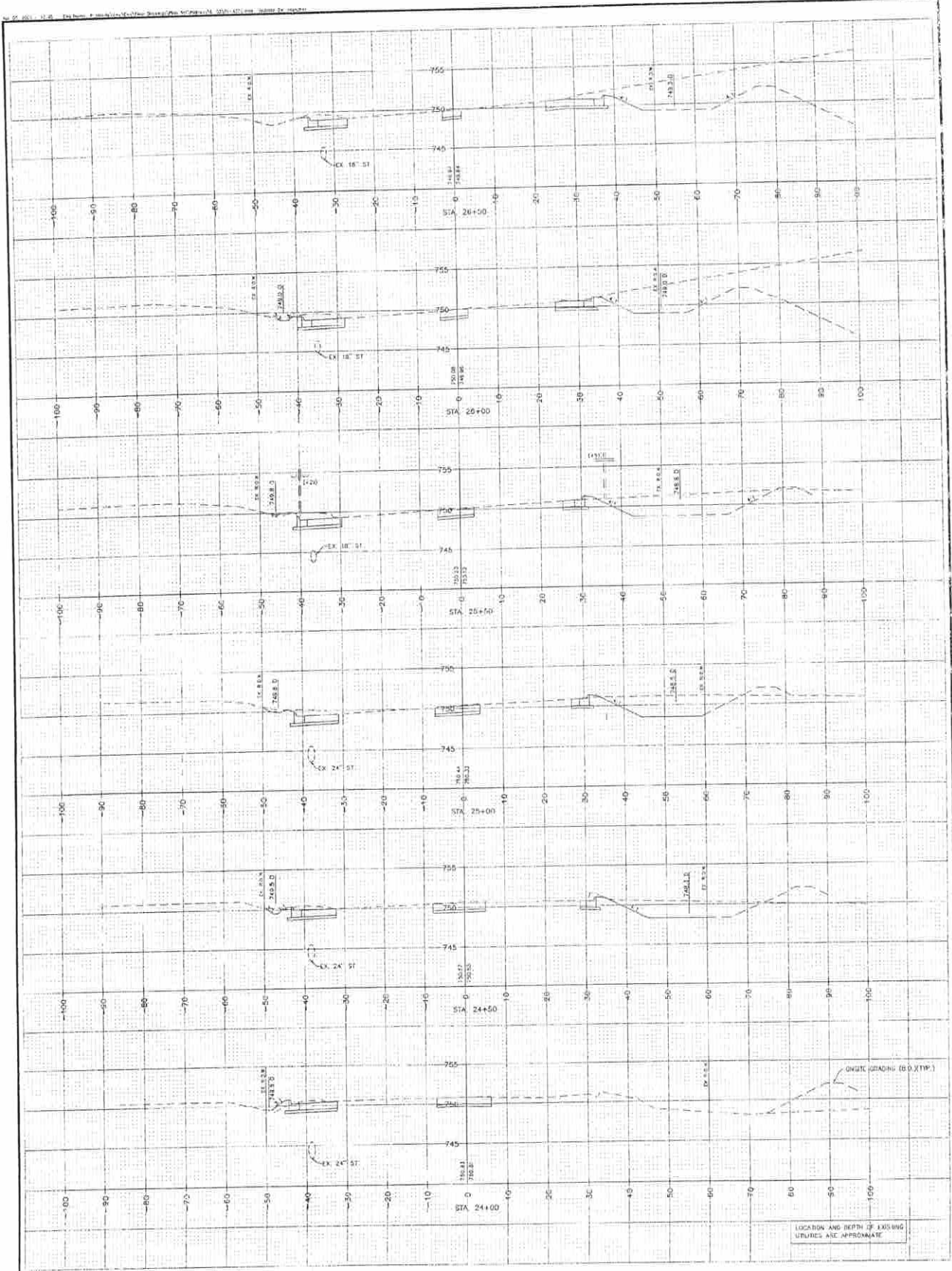
18 of 31
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IL 53 IMPROVEMENTS
 VILLAGE OF LONG GROVE, ILLINOIS
 CROSS SECTIONS - STA. 21+58 TO STA. 23+50



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LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE

IL 53 IMPROVEMENTS
VILLAGE OF LONG GROVE, ILLINOIS
CROSS SECTIONS - STA. 24+00 TO STA. 26+50



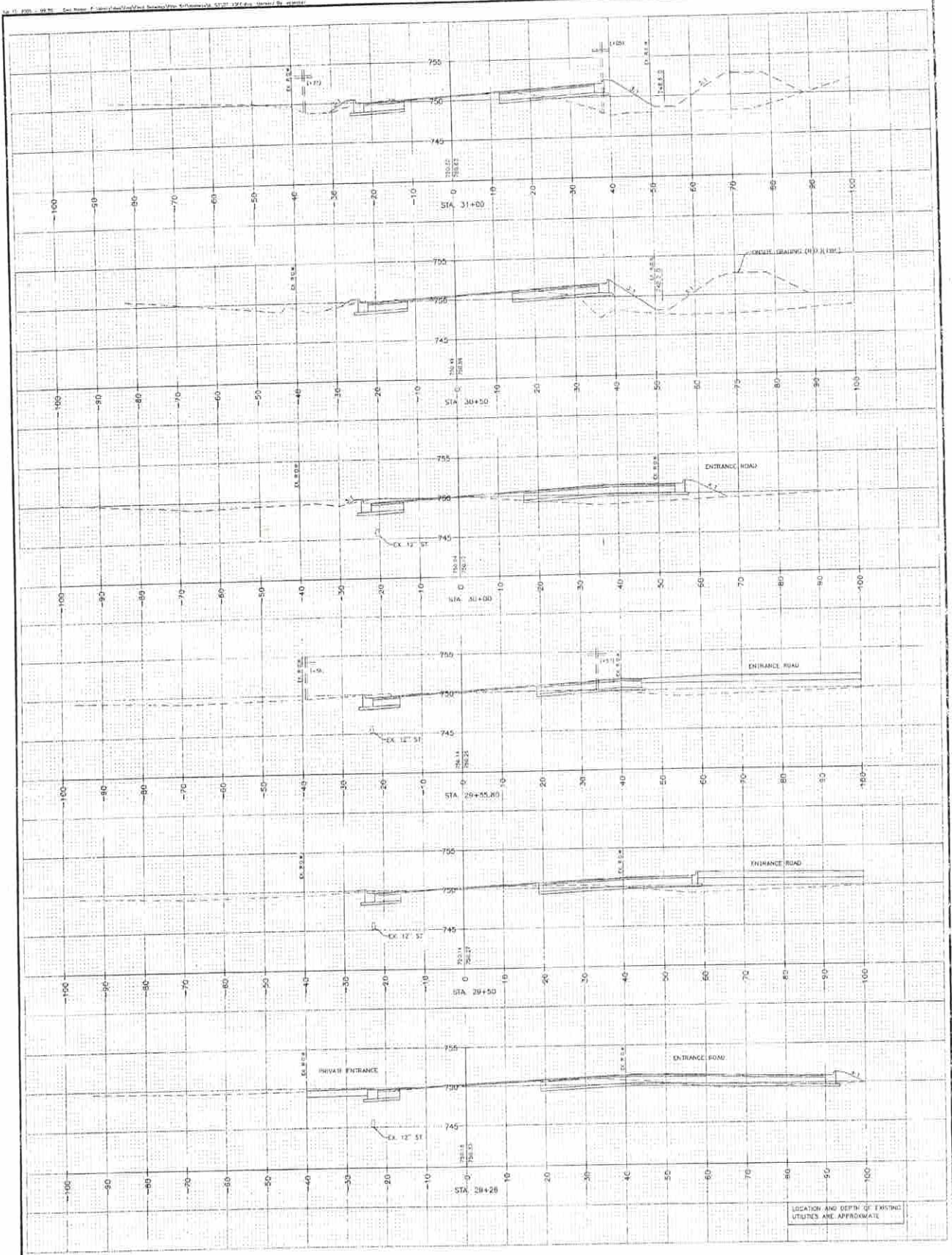
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LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE

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 DATE
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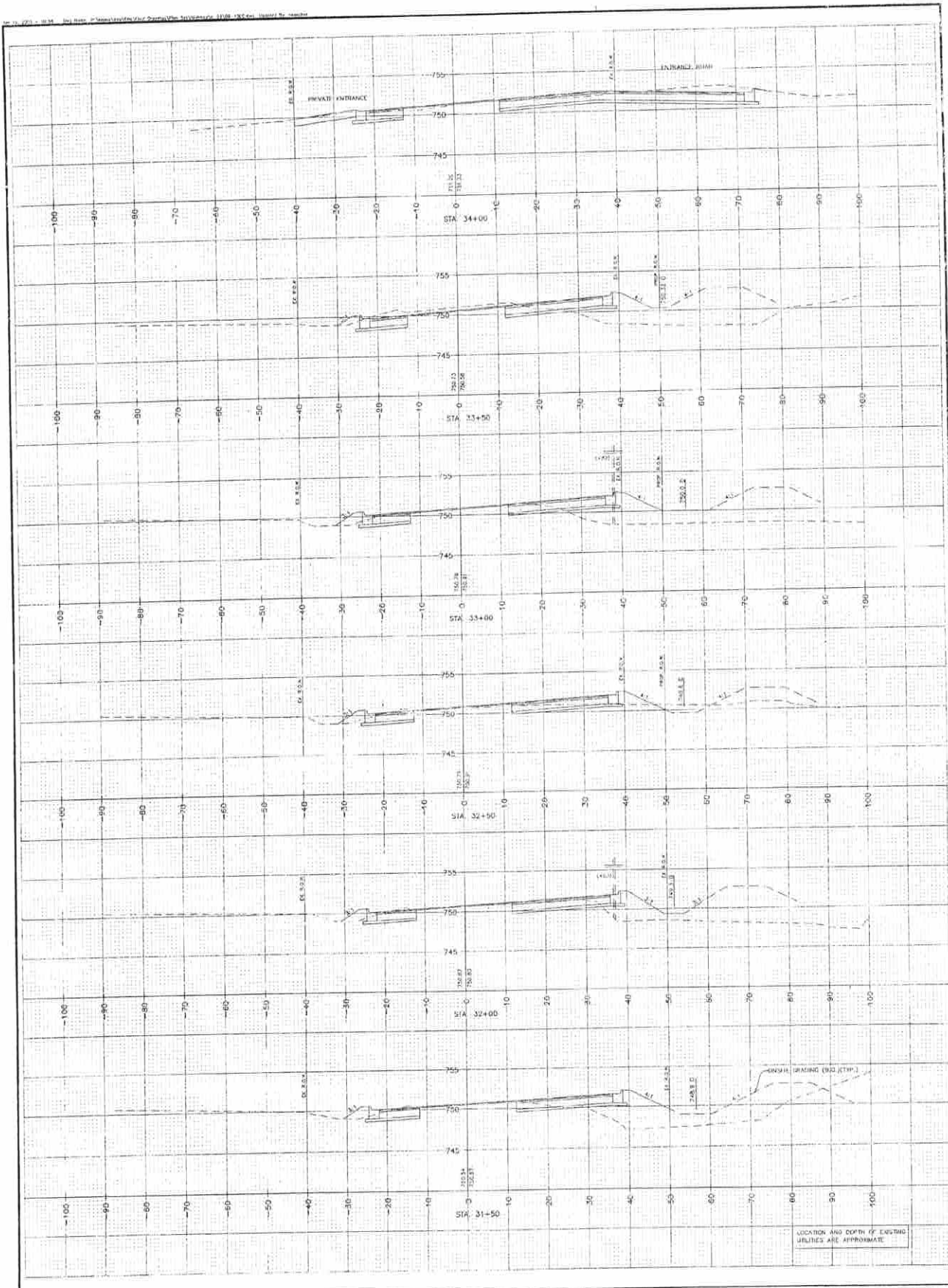
IL 53 IMPROVEMENTS
 VILLAGE OF LONG GROVE, ILLINOIS
 CROSS SECTIONS - STA. 29+28 TO STA. 31+00



