



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

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**Tuesday, October 3, 2023 at 7:00 P.M**

**Location: Long Grove Village Hall**  
**3110 Old McHenry Road, Long Grove, Illinois 60047**

- 1. CALL TO ORDER**
- 2. ATTENDANCE**
- 3. VISITORS BUSINESS/PUBLIC COMMENTARY**
- 4. APPROVAL OF MINUTES**
  - a. Approval of the August 15, 2023 Meeting Minutes
- 5. OLD BUSINESS**
  - a. PCZBA-06-2023 – Public Hearing – LGFD Aptakisic Road Station – 5159/5161 Aptakisic Road - Special Use Permit
- 6. NEW BUSINESS**
  - a. None\*

\*the public hearing on the application for PZC-08-2023 – Special Use Permit – 4359 IL Route 22 that had been noticed for August 15, 2023 shall be continued. A future notice will be published and posted on the Village website once the new hearing date is set.
- 7. QUESTIONS AND COMMENTS**
- 8. ADJOURNMENT**

**UPCOMING MEETING:** Next regular meeting: October 17, 2023 @ 7:00 PM

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

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

**Regular Meeting Minutes – August 15, 2023**

**Long Grove Village Hall**

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

Present:

PCZBA Commissioners Helen Wilson, Chair, Brooke Bauer, Charles Cohn, Jeff Kazmer and Richard Terrett.

Also Present: Brett Smith, PCZBA Secretary, Taylor Wegrzyn, Planner

Absent: Magdalena Dworak-Matthews

Applicants: Applicant Andrew Wienckowski, Deputy Fire Chief for Long Grove Fire Protection District

**Call to Order:**

The meeting was called to order by Chairperson Wilson at 7:00 pm.

**Visitor Business/Public Commentary:**

A representative for the subdivision potentially being affected by the proposed Sai Shiv Mandir & Spiritual Center asked for larger signs to notify of future meetings. Chairwoman Wilson stated that the PCZBA is addressing the issue. Such representative also stated that there is an excavator on the property of the proposed Spiritual Center.

**Approval of Minutes:**

The minutes from the July 18, 2023 meeting were up for approval. Commissioner Kazmer made a motion and Commissioner Cohn seconded the motion to approve the minutes. On a vote, the motion passed 3-0 with Chairwoman Wilson and Commissioner Bauer abstaining.

**Old Business:**

**a. PUBLIC HEARING – PZC-06-2023 – Public Meeting – LGFD Aptakisic Road Station – 5159/5161 Aptakisic Road - Special Use Permit for new Fire Station**

Planner Wegrzyn presented the report from the July 18, 2023 meeting. The property is located at 5159/5161 Aptakisic Road. It is currently zoned R2 single-family residential and has a single-family home and is approximately 7.5 acres. The request is a petition by the Long Grove Fire Protection District for a special use permit to construct and operate a fire station. The municipal code allows fire and police stations in all residential zoning districts as a special use. The fire department would relocate from the existing Old McHenry Road facility. The proposed site plan was presented by Planner Wegrzyn. Applicant did submit a few additional exhibits since the July 18, 2023 meeting including a response time map for the areas served by the Long Grove

Fire Protection District (the "District"). Planner Wegrzyn presented the standards for the issuance of a special use permit (collectively, the "Standards"). The Standards are as follows:

- (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.

Chairwoman Wilson asked if the Commissioners had any questions. There was brief discussion regarding the response maps. Chairwoman Wilson then explained the meeting procedure and when the floor will be opened to the public for comments. Chairwoman Wilson then swore in the members of the public that plan on making comments during the public commentary portion of the meeting.

Attorney Megan Lamb made a presentation on behalf of the District along with Deputy Chief Wienckowski ("Petitioner"). The need for a new fire station is due to the age and size of the existing fire station along with the population growth over the last forty (40) years. For instance, the Village of Long Grove population has almost doubled since 1990. Attorney Lamb then discussed many of the advantages of moving the fire station to the proposed location. Attorney Lamb also stated that they are only seeking a special use permit and not a rezoning of the property and that the granting of the special use permit will not affect the zoning of any other neighboring properties. Attorney Lamb then went through the Standards and explained how relocating the fire station to the property at issue satisfies each Standard. The architecture firm hired by the District has experience designing public safety buildings including fire stations. Attorney Lamb is asking for a final recommendation tonight from the Board and for the decision not be continued to a future meeting.