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 SHEET NO. 2223

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 VILLAGE OF LONG GROVE, ILLINOIS
 CROSS SECTIONS - STA. 31+50 TO STA. 34+00

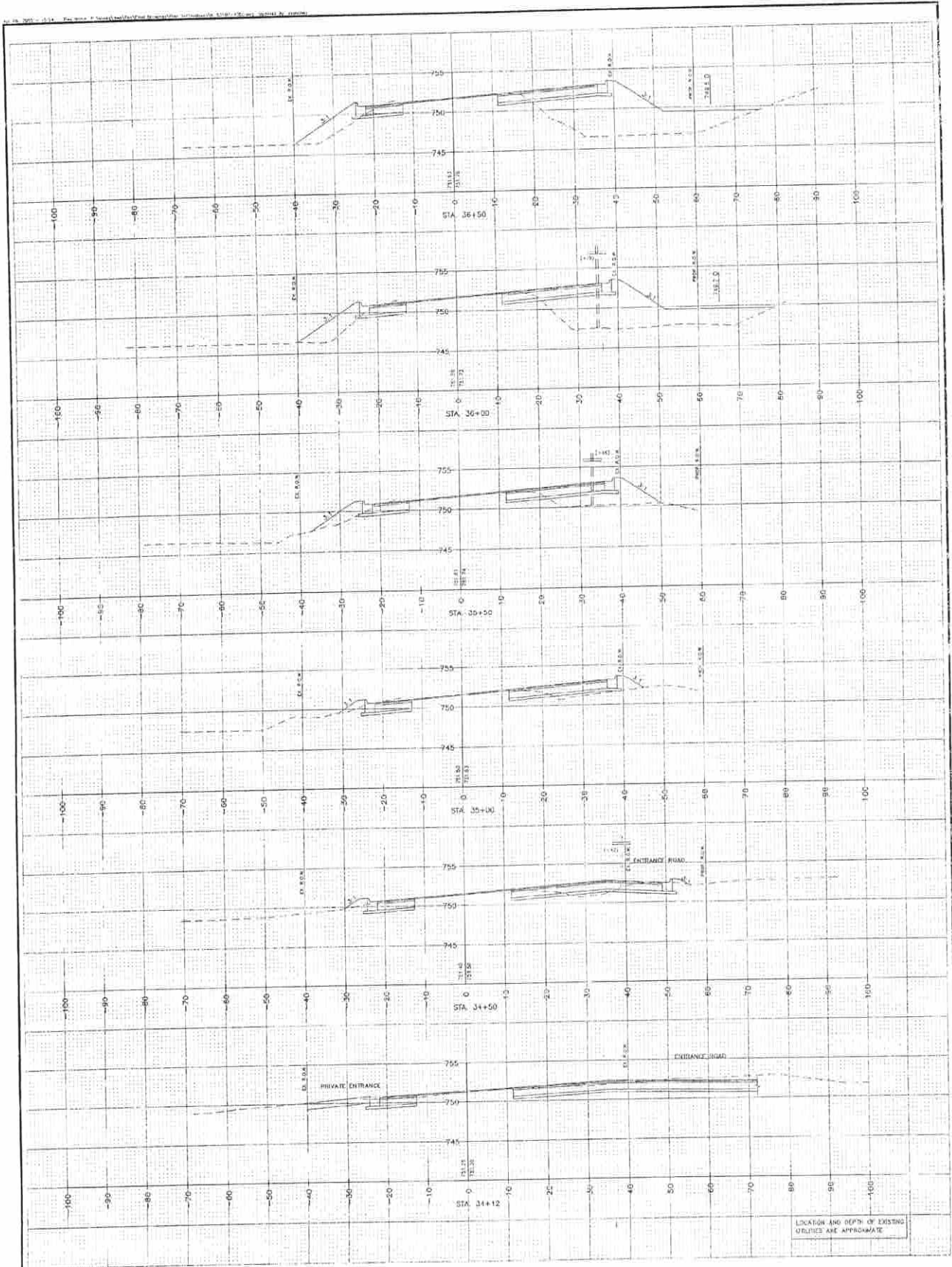


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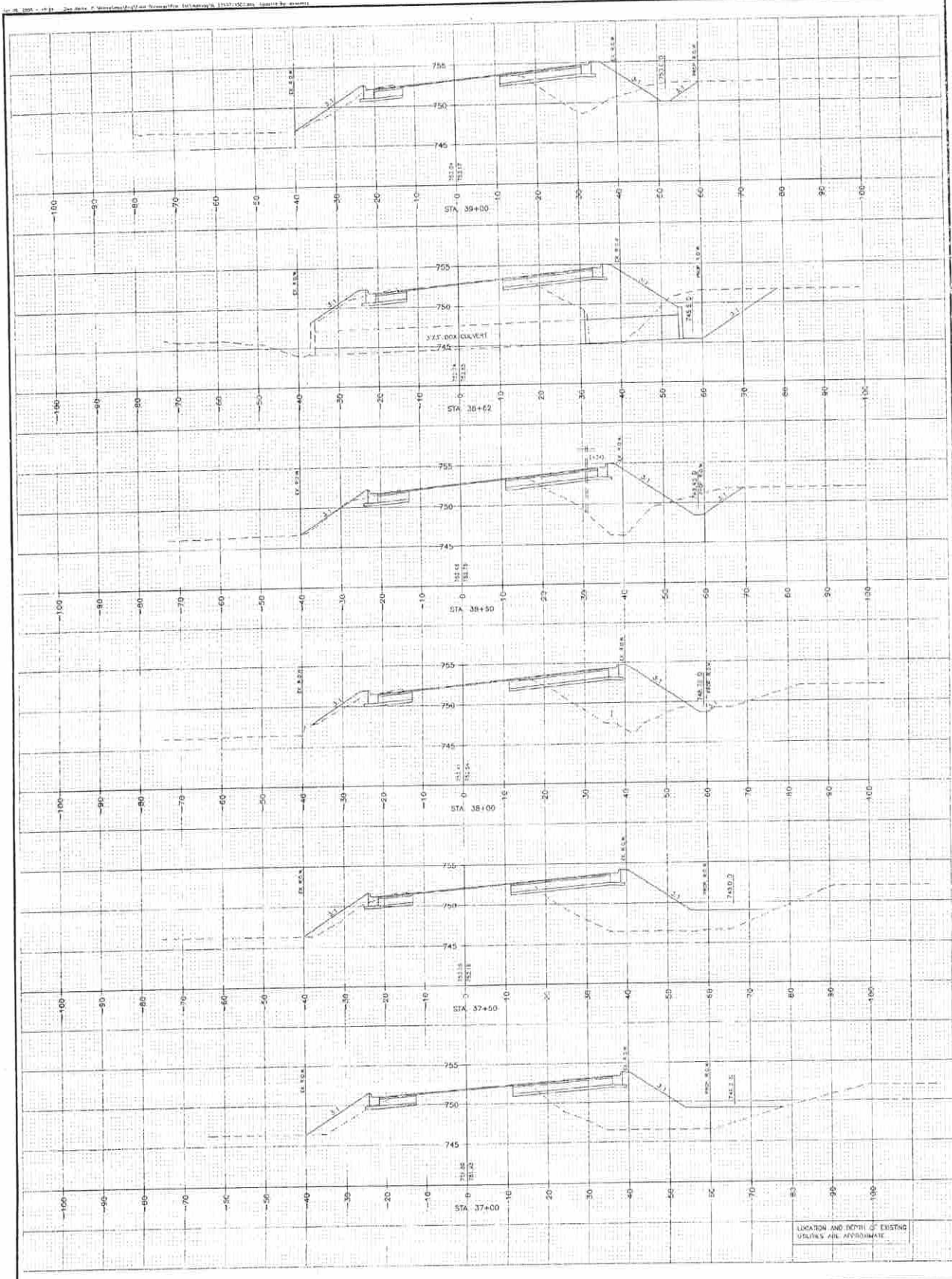


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 VILLAGE OF LONG GROVE, ILLINOIS
 CROSS SECTIONS - STA. 34+12 TO STA. 36+50