Chairwoman Wilson asked the Commissioners if they have any questions for Attorney Lamb and/or Petitioner. Commissioner Cohn asked if any other locations were considered prior to selecting the Aptakisic property. Petitioner stated that this location has ideal road access. Commissioner Cohn also asked about landscaping to mitigate noise. Attorney Lamb said that due to the project being in early stages, a landscaping plan has not yet been developed. Petitioner spoke about the advantages of the proposed location. Commissioner Bauer spoke about response times and asked Petitioner to explain how fire districts work. Chairwoman Wilson also asked about the centrality of the location of the proposed property and how it appears not to be as centralized as the existing location. A discussion ensued between Commissioner Bauer and the Petitioner. Commissioner Bauer expressed concern that there are other areas in Long Grove

where the response times will increase, that the project is moving too fast and that she doesn't know how the \$16 million referendum is being allocated. Commissioner Terrett and Commissioner Cohn also asked about the location of alternative sites. Chairwoman Wilson stated that the request for the alternative locations was requested at the July 18, 2023 meeting and expressed concern that such request has not been addressed. Chairwoman Wilson also asked about the potential wetlands impact and stated that the project is moving too fast. Chairwoman Wilson feels that the Board needs additional information in order to be able to vote on this request. Attorney Lamb apologized for not providing such additional information. Commissioner Cohn asked about the upgrades to Aptakistic Road and whether the District has been in communication with the County regarding such. Commissioner Kazmer stated that he lives next door to the existing station and does not think noise will be an issue and is happy to live near a fire station. Commissioner Terrett feels like greater transparency is necessary.

Chairwoman Wilson then opened up the meeting for public comments.

Bill Brand – 5219 Briarcrest – he attended the last meeting and brought up the concerns over response times, whether there is adequate funding for the project, alternative locations, potential traffic congestion issues and that there is going to be no additional emergency personnel or ambulances.

Lynda Miller – 5137 Bridlewood Court – she is concerned about the safety on Aptakistic Road and ingress/egress from her neighborhood.

Ron Gray – 5146 Bridlewood Lane – he asked about the Jay's Camp location and stated that the Ballybunion driving range is for sale. He thinks the new location should be much further north.

Nadeen Rust – 5260 Hilltop – her question is regarding the source of water for the new station. Petitioner stated that they would most likely tap into the well used by Sunset Grove.

Steven Auer – 5149 Bridlewood Drive – he asked about response times, noise concerns and the potential design of the new station. Attorney Lamb stated that the design is in early stages and a rendering is not yet available but that the design will most likely be designed to fit in with the more rural character of Long Grove. Chairwoman Wilson stated that there is just too much information missing at this point.

Steve Ernsteen – 5147 Bridlewood Drive – he thinks that the Long Grove residents should have better coverage and not decreased coverage to benefit other areas outside of Long Grove. He is also concerned about traffic increases on Aptakistic due to the additional lanes being added. He thinks a traffic study should be prepared.

David Gould – 5129 Hilltop – he spoke at the last meeting and wanted to reiterate that most of the homes currently located by the existing fire station were built after the fire station and the reverse is true with the proposed location. He is also concerned about increased noise.

Victor and Christina Jung – 5172 Aptakistic – she thinks that sufficient notice was not given for this meeting. Chairwoman Wilson stated that the required notice was given but she doesn't think the required notice is adequate and is working with the Village attorney to address such issue. Mr. Jones thinks this is not a wise way to spend taxpayer money.