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 SHEET NO. 5233

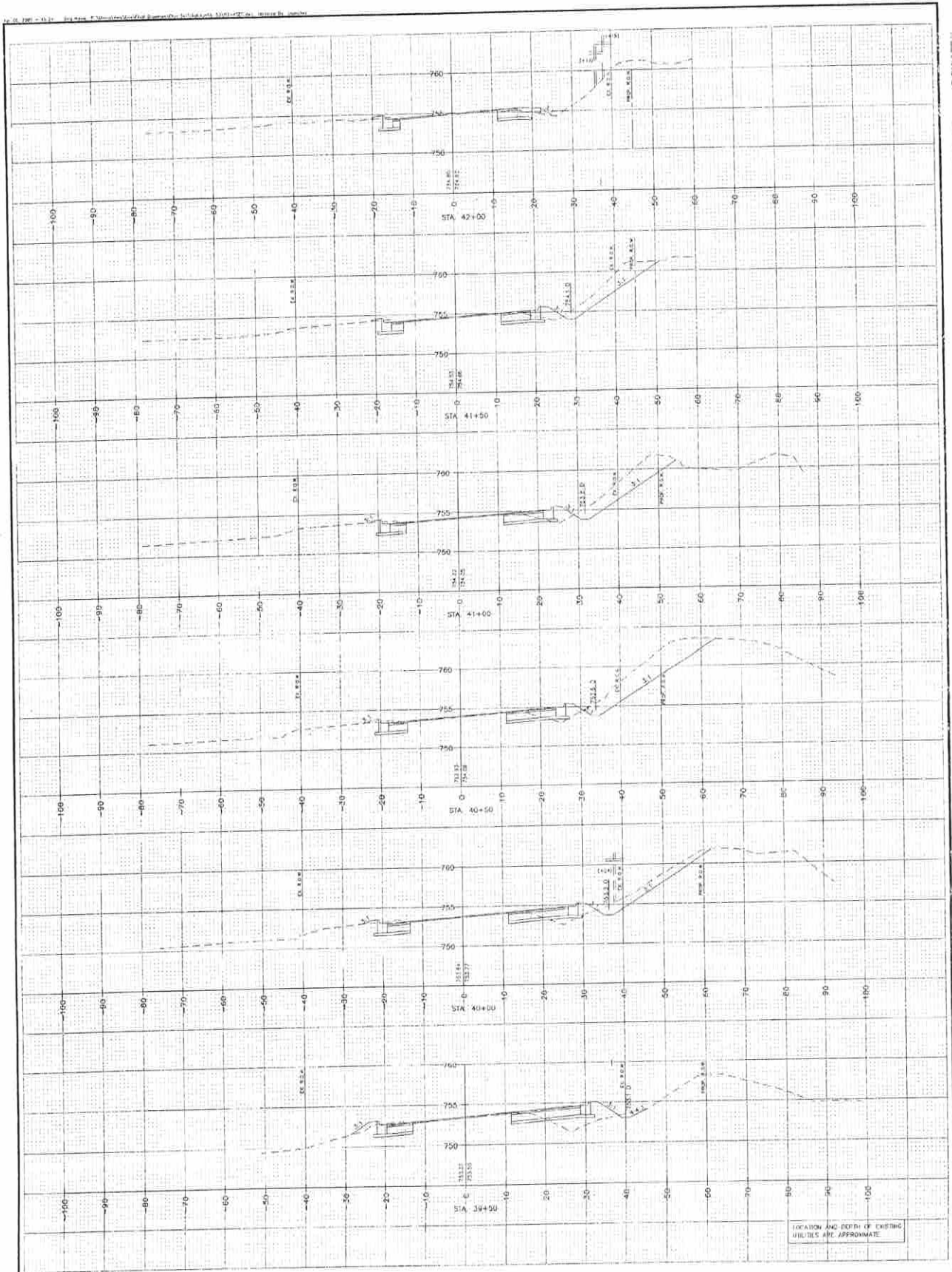
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 VILLAGE OF LONG GROVE, ILLINOIS
 CROSS SECTIONS - STA. 37+00 TO STA. 39+00



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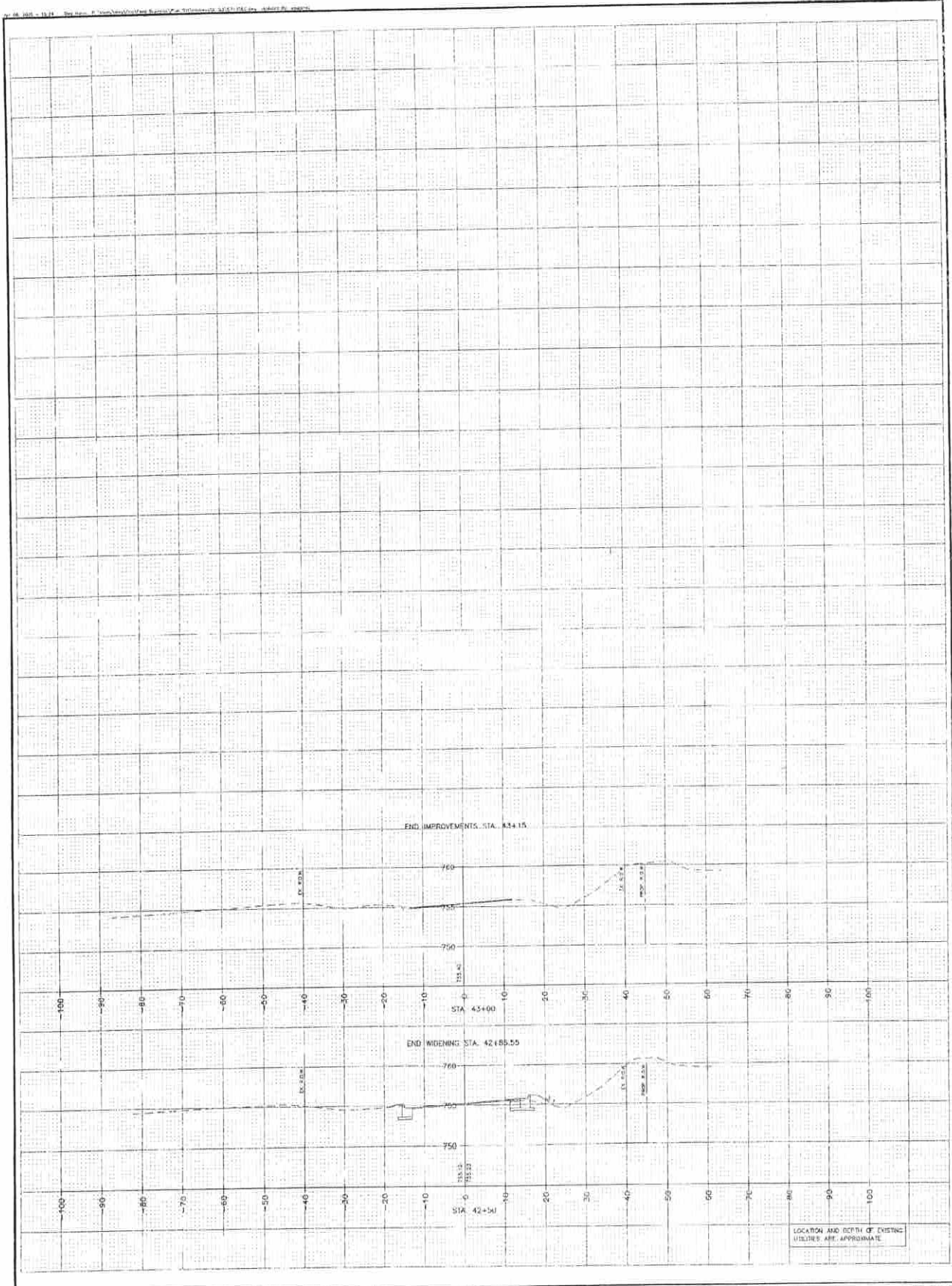
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 VILLAGE OF LONG GROVE, ILLINOIS
 CROSS SECTIONS - STA. 39+50 TO STA. 42+00



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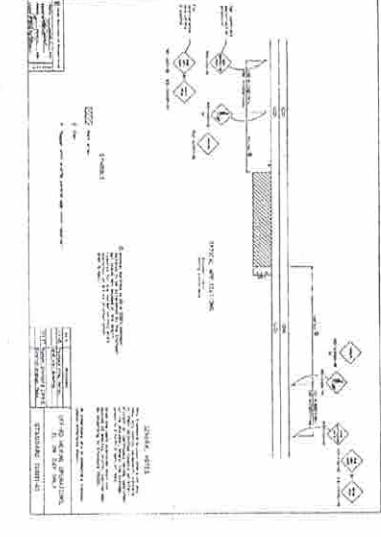
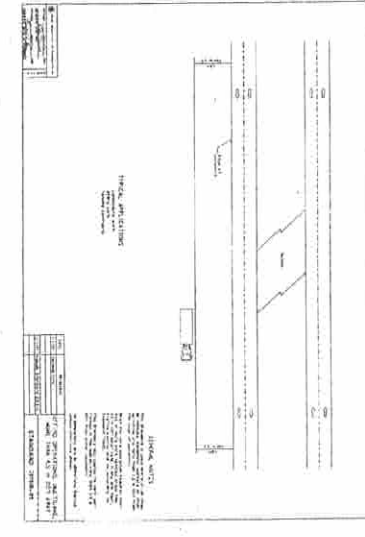
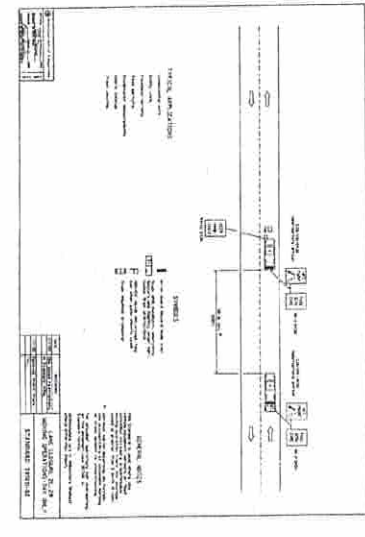
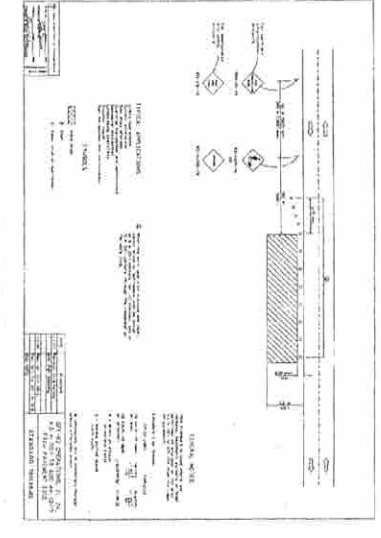
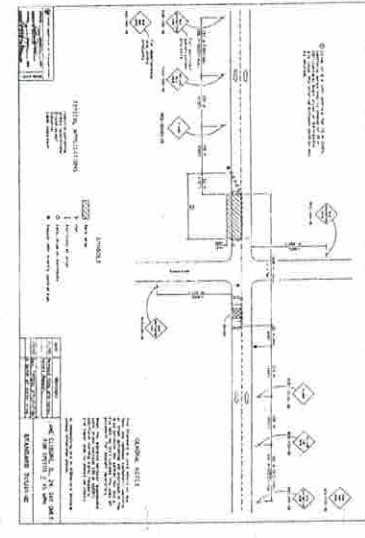
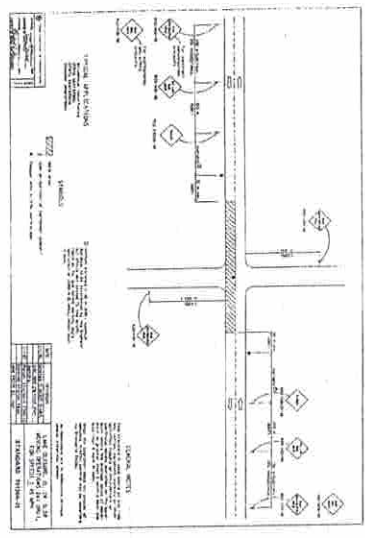
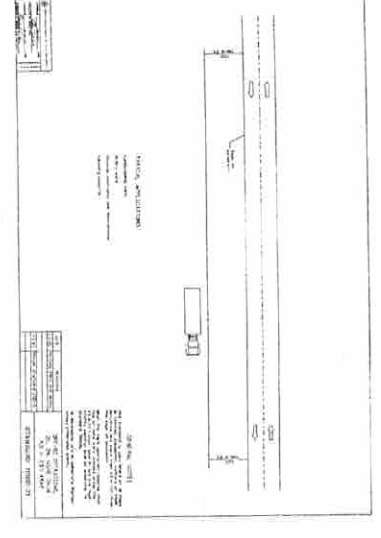
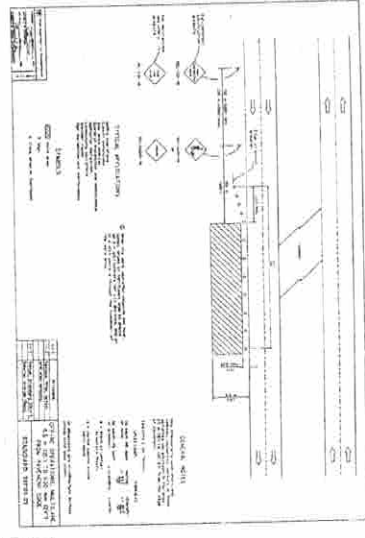
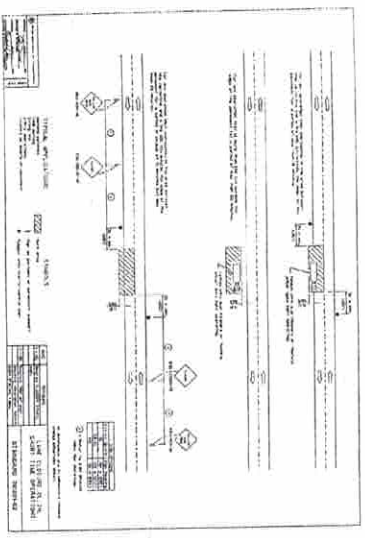


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IL 53 IMPROVEMENTS
VILLAGE OF LONG GROVE, ILLINOIS
CROSS SECTIONS - STA. 42+50 TO STA. 45+00