Chairwoman Wilson then closed the public section of the meeting. Chairwoman Wilson asked the Commissioners if they have any additional comments or questions. There were no additional comments or questions. Commissioner Terrett proposed a motion to continue the discussion to a subsequent meeting to allow the Petitioner an additional opportunity to provide the requested information. Attorney Lamb stated that she was directed by the Petitioner to request a final recommendation be made at this meeting. A discussion ensued regarding the motion options including denying the petition but allowing the Petitioner to submit a new application in the future. Commissioner Terrett made a motion to recommend denial and such motion was seconded by Commissioner Bauer. The motion to deny the District's application for issuance of a special use permit to allow for a fire station within the R2 residential zoning district as incomplete was passed 5-0.

**New Business:**

**a. PUBLIC HEARING – PZC—08-2023 – Special Use Permit – 4359 IL Route 22**

With respect to the request for approval of a Special Use Permit for a Religious Facility on the Subject Property which is located within the R1 Zoning District, the meeting has been continued and notices will go out in accordance with applicable legal requirements for the next meeting.

**Questions and Comments:**

The next meeting is set for September 5, 2023. Chairwoman Wilson provided an update on commemorating retired Commissioner Rubin's service to Long Grove at a future Village Board meeting. Commissioner Cohn made a comment regarding overgrown foliage on Route 83. A discussion ensued regarding same. No further questions or comments.

**Adjournment:**

Commissioner Bauer moved to adjourn and seconded by Commissioner Terrett. On a vote, the motion passed 5-0.

The meeting was adjourned at 8:40 pm.

Respectfully Submitted,

*Brett Smith*

Brett Smith, PCZBA Secretary



## PLAN COMMISSION/ZONING BOARD OF APPEALS STAFF REPORT

To: Chairperson Wilson  
PCZBA Commissioners

From: Taylor Wegrzyn, Planner

Meeting Date: October 3, 2023

Property: 5159 Aptakisic Road  
5161 Aptakisic Road

Re: PCZBA-06-2023  
Special Use Permit – Fire Station within the R2 Zoning District

Attachments: 1. Location Map  
2. Additional Exhibits Submitted After August 15<sup>th</sup> PCZBA  
3. Certificate of Publication  
4. Petitioner's Original Application Submittal  
5. Additional Public Comments Received After Publication of August 15<sup>th</sup> PCZBA Agenda

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**Status:** Complete petition submitted 06/19/2023  
**Referral by Village Board:** September 12, 2023 - Remanded back to the PCZBA  
**Publication:** Daily Herald on September 18, 2023

**Applicant:** Long Grove Fire Protection District  
1165 Old McHenry Road  
Long Grove, IL 60047

### Subject Property

- 5159 and 5161 Aptakisic Road
- PINs: 15-20-300-016 and 15-20-300-017
- Zoning: R2

### History

The Subject Property was once part of a larger farmstead. The farmstead was later demolished, and a single-family home was built on the Subject Property in 1974 after it had been further subdivided. The two-parcel property remains as a single-family dwelling to this day.

The April 2023 ballot contained a referendum vote concerning a request by the Long Grove Fire Protection District to borrow \$16.5 million in bonds for the construction of a new fire station on the Subject Property. The current fire station was built in 1982 for an all-volunteer operation. The LGFPD desires to construct the new station to reduce response times, accommodate additional staff and equipment, provide better access to major roadways, and provide modernized facilities. The existing station at 1165 Old McHenry Road would be sold once the new station is built.

### **July 18, 2023 PCZBA Meeting**

The PCZBA first considered the Applicant's petition on July 18, 2023 during the PCZBA's regularly scheduled meeting. During that meeting, Chief Paul Segalla provided testimony, members of the public provided commentary, and the PCZBA discussed the petition. A motion was made to continue the public hearing until the August 15<sup>th</sup> meeting to allow the petitioner an opportunity to provide additional information and to allow additional time for public commentary. That motion passed by a vote of 5-0.

### **August 15, 2023 PCZBA Meeting**

The PCZBA continued the public hearing on August 15<sup>th</sup> and again heard testimony from both the petitioner and members of the public. The petitioners provided testimony as to why the proposed location suited the District's needs and why the existing location was no longer suitable. Commissioners again inquired as to which other sites were considered by the District for the new fire station. The petitioners could not provide more information on the alternative sites considered. In general, the Commission expressed a desire for more information to be presented by the petitioner to substantiate that the proposed use would satisfy the standards for granting of a special use permit. A motion to continue was considered but withdrawn once the petitioner requested that a final determination be made that evening. Considering the petitioner's request, a motion to recommend denial of the special use permit passed by a vote of 5-0.

### **August 22, 2023 Village Board Meeting**

The Village Board, in response to additional materials provided by the petitioner after the PCZBA meeting concluded, held a discussion to provide guidance as to how to proceed with the petition and the PCZBA's recommendation. The Board considered options to remand the petition back to the PCZBA to allow for additional information to be presented, to take into consideration the additional factors under the purview of the Board and make a determination, or to accept the PCZBA's recommendation for denial and prepare an ordinance in line with that recommendation. There was lengthy discussion on what represented a complete application, what addition information would be helpful, general transparency of the request, and the authority and purview of both the PCZBA and Village Board in relation to the petitioner's request. After substantial discussion, the Village Board could not reach a consensus and the matter was continued until the next Village Board meeting.

### **September 12, 2023 Village Board Meeting**

The Village Board once again discussed the options before them relating to the LGFPD petition. It was noted that there are special considerations to be given to the District in regards to the suitability of a site for their public services; however, it was also noted that the Board desired for more information to be

presented regarding the selection process and the development proposed. For this reason and others, the Village Board voted to remand the petition back to the PCZBA for further consideration and deliberations.

### Request

The applicant is seeking a Special Use Permit to allow for a Fire Station within the R2 residential zoning district. Section 5-3-6 of the Long Grove Municipal Code provides a list of Special Uses permitted within the Village's three residential districts. Item (F)(1) lists fire and police stations as permissible special uses. No use-specific standards are required by the Zoning Code for this particular use. The Subject Property has the same zoning designation as the current fire station (R2).

### Land Use, Zoning, and Locational Data

1. Existing Zoning: R2 Single Family Residential
2. Proposed Zoning: Same
3. Surrounding Land Uses:

Direction	Existing Use	Land Use Plan/Zoning
North	Open Space	OS-P
South	Residential	R2
East	Residential	R2
West	Golf Range	R1 PUD

4. Location of Improvements: existing home to be demolished, new building structure proposed
5. Flood/Wetlands: According to LC Mapping, the existing pond is a designated wetland. There are is no floodway or floodplain present.
6. Bulk and Yard Regulations:  
  
R2 District Standards:  
a). Front Yard: 75 foot  
b). Side Yard: 40 foot  
c). Rear Yard 40 foot  
d). 40% impervious coverage maximum

### Analysis

Additional comments made by Staff during its review of the application are as follows:

#### Engineering:

- The water feature east of the parking lot and reserve bays is mapped as a wetland. This wetland will need to be studied and impacts permitted in accordance with Article 10 of the Lake County Watershed Development Ordinance.



- The approach for the stormwater detention needs to be identified.
- Coordination is needed with the Lake County Division of Transportation (“LCDOT”) for the access. The plan for the fire station needs to accommodate the imminent widening of Aptakistic Road. We strongly recommend the Fire Department coordinate with LCDOT so the access improvements can be coordinated so that LCDOT could construct the necessary improvements within the Aptakistic Road right-of-way.
- The improvements are on the western property line, which does not allow for transitional grading could result in offsite stormwater runoff, which will not be allowed.
- The plans will need to show the ADA compliant parking stalls along with the accessible route to the building and to the Aptakistic Road right-of-way, connecting to the future pathway.

#### Zoning Department:

- It is understood that alternative designs to the proposed structure are being considered. Any structure will need to comply with all bulk, yard, setback, design, and other regulations of the Zoning Code. Approval of a Special Use Permit does not exempt the proposed structure from complying with these standards. Additional zoning relief or other approvals may be necessary to construct the proposed structure depending on final design.