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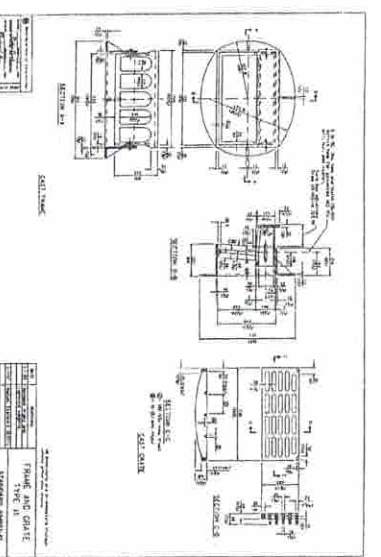
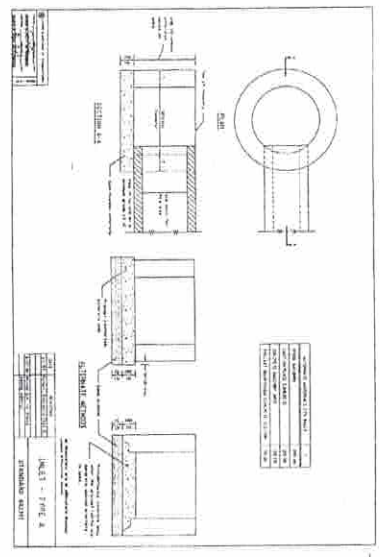
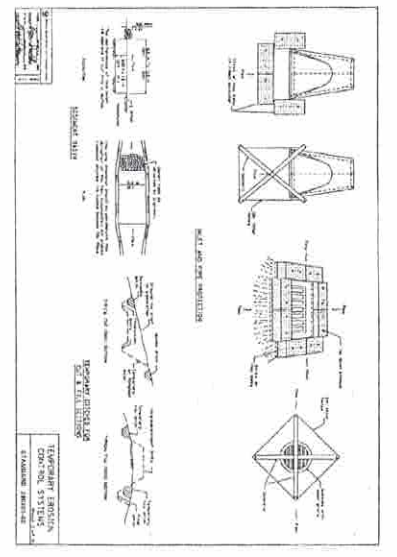
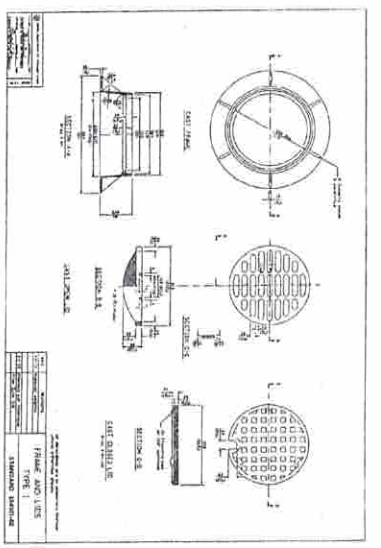
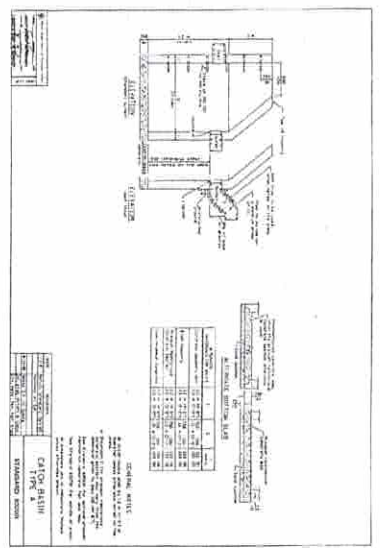
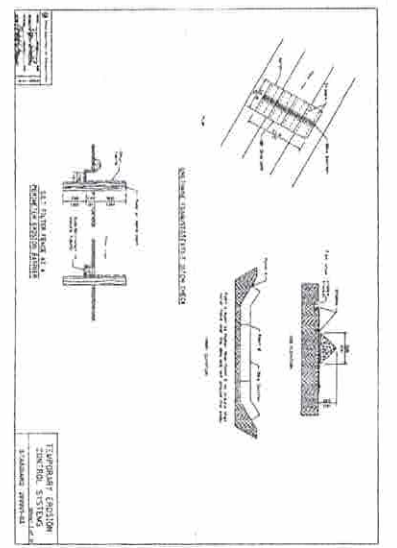
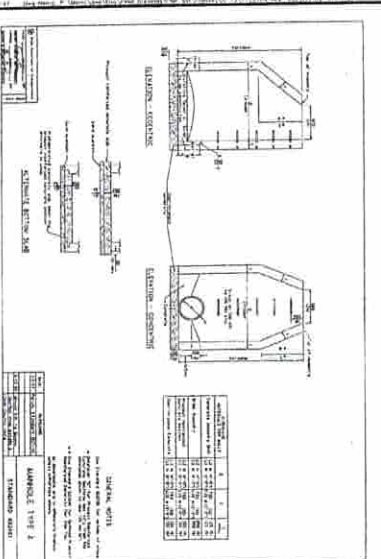
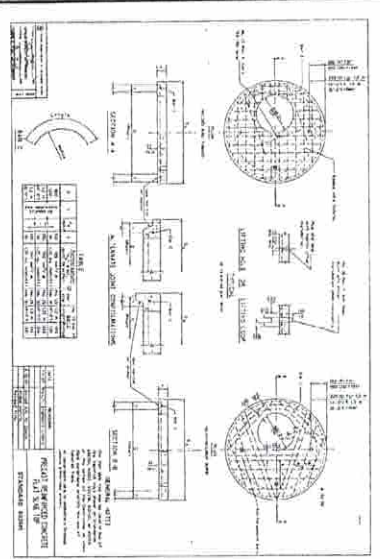
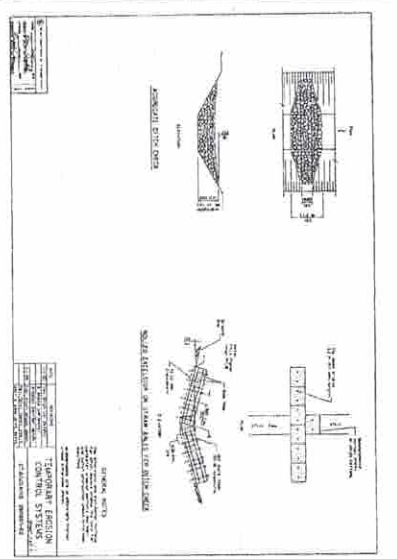
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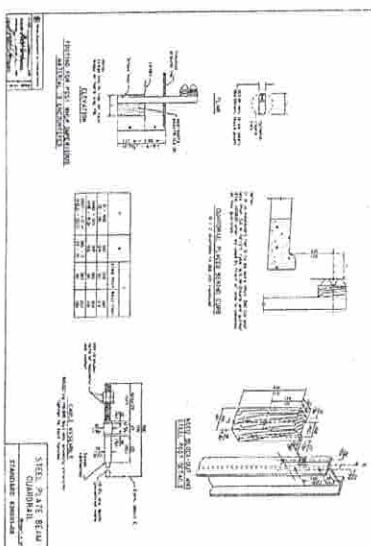
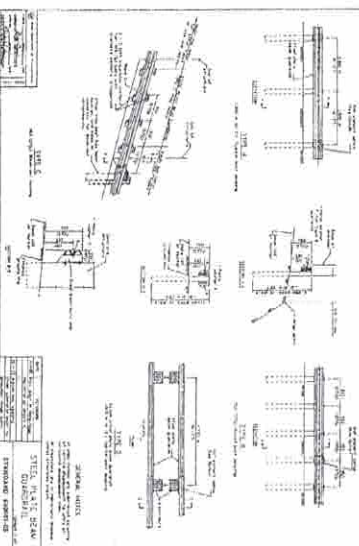
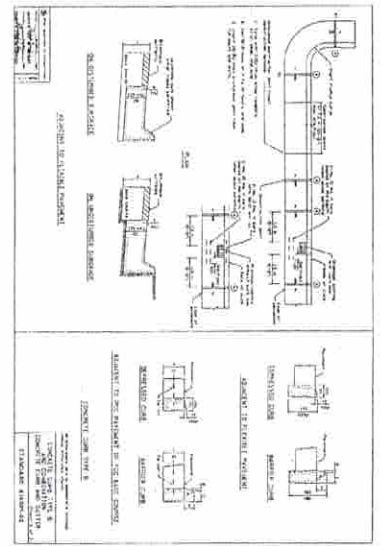
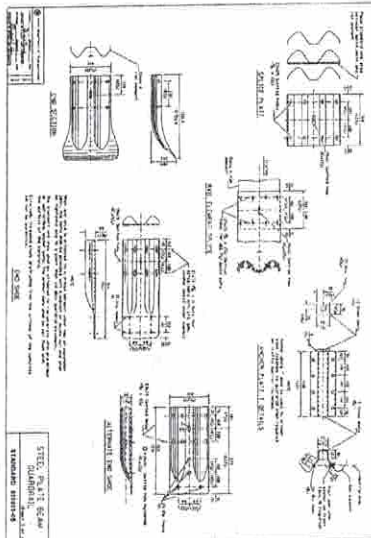
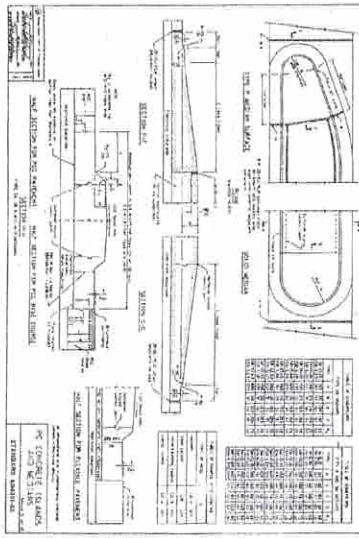
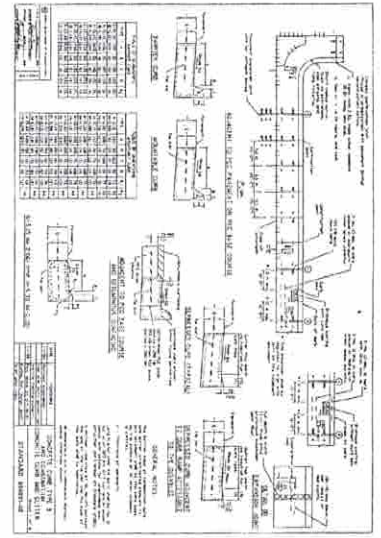
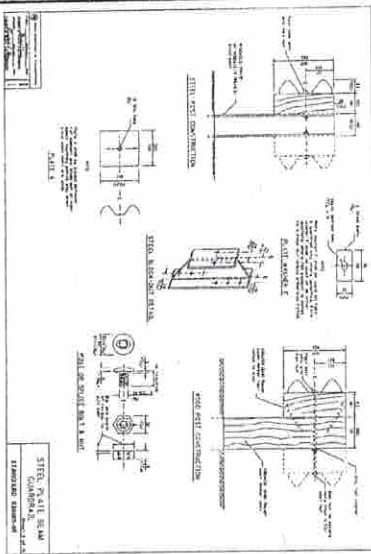
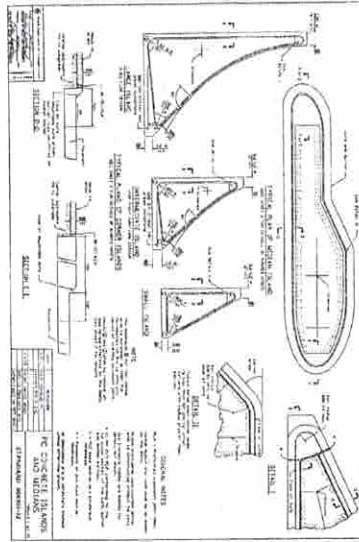
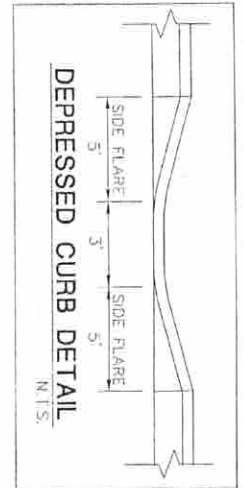
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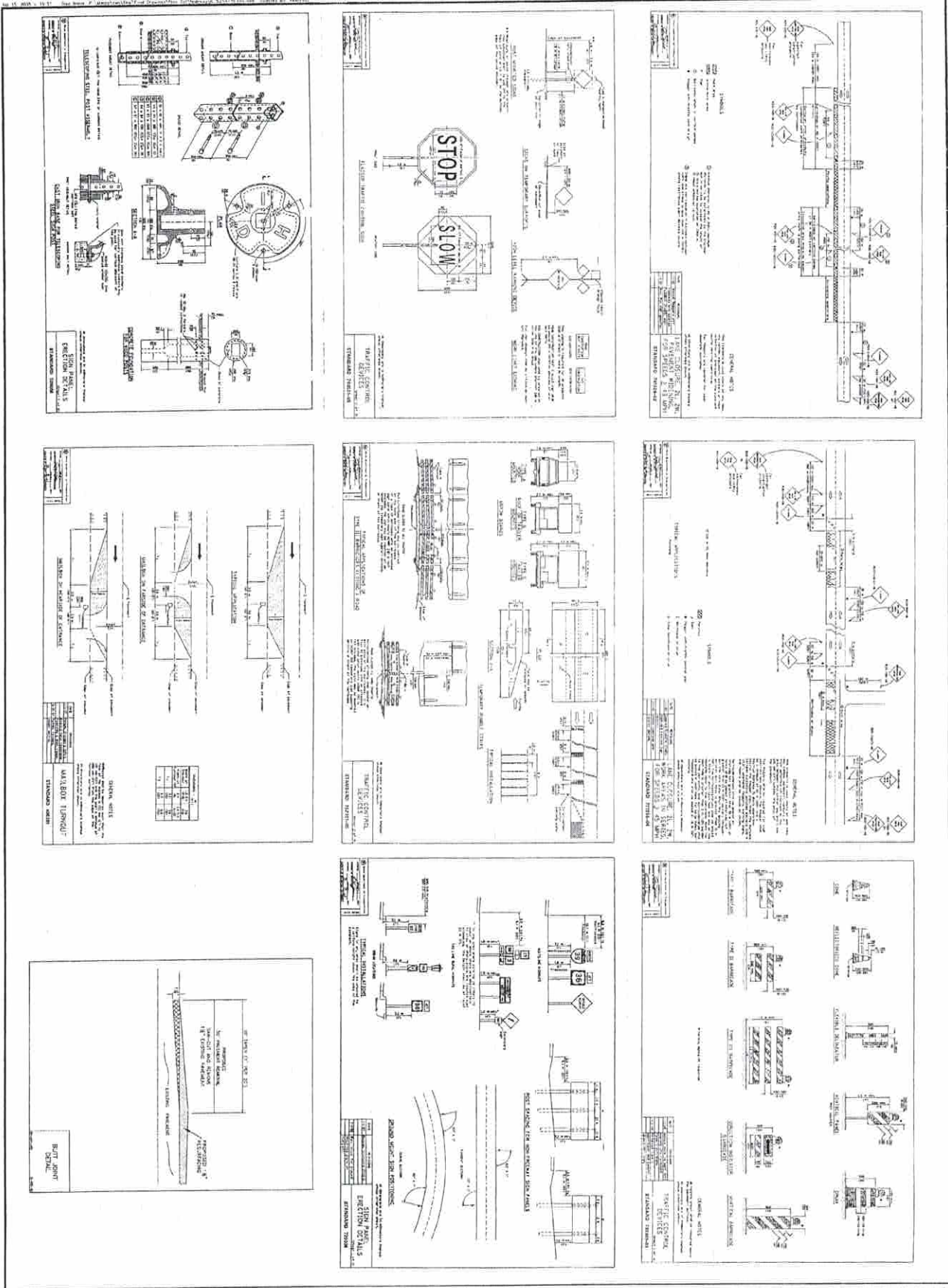
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VILLAGE OF LONG GROVE, ILLINOIS
CONSTRUCTION DETAIL