#### Comprehensive Plan and Planning Documents

The Village of Long Grove’s *Comprehensive Plan* indicates a residential use for this property on the Future Land Use Plan. While the Plan indicates the intent of the Village to have this property used for residential purposes it does not necessitate such use and divisions are permissible. Furthermore, a fire station is permitted as a Special Use within the R2 Residential District, but is not listed as a permitted or special use within any other district.

Many of the primary goals of the Comprehensive Plan reflect a desire to improve the appearance of the village and enhance the countryside character of residential areas. The Commission should consider whether the proposed use is consistent with this vision.

The Comprehensive Plan also specifically recommends that the Village support the Long Grove Fire Protection District to improve the Village’s community facilities in accordance with the needs of the present and projected population.

The Plan also recognizes that it may be necessary to construct public facilities at a scale larger than that of surrounding residential developments. For this reason, it recommends that civic buildings “be buildings of importance to the general public so that their difference has a symbolic meaning.”

The subject property is not located within any subarea of the Comprehensive Plan.

#### Special Use Permit Standards

In making its determination, the PCZBA should utilize the standards for granting a Special Use Permit. The applicable standards are listed below.

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.

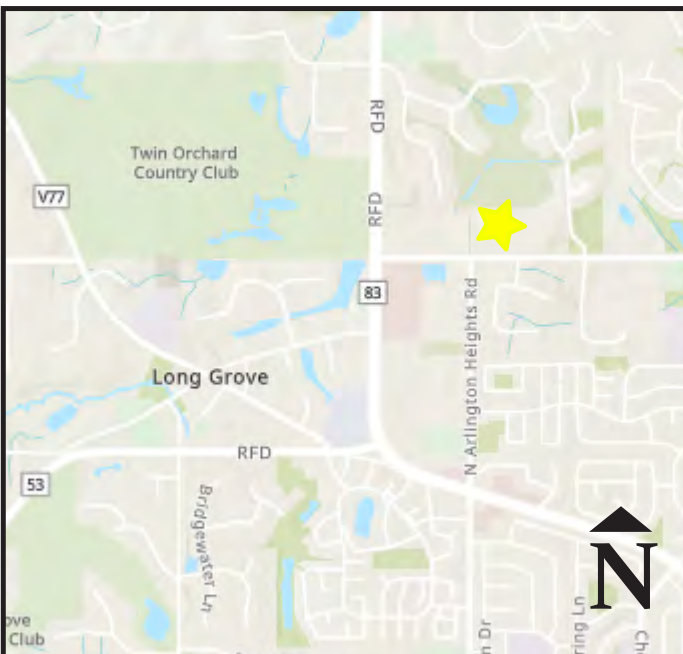
## Conclusions

The PCZBA should review this petition in accordance with the standards for granting a Special Use Permit noted above.

The Village Board has the authority to place conditions (and the PCZBA may recommend such conditions) on its approval and make its determination based on the specific findings and factors related to this petition. The Plan Commission and Zoning Board of Appeals is a recommending body and only the Village Board has the authority to grant or deny a Special Use Permit application.

TW

# Location Map: 5159 and 5161 Aptakisic Road



## Legend

 Subject Property



September 6, 2023

**via e-mail**

Village of Long Grove  
Board of Trustees  
3110 Old McHenry Road  
Long Grove, IL 60047

Re: Fire Station Location Considerations for the Long Grove Fire Protection District

Dear Trustees and Village President Jacob,

We have been asked to supply some supplementary information to the Village Board ahead of the September 12, 2023 Board Meeting.

We have supplied a revised site plan that includes more contextual information along with potential locations and strategies as it relates to landscape, drainage and stormwater management. We would also like to note that the site plan illustrates that the station is currently proposed to be located at a spot on the property that is as far from residential properties as possible.

Finally, we wish to provide an explanation of the criteria a fire protection district such as the Long Grove Fire Protection District considers when searching for a location for a new fire station.