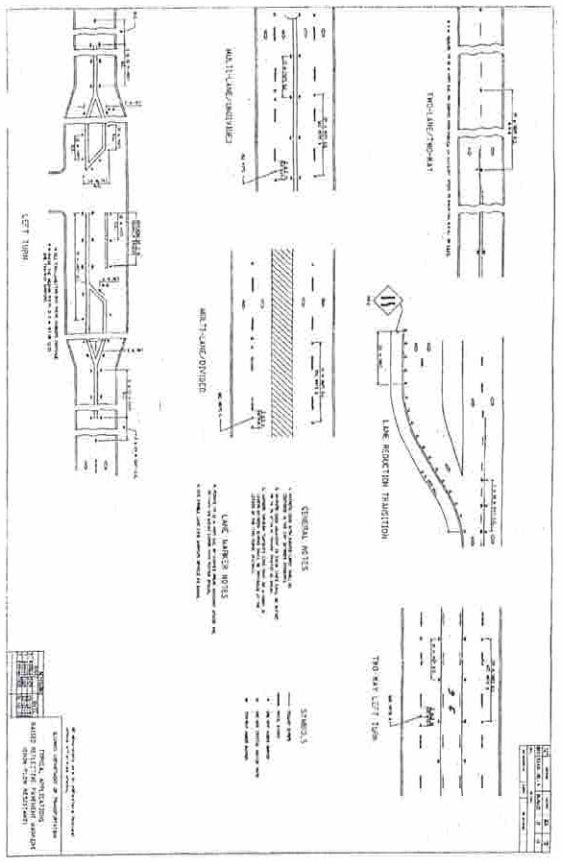
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VILLAGE OF LONG GROVE

ORDINANCE NO. 2006-O-34

**AN ORDINANCE APPROVING
FINAL PLANNED UNIT DEVELOPMENT PLANS
FOR THE PROPERTY LOCATED AT THE NORTHEAST CORNER
OF ILLINOIS ROUTE 53 AND LAKE COOK ROAD (MENARDS)**

Adopted by the
President and Board of Trustees
of
the Village of Long Grove
this 12th day of December, 2006

Published in pamphlet form by direction
and authority of the Village of Long Grove,
Lake County, Illinois
this 13th day of December, 2006

VILLAGE OF LONG GROVE

ORDINANCE NO. 2006-O-34

**AN ORDINANCE APPROVING
FINAL PLANNED UNIT DEVELOPMENT PLANS
FOR THE PROPERTY LOCATED AT THE NORTHEAST CORNER
OF ILLINOIS ROUTE 53 AND LAKE COOK ROAD (MENARDS)**

WHEREAS, pursuant to Ordinance No. 2005-O-08, the Village of Long Grove approved an annexation agreement ("**Annexation Agreement**") with Lake Cook, L.L.C. and Menard, Inc. (collectively, "**Applicant**"), the owner and contract purchaser, respectively, of the real property consisting of approximately 36 acres and located at the northeast corner of Illinois Route 53 and Lake Cook Road ("**Property**"); and

WHEREAS, the Annexation Agreement provided that, among other things, a portion of the Property consisting of 9.718 acres would be annexed to the Village, and the entire Property would be zoned into the HR Highway Retail District and developed as a planned unit development with a home improvement store and six outlot commercial buildings ("**Proposed Development**"); and

WHEREAS, pursuant to Ordinance No. 2005-O-12, the Village of Long Grove granted approval of a preliminary planned unit development plat for the Property ("**Preliminary PUD Approval**"); and

WHEREAS, the Applicant has filed an application requesting approval of a final planned unit development plat for the Proposed Development; and

WHEREAS, the Long Grove Plan Commission commenced a public meeting on January 17, 2006, for the purposes of considering Applicant's request for approval of the final planned unit development plat to permit the Proposed Development on the Property; and

WHEREAS, during the public meeting, representatives of Applicant presented the following plats and plans for the Proposed Development:

1. Final P.U.D. – Site Plan, Final P.U.D. Grading Plan, and Final P.U.D. Utility Plan prepared by Manhard Consulting, Ltd., consisting of three sheets, and last revised on November 18, 2005, now updated to November 8, 2006;
2. Final Plat of Menard Subdivision prepared by Manhard Consulting Ltd., consisting of five sheets, and last revised on February 21, 2006, now updated to October 16, 2006 ("**Final Plat**");
3. Proposed Improvements for Menards Retail Development prepared by Manhard Consulting, Ltd., consisting of 27 sheets, and last revised on January 19, 2006, now updated to November 8, 2006;
4. Tree Preservation and Removal Plan, prepared by Manhard Consulting, Ltd., consisting of two sheets, and dated November 18, 2005;
5. Landscape/Architecture Plans, prepared by HKM Architects and Planners, Inc., consisting of eight sheets, and consisting of the following:
 - a. Overall Landscape Plan, dated January 19, 2006;
 - b. Landscape Details, dated January 19, 2006, now updated to November 13, 2006;
 - c. Landscape Plant List and Details, dated January 19, 2006, now updated to November 13, 2006;
 - d. Pylon Sign Plan, Elevations and Details, dated October 26, 2005;
 - e. Menard Store Elevations, dated November 15, 2005; and
 - f. Menard Warehouse Elevations, dated September 10, 2004;
6. Proposed Off-Site Sanitary Improvements Plan, prepared by Manhard Consulting, Ltd., consisting of 20 sheets, and last revised on February 7, 2006, now updated to September 29, 2006;
7. Intersection Design Study for Illinois Route 53 (Hicks Road) with Lake-Cook Road, last revised October 16, 2006, and Intersection Design Study for Illinois Route 53 (Hicks Road) with Access Drive, consisting of two sheets, last revised October 16, 2006 (collectively, the "**IDS**"); and
8. Lighting Plan prepared by Architectural Lighting, consisting of one sheet, and last revised on March 1, 2005, now updated to June 13, 2006;

all attached to this Ordinance as Exhibit B and by this reference incorporated herein and made a part hereof (collectively, the "**Final PUD Plans**"); and

WHEREAS, after the conclusion of the public meeting, the Plan Commission made the following findings based on the evidence and testimony presented by Applicant:

1. The Proposed Development will be constructed in accordance with the Final PUD Plans, which Plans are consistent with the Annexation Agreement and substantially conform to the Preliminary PUD Approval.
2. Subject to the conditions hereinafter set forth, the construction and maintenance of the Proposed Development on the Property:
 - (a) is consistent with the stated purpose of the planned unit development regulations;
 - (b) meets the requirements and standards of the planned unit development regulations;
 - (c) makes adequate provision for public services, provides adequate control over vehicular traffic, provides and protects designated open space, and furthers the amenities of light and air, recreation, and visual enjoyment;
 - (d) is compatible with the adjacent properties and neighborhood;
 - (e) is not detrimental to the tax base and economic well-being of the entire community; and
 - (f) conforms with the intent and spirit of the comprehensive plan of the Village.
3. The Proposed Development satisfies the requirements for approving a final planned unit development plat to permit the Proposed Development on the Property, subject to the terms and conditions hereinafter set forth;

WHEREAS, based on these findings, the Plan Commission recommended that the Final PUD Plans be approved to permit the Proposed Development on the Property; and

WHEREAS, the President and Board of Trustees, having considered the recommendations of the Plan Commission and being fully advised in the premises, have determined that it is in the best interests of the Village and its residents to approve the Final PUD Plans to permit the construction of the Proposed Development on the Property, subject to the terms and conditions of this Ordinance as hereinafter set forth;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LONG GROVE, COUNTY OF LAKE, STATE OF ILLINOIS,
as follows:

SECTION ONE: Recitals. The foregoing recitals are hereby incorporated into and made a part of this Ordinance as if fully set forth.

SECTION TWO: Approval of the Final PUD Plans. Pursuant to Chapter 9 of the Long Grove Zoning Code ("***Zoning Code***"), and subject to the limitations therein and the conditions set forth in Section Three of this Ordinance, the Final PUD Plans shall be, and are hereby, approved to permit the Proposed Development on the Property. Upon satisfaction of conditions precedent set forth in Subsection 3.K of this Ordinance, the appropriate Village officials shall be deemed authorized and directed to execute the Final Plat for recording.

SECTION THREE: Conditions on Approval. The approvals granted pursuant to Section Two of this Ordinance shall be, and they are hereby, conditioned upon and limited by the following conditions, the violation of any of which shall, in the reasonable discretion of the President and Board of Trustees, be grounds for the repeal and revocation of the approvals granted herein:

- A. **No Authorization of Work.** This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced on the Property pursuant to the approvals granted in this Ordinance except only after all conditions of this Ordinance precedent to such work have been fulfilled, including without limitation recordation of the Final Plat, and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law; provided that, subject to Village approval of an at-risk agreement, the owners of the Property may commence, solely at their own risk, mass grading of the Property, construction of sanitary sewer facilities, and construction of off-site and on-site roadway improvements prior to fulfillment of these conditions, subject to the execution of an at-risk agreement in substantially the form attached to this Ordinance as Exhibit C.
- B. **Compliance with Laws.** Except as otherwise provided by the Annexation Agreement, the Zoning Code, the Long Grove Subdivision Code, the Long Grove Building Code, and all other applicable ordinances and regulations of the Village shall continue to apply to the Property, and the development and use of the Property shall be in compliance with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction over the Property.
- C. **Other Governmental Approvals.** The Final Plat shall not be recorded unless and until Applicant has applied for and obtained all required permits and approvals from the Lake County Stormwater Management Commission, Illinois Environmental Protection Agency, Illinois Department of Transportation ("***IDOT***"),

Illinois Department of Natural Resources, and Lake County Public Works Department. To the extent such approvals are subject to conditions that affect any of the approved Final PUD Plans, the Final Plat shall not be recorded unless and until the Village Engineer approves any necessary revisions to the approved final engineering plans and the Village Manager and Village Engineer confirm that such conditions or necessary revisions do not materially change other elements of the Final PUD Plans, which approval or confirmation shall not be unreasonably withheld or delayed.