Response times were a primary priority of the District when searching for a new location for the fire station. Response times are considered by the Insurance Services Office in determining the Fire Protection District's public protection classification which relates to fire insurance rates. In addition, National Fire Protection Association standards identify response times which provide the benchmarks for fire suppression and life safety.

Due to the unique geography and road network of the fire district, the current station location provides coverage to 72% of the district within 6.5 minutes of travel time. It was essential to identify a location that would be equal to or greater than this percentage of territory covered. The proposed location provides 74% coverage throughout the entire district.

The District's architect and Industry Standards for fire stations recommend one acre of land for every 5000 sq. ft. of building. During the space needs analysis, it was identified that the minimum lot size should be five acres.

The availability of property, the cost of property and the functional aspects of the site were also considered. These functional aspects included:

- Accessibility In and Out of the Site.
- Size and Shape of the Property.
- Sight Distance at Emergency Vehicle Exit.
- Sun Exposure, which can affect response times of vehicles leaving the station. Additionally, the District is considering using solar power.
- Permanent Trees and Cover. While the placement of trees around the edges of a property provide a noise buffer, trees and other cover at an inconvenient location would need to be removed and would increase the District's project costs.
- Whether the land needs to be cleared of trees, rocks, and other obstacles and objects ahead of construction, and to what degree.
- Traffic Movement.
- Existing Structures that might need to be demolished.
- Whether the property is currently located in a zoning district that allows for special uses, or if the District would need to ask for the property to be rezoned.
- Ground Forms, Gradients and soil quality. The District needs to avoid properties with soft, wet or rocky soil, and desires to build on a property with a fairly level gradient.
- Adjacent Properties and their uses.
- Costs and Ownership.
- Proximity to Utilities.
- Visual Impact of the Station Upon Neighbors.
- Room for Expansion.
- Site Drainage.
- Multiple Access Possibilities.
- Room for Pull Through Bays.
- Ability to provide security and control access to the property.
- Compatibility of the contemplated fire station with the existing neighborhood.
- Major Detractions, such as unfavorable zoning, utility or easement requirements.
- Exceptional Features, such as buffer and setback areas, easy access to the road network, at least 50 feet of straight driveway entering and exit the apparatus bay, ability to accommodate vehicle parking for community room and training use.

We are including a map that shows the general area where the Long Grove Fire Protection District ("District") is seeking to establish the new fire station. This area was identified as the optimum location to maintain or improve response times to a coverage area equivalent to the current station location.

A number of other properties were considered in the area surrounding the intersection of IL 83 and Aptakisic Road. Due to the road network, a circumference from this intersection was not feasible. The area searched is identified on the attached map.

The selected parcel met the threshold of lot size, cost and availability and also met the majority of the functional aspects for the desired location.

Factors that were not favorable for the Aptakisic Road property's use as a fire station were:

- *Zoning Usage (although a fire station is allowed as a special use in an R2 zoned area).*
- *Multiple access possibilities.*
- *Major Detractions (Mulch Business next door).*

The eight other parcels considered have a much longer list of factors that were not favorable for use as a location for the new fire station:

Parcel 1 did not meet the following criteria:

- Accessibility In and Out of the Site
- Size and Shape of the Property
- Sight Distance at Emergency Vehicle Exit
- Permanent Trees and Cover
- Need for Clearing
- Traffic Movement
- Zoning Usage
- Ground Forms and Gradients
- Soils
- Adjacent Properties
- Costs and Ownership
- Room for Expansion
- Room for Pull Through Bays
- Major Detractions

Parcel 2 did not meet the following criteria:

- Cost of property
- Traffic Movement
- Existing Structures
- Zoning Usage
- Costs and Ownership
- Multiple Access Possibilities
- Room for Pull Through Bays
- Ability to Provide Security
- Compatibility of Proposed Uses
- Major Detractions
- Exceptional Features

Parcel 3 did not meet the following criteria:

- Cost of property
- Traffic Movement
- Existing Structures
- Zoning Usage
- Costs and Ownership
- Multiple Access Possibilities
- Room for Pull Through Bays
- Ability to Provide Security
- Compatibility of Proposed Uses
- Major Detractions
- Exceptional Features