- D. Compliance with Annexation Agreement and Preliminary PUD Approval. The development, use, and maintenance of the Property shall comply with all provisions contained in the Annexation Agreement and the Preliminary PUD Approval, except to the extent that any of the Final PUD Plans differs from the plans contained in the Preliminary PUD Approval, in which case the Final PUD Plans shall govern.
- E. Landscape Plans. Landscaping for the common areas on the Property, Lot 6, and Outlot A shall be installed pursuant to the landscape plan approved by the Architectural Board and included as part of the Final PUD Plans attached to this Ordinance. Landscaping for the other individual lots on the Property shall be installed pursuant to landscape plans prepared by the owners of such lots, which plans shall be submitted to the Architectural Board for its review and approval. The applicable Owner shall be required to maintain the landscaping on the Property in accordance with good arboricultural and landscaping practices. If, for whatever reason, any of the plantings depicted on any approved landscaping plan are removed, destroyed, or fail to survive two years following (i) the issuance of a certificate of occupancy for the improvements on a particular lot or (ii) initial installation of such plantings, whichever is later, the applicable Owner shall, not later than the next planting season occurring at least 30 days after the applicable Owner receives notice from the Village, replace such plantings with substitute plantings that substantially conform to the size and type of the original plantings, as depicted on the final landscape plans. For purposes of this Subsection, a "planting season" shall be either the period between 15 April and 15 June or the period between 1 September and 1 November in any calendar year.
- F. Lighting Plans. All exterior lighting for Lot 6, Outlot A, and the main access driveway shall be installed in accordance with the lighting plan approved by the Architectural Board and included as part of the Final PUD Plans attached to this Ordinance. A lighting plan for each of the remaining lots in the Proposed Development shall be submitted to the Architectural Board for its review and approval prior to issuance of a building permit for exterior lighting on such lots. With the intention of preserving the Village's "dark sky" character to the maximum feasible extent, lighting on the Property shall be reduced to security levels within 90 minutes after the close of each business on each day; for the purposes of this Ordinance, "security levels" shall be no greater than 40 percent of the maximum intensity of the light fixtures. In addition, on Lot 6, the light fixtures serving the two easternmost parking aisles shall be reduced to security levels within 45 minutes of store closing.

- G. Signage. All signage for the Proposed Development shall be installed in accordance with the signage plan approved by the Architectural Board and included as part of the Final PUD Plans attached to this Ordinance. Any additional signage shall be reviewed and approved by the Architectural Board prior to issuance of a building permit for, or installation of, such signage on the Property.
- H. Design Standards. The home improvement store on Lot 6 shall be constructed in accordance with the plans approved by the Architectural Board and included as part of the Final PUD Plans attached to this Ordinance. Elevations and detailed plans and renderings for any other building on the Property, including any building or buildings proposed to be constructed on Lots 1, 2, 3, 4, and 5 shall be submitted to the Architectural Board for its review and approval prior to issuance of a building permit for such building or buildings.
- I. Improvements. All improvements for the Proposed Development on the Property shall be installed in accordance with the Final PUD Plans. Prior to the recordation of the Final Plat, the Applicant shall provide security for all required improvements for the Proposed Development in accordance with Section 14 of the Annexation Agreement.
- J. Water Service. Water service shall be provided through a community deep well drawing from the St. Peter or deeper aquifer unless the provision of such water service in such a manner is not technically feasible or able to be undertaken in a commercially reasonable manner. In that event, water service shall be provided through a water system that has been reviewed and approved by the Village Engineer.
- K. Declaration of Covenants and Restrictions. Prior to the recordation of the Final Plat, the Applicant shall record a declaration of covenants and restrictions, which declaration shall be subject to the review and approval of the Village Attorney. The declaration shall, among other things, provide (i) that the ownership and maintenance of the private roadways, landscaping, and stormwater detention areas on the Property shall be the responsibility of the owner's association for the Property or Menard, Inc.; (ii) for cross-easements for the shared parking areas; (iii) restrictions concerning signage for the Property; and (iv) the Village with authority to enforce the maintenance and other provisions of the declaration affecting the Property's compliance with this Ordinance and other applicable Village ordinances and regulations.
- L. Final Plat Approvals. Upon approval of this Ordinance, the Village Manager and Village Attorney shall confirm that the Final Plat conforms in all manners to the terms of this Ordinance and direct Applicant to make any final technical changes as required herein. Upon satisfactorily completing such changes, the Applicant shall secure all required signatures upon the Final Plat before presenting the Final Plat for signature by Village officials. In addition, before the Village President or Village Clerk shall execute or attest the Final Plat, Applicant shall (a) deliver to the Village the security required pursuant to Subsection 3.I of this Ordinance, (b) deliver to the Village a fully executed declaration of covenants and restrictions in accordance with Subsection 3.K of this Ordinance, and (c) pay any outstanding invoices for fees and costs as provided in Subsection 3.M of this

Ordinance. Following the execution and attestation of the Final Plat by the Village President and Village Clerk, the Village shall cause the Final Plat to be recorded in the office of the Lake County Recorder.

- M. Fees and Costs. Subject to the terms of the Annexation Agreement, for any future approval authorized by this Ordinance, Lake Cook, LLC (with respect to Lot 1) and Menard, Inc. (with respect to the remainder of the Property except Lot 7) shall be responsible for paying all applicable fees relating to the granting of the approvals set forth herein in accordance with the Zoning Code. In addition, Lake Cook, LLC (with respect to Lot 1) and Menard, Inc. (with respect to the remainder of the Property except Lot 7) shall reimburse the Village for all of its reasonable costs (including without limitation engineering, planning, and legal expenses) incurred in connection with the review, consideration, approval, implementation, or successful enforcement of this Ordinance. Any amount not paid within 30 days after delivery of a demand in writing for such payment shall, along with interest and the costs of collection, become a lien upon the Property (or that portion of the Property to which the unpaid amount relates), and the Village shall have the right to foreclose such lien in the name of the Village as in the case of foreclosure of liens against real estate.
- N. Transferees. Subject to the terms of the Annexation Agreement, the rights and obligations set forth in this Ordinance shall be binding on Lake Cook, LLC (with respect to Lot 1) and Menard, Inc. (with respect to the remainder of the Property except Lot 7) and upon any and all of such owner's heirs, successors, and assigns, and upon any and all successor legal or beneficial owners of all or any portion of the Property. Nothing herein shall be construed to prohibit or in any way restrict the alienation, sale, or any other transfer of all or any portion of the Property or any rights, interests, or obligations therein. A default under this Ordinance, or a violation of the Zoning Code, related to the uses or improvements located on one lot of record on the Property shall not be deemed such a default or violation related to another lot of record on the Property. To the extent that a successor becomes bound to the obligation created herein pursuant to a transferee assumption agreement reasonably acceptable to the Village, and such successor demonstrates to the Village that it has the financial viability to meet the obligations herein, Lake Cook, LLC (with respect to Lot 1) and Menard, Inc. (with respect to the remainder of the Property except Lot 7) shall be released from its obligations under this Ordinance to the extent of the transferee's assumption of such liability. The failure of Lake Cook, LLC (with respect to Lot 1) and Menard, Inc. (with respect to the remainder of the Property except Lot 7) to provide the Village with an enforceable transferee assumption agreement as herein provided shall result in the respective Owner remaining fully liable for all of its obligations under this Ordinance but shall not relieve the transferee of its liability for all such obligations as a successor to such respective Owner.
- O. Amendments. To the extent not prohibited by the Illinois Plat Act or the Village Code, any and all applications to amend this Ordinance and/or the Preliminary Plat Approval shall be required to be made and authorized only by the owner or owners of the property legally described in such application.

In addition, any violation of this Ordinance shall be deemed a violation of the Long Grove Zoning Code and shall subject Applicant to enforcement proceedings accordingly.

SECTION FOUR: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law; provided, however, that this Ordinance shall be of no force or effect unless and until Applicant has (i) caused a duly authorized person to execute and (ii) thereafter files with the Village its unconditional agreement and consent, in the form attached hereto as Exhibit D and by this reference incorporated herein and made a part hereof; provided further that, if Applicant does not so file its unconditional agreement and consent within 30 days following the passage of this Ordinance, or such longer period as approved by the Village Board, the Village Board may, in its discretion and without public notice or hearing, repeal this Ordinance and thereby revoke the special use permit granted in this Ordinance. Upon this Ordinance having full force and effect, the Village Clerk shall cause it to be recorded in the Office of the Lake County, Illinois Recorder of Deeds.

PASSED this 12th day of December, 2006.

AYES: (6) Barry, Borawski, Hannon, Klein, Lazakis, and Schmitt

NAYS: (0)

ABSENT: (0)

ABSTAIN: (0)

APPROVED this 12th day of December, 2006.


Village President

ATTEST:


Village Clerk

3622116_v10



EXHIBIT A

Legal Description of Property

PARCEL 1:

LOT 1 IN SHANSKE TERRACE, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 17, 1957 AS DOCUMENT 975578, IN BOOK 1592 OF RECORDS, PAGE 391, IN LAKE COUNTY, ILLINOIS.

PIN: 14-35-401-001

PARCEL 2:

THE NORTH 230 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (AS MEASURED ALONG THE EAST LINE THEREOF) (EXCEPT THAT PART THEREOF WHICH LIES WEST OF THE CENTER OF STATE ROAD 53 AS NOW LOCATED) IN SECTION 35, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

PIN: 14-35-400-016

PARCEL 3:

THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35 WITH A LINE THAT IS 50 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE CENTER LINE OF HICKS ROAD (STATE ROAD NO. 53); THENCE SOUTHWESTERLY ALONG SAID PARALLEL LINE TO A POINT 550 FEET NORTHEASTERLY OF AND 50 FEET SOUTHEASTERLY OF THE POINT OF INTERSECTION OF THE CENTERLINE OF HICKS ROAD WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION (AS MEASURED ALONG THE CENTERLINE OF HICKS ROAD AND ON THE PROLONGATION OF A RADIAL LINE THERETO); THENCE CONTINUING SOUTHEASTERLY ALONG A LINE 10 FEET; THENCE SOUTHWESTERLY ALONG A LINE 60 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF HICKS ROAD TO A POINT 325 FEET NORTHEASTERLY OF AND 60 FEET SOUTHEASTERLY OF THE POINT OF INTERSECTION OF THE CENTERLINE OF HICKS ROAD WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION (AS MEASURED ALONG THE CENTERLINE OF HICKS ROAD AND ON A LINE AT RIGHT ANGLES THERETO); THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 10 FEET; THENCE SOUTHWESTERLY ON A LINE 70 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF HICKS ROAD TO ITS INTERSECTION WITH A LINE 80 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE EAST ON THE LAST DESCRIBED PARALLEL LINE TO A POINT 565.76 FEET WEST OF AND 80 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 35 (AS MEASURED ON THE SOUTH LINE THEREOF AND ON A LINE AT RIGHT ANGLES THERETO); THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 10 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, TO THE WEST LINE OF THE EAST 80 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE NORTH ALONG THE WEST LINE OF THE EAST 80 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION TO A POINT ON

THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE WEST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS;

PIN: 14-35-400-022
14-35-400-024

PARCEL 4A:

THAT PART OF THE FOLLOWING DESCRIBED TRACT OF LAND LYING WEST OF A LINE 417.65 FEET WEST OF AND PERPENDICULAR TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID TRACT BEING DESCRIBED AS FOLLOWS: THE SOUTH 191.5 FEET (AS MEASURED ALONG THE EAST LINE THEREOF) OF THE FOLLOWING DESCRIBED PROPERTY: THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (EXCEPT THE NORTH 230 FEET THEREOF AS MEASURED ALONG THE EAST LINE THEREOF AND EXCEPT THAT PART THEREOF WHICH LIES WEST OF THE CENTER OF STATE ROAD 53 AS NOW LOCATED) IN SECTION 35, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

PIN: 14-35-400-017

PARCEL 4B:

THAT PART OF THE FOLLOWING DESCRIBED TRACT OF LAND LYING EAST OF A LINE 417.65 FEET WEST OF AND PERPENDICULAR TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID TRACT BEING DESCRIBED AS FOLLOWS: THE SOUTH 191.5 FEET (AS MEASURED ALONG THE EAST LINE THEREOF) OF THE FOLLOWING DESCRIBED PROPERTY: THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (EXCEPT THE NORTH 230 FEET THEREOF AS MEASURED ALONG THE EAST LINE THEREOF AND EXCEPT THAT PART THEREOF WHICH LIES WEST OF THE CENTER LINE OF STATE ROAD 53 NOW LOCATED) IN SECTION 35, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

PIN: 14-35-400-018

PARCEL 5:

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36 AND THE EAST 80.00 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, ALL IN TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

SAVE AND EXCEPT, HOWEVER, FROM THE ABOVE DESCRIBED PARCELS, THE FOLLOWING DESCRIBED PORTION THEREOF:

THOSE PARTS OF THE SOUTHEAST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, ALL IN TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION

35 AFORESAID; THENCE WEST, ON THE SOUTH LINE THEREOF, TO ITS INTERSECTION WITH THE WEST LINE OF THE EAST 80 FEET OF SAID SOUTHEAST QUARTER; THENCE NORTH, ON SAID WEST LINE, 283 FEET; THENCE EASTERLY TO A POINT THAT IS 288.24 FEET EAST OF AND 283 FEET NORTH OF THE PLACE OF BEGINNING (AS MEASURED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 36 AFORESAID AND ON A LINE AT RIGHT ANGLES THERETO); THENCE NORTHERLY TO A POINT 731.81 FEET NORTHWESTERLY OF AND 250 FEET SOUTHWESTERLY OF THE INTERSECTION OF THE SOUTH LINE OF SECTION 36 AFORESAID WITH THE LOCATED TRANSIT LINE OF F.A. ROUTE 61 (NOW KNOWN AS F.A. ROUTE 432) AS SHOWN ON THE PLAT OF SURVEY OF FEDERAL AID ROUTE 61 RECORDED JUNE 22, 1971 AS DOCUMENT 1508620 IN THE LAKE COUNTY RECORDER'S OFFICE IN LAKE COUNTY, ILLINOIS, SAID TRANSIT LINE HEREINAFTER REFERRED TO AS THE CENTERLINE OF F.A. ROUTE 432 (THE FOREGOING DIMENSIONS BEING MEASURED ON THE CENTERLINE OF F.A. ROUTE 432 AFORESAID AND ON A LINE AT RIGHT ANGLES THERETO); THENCE EAST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, TO THE WEST LINE OF 66-FOOT HICKS ROAD; THENCE SOUTH, ON SAID WEST LINE, TO THE SOUTH OF SAID SOUTHWEST QUARTER; THENCE WEST ON SAID SOUTH LINE TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PINS: 14-36-300-004
14-36-300-034
14-35-400-029

EXHIBIT B

Final PUD Plans

EXHIBIT C

Form of At-Risk Agreement

VILLAGE OF LONG GROVE

PROCEED AT OWN RISK AGREEMENT

Menard, Inc. and Lake Cook, L.L.C. ("**Owner**") desire to construct improvements on the property consisting of approximately 36 acres and located at the northeast corner of Illinois Route 53 and Lake Cook Road in the Village of Long Grove ("**Project**") and have applied for the approvals and permits required for the Project, including approval of a final plat of subdivision ("**Final Plat**") and final plan for a planned unit development ("**Final PUD Plans**"). Subject to the terms and conditions of this Agreement, the Village of Long Grove hereby authorizes Owner to begin the following work, but only the following work: mass grading, construction of sanitary sewer facilities, and construction of off-site and on-site roadway improvements; provided, however, that in no event shall construction of any buildings be commenced until all permits and approvals necessary for completion of the Final PUD Plans have been issued or granted and, provided further, that all such work shall be undertaken only pursuant to and in accordance with plans previously approved by the Village ("**Preliminary Work**").

Owner is hereby expressly advised, and hereby acknowledges, that it proceeds with the Preliminary Work at its own risk and that Owner shall be entitled to no building permit except as expressly and specifically provided above and no such building permit shall be issued, regardless of expenditures incurred by Owner in proceeding pursuant to this Agreement, unless and until all of the terms and conditions of this Agreement and of Long Grove Ordinances have been satisfied, including recordation of the Final Plat and Final PUD Plans and, subject to this Agreement, all other applicable Village ordinances have been fully satisfied.

TERMS AND CONDITIONS

1. Owner shall proceed with the Preliminary Work at the sole risk of Owner.
2. The Preliminary Work shall be designed, constructed, and installed only in strict accordance with (a) this Agreement; (b) all applicable federal, state, and Village laws, statutes, codes, ordinances, resolutions, rules, and regulations, except as otherwise provided in this Agreement; and (c) plans and specifications previously submitted to and approved by the Village.
3. Prior to commencement of the Preliminary Work, Owner shall deliver to the Village the security required for the Preliminary Work pursuant to Section 14 of the Annexation Agreement between the Owner and the Village and pay all application, inspection, and permit fees and all other fees and charges required by applicable Village codes, ordinances, resolutions, rules, and regulations for the Preliminary Work.
4. The Preliminary Work shall be inspected by the appropriate Village staff or consultants in accordance with the current Village codes and procedures. The Village shall have the right to enter on the Property at all times from and after the execution of this Agreement to ascertain compliance with the terms, conditions, restrictions, and limitations contained

- in this Agreement. No inspection of the Preliminary Work shall be considered or construed to be Village approval or acceptance of such Preliminary Work.
5. Owner shall continuously and promptly apply for and pursue every approval and permit required for the Preliminary Work and for the Project.
 6. In the event that (i) the terms and conditions of this Agreement have not been complied with and (ii) no building permit is issued by the Village for work (other the Preliminary Work) on the Property, Owner shall remove any or all of any building, structure, or improvement on the Property and restore the Property to the natural condition that existed on the Property prior to the commencement of the Preliminary Work, in a manner satisfactory to the Village.
 7. Owner hereby agrees to release, defend, indemnify, and hold harmless the Village, its agents, servants, officials, attorneys, and employees from and against any and all injuries, damages, claims, liabilities, demands, causes of action, losses, suits, expenses, liabilities, and judgments of any and all nature and kind whatsoever, including without limitation costs, expenses, and attorneys' fees, arising out of, occasioned by, connected with, or in any way attributable to, this Agreement, any action taken by the Village pursuant to or in connection with this Agreement, or the performance of the Preliminary Work.
 8. This Agreement shall not be effective unless and until Owner has executed this Agreement, and the signed Agreement has actually been received by the Village.

MENARD, INC.

By: _____

Its: _____

LAKE COOK, L.L.C.

By: _____

Its: _____

Village of Long Grove:



Village Manager

Date: 12/20/06

EXHIBIT D

Unconditional Agreement and Consent

Pursuant to Section Four of Long Grove Ordinance No. 2006-O-34, and to induce the Village of Long Grove to grant the approvals provided for in such Ordinance, the undersigneds acknowledge for themselves and their successors and assigns in title to the Property that they

1. have read and understand all of the terms and provisions of said Ordinance No. 2006-O-34;
2. hereby unconditionally agree to accept, consent to, and abide by all of the terms, conditions, restrictions, and provisions of this Ordinance, the Long Grove Zoning Code, and all other applicable codes, ordinances, rules, and regulations, subject to the terms of the Annexation Agreement;
3. acknowledge and agree that the Village is not and shall not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's issuance of any permits for the use of the Property, and that the Village's issuance of any permit does not, and shall not, in any way, be deemed to insure either of the undersigned against damage or injury of any kind and at any time;
4. acknowledge that the public notices and hearings have been properly given and held with respect to the adoption of the Ordinance;
5. agree to and do hereby hold harmless, defend, and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of these parties with respect to the Property and the Village's adoption of the Ordinance or granting the approvals to the undersigned pursuant to the Ordinance, except as may arise as a result of the Village's gross negligence or willful misconduct; and
6. represent and acknowledge that the persons signing this Unconditional Agreement and Consent are duly authorized to do so on their behalf.

[SIGNATURES ON FOLLOWING PAGES]

LAKE COOK, L.L.C.

By: _____

Its: _____

MENARD, INC.

By: _____

Its: _____

PASSED THIS ____ DAY OF _____, 2022.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

APPROVED THIS ____ DAY OF _____, 2022.

Bill Jacob, Village President

ATTEST:

Michele Schmitke, Village Clerk