Parcel 4 did not meet the following criteria:

- minimum lot size
- availability of property
- cost of property
- Need for Clearing
- Traffic Movement
- Existing Structures
- Zoning Usage
- Adjacent Properties
- Costs and Ownership
- Proximity to Utilities
- Major Detractions
- Exceptional Features

Parcel 5 did not meet the following criteria:

- minimum lot size
- availability of property
- cost of property
- Need for Clearing
- Traffic Movement
- Existing Structures
- Zoning Usage
- Adjacent Properties
- Costs and Ownership
- Proximity to Utilities
- Major Detractions
- Exceptional Features

Parcel 6 did not meet the following criteria:

- minimum lot size
- availability of property
- cost of property
- Accessibility In and Out of the Site
- Size and Shape of the Property
- Sight Distance at Emergency Vehicle Exit
- Permanent Trees and Cover
- Need for Clearing
- Traffic Movement
- Existing Structures
- Zoning Usage
- Ground Forms and Gradients
- Soils
- Adjacent Properties
- Costs and Ownership
- Proximity to Utilities
- Visual Impact Upon Neighboring Uses
- Room for Expansion
- Site Drainage
- Multiple Access Possibilities
- Room for Pull Through Bays
- Ability to Provide Security
- Compatibility of Proposed Uses
- Major Detractions
- Exceptional Features

Parcel 7 did not meet the following criteria:

- minimum lot size
- availability of property
- cost of property
- Accessibility In and Out of the Site
- Size and Shape of the Property
- Sight Distance at Emergency Vehicle Exit
- Permanent Trees and Cover
- Need for Clearing
- Traffic Movement
- Existing Structures
- Zoning Usage
- Ground Forms and Gradients
- Soils
- Adjacent Properties
- Costs and Ownership
- Proximity to Utilities
- Visual Impact Upon Neighboring Uses



- Room for Expansion
- Site Drainage
- Multiple Access Possibilities
- Room for Pull Through Bays
- Ability to Provide Security
- Compatibility of Proposed Uses
- Major Detractions
- Exceptional Features

Parcel 8 did not meet the following criteria:

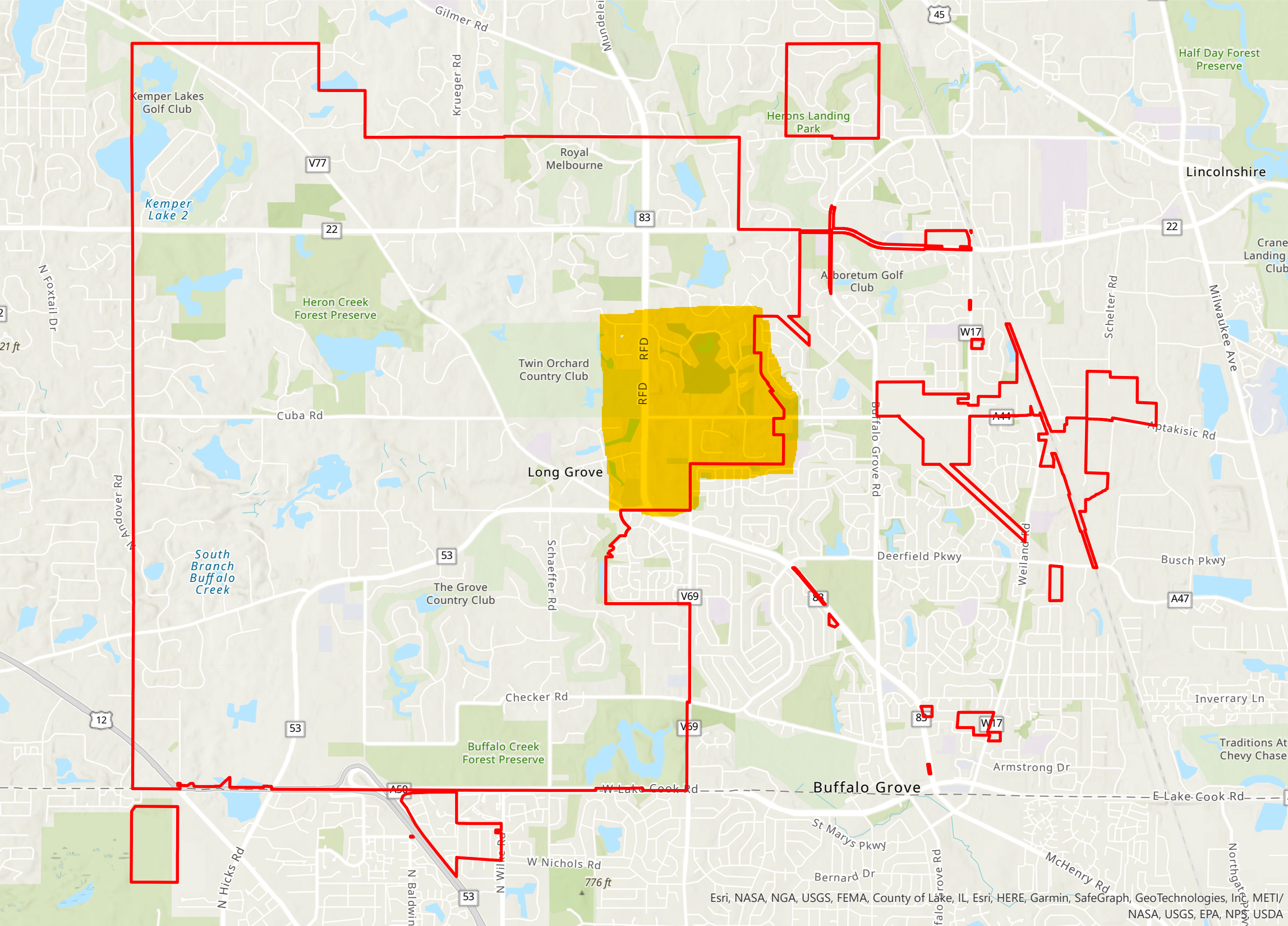
- minimum lot size
- availability of property
- cost of property
- Accessibility In and Out of the Site
- Size and Shape of the Property
- Sight Distance at Emergency Vehicle Exit
- Permanent Trees and Cover
- Need for Clearing
- Traffic Movement
- Existing Structures
- Zoning Usage
- Ground Forms and Gradients
- Soils
- Adjacent Properties
- Costs and Ownership
- Proximity to Utilities
- Visual Impact Upon Neighboring Uses
- Room for Expansion
- Site Drainage
- Multiple Access Possibilities
- Room for Pull Through Bays
- Ability to Provide Security
- Compatibility of Proposed Uses
- Major Detractions
- Exceptional Features

Should you have any questions regarding this letter, please feel free to reach out.

Sincerely,

**OTTOSEN DINOLFO HASENBALG & CASTALDO, LTD.**

/s/ Megan A. Lamb  
Megan Lamb



Kemper Lakes Golf Club

Kemper Lake 2

V77

22

83

45

Lincolnshire

22

N Foxtail Dr

21 ft

Heron Creek Forest Preserve

Cuba Rd

Twin Orchard Country Club

Long Grove

RFD  
RFD

Arboretum Golf Club

W17

Schelter Rd

Milwaukee Ave

Crane Landing Club

Aptakisic Rd

N Andover Rd

South Branch Buffalo Creek

53

The Grove Country Club

Schaeffer Rd

V69

83

Buffalo Grove Rd

Deerfield Pkwy

Weiland Rd

Busch Pkwy

A47

Inverrary Ln

Traditions At Chevy Chase

Checker Rd

Buffalo Creek Forest Preserve

V69

83

W17

Armstrong Dr

E-Lake Cook Rd

12

53

A58

W Lake Cook Rd

Buffalo Grove

N Hicks Rd

N Baldwin

53

W Nichols Rd

776 ft

St Marys Pkwy

Bernard Dr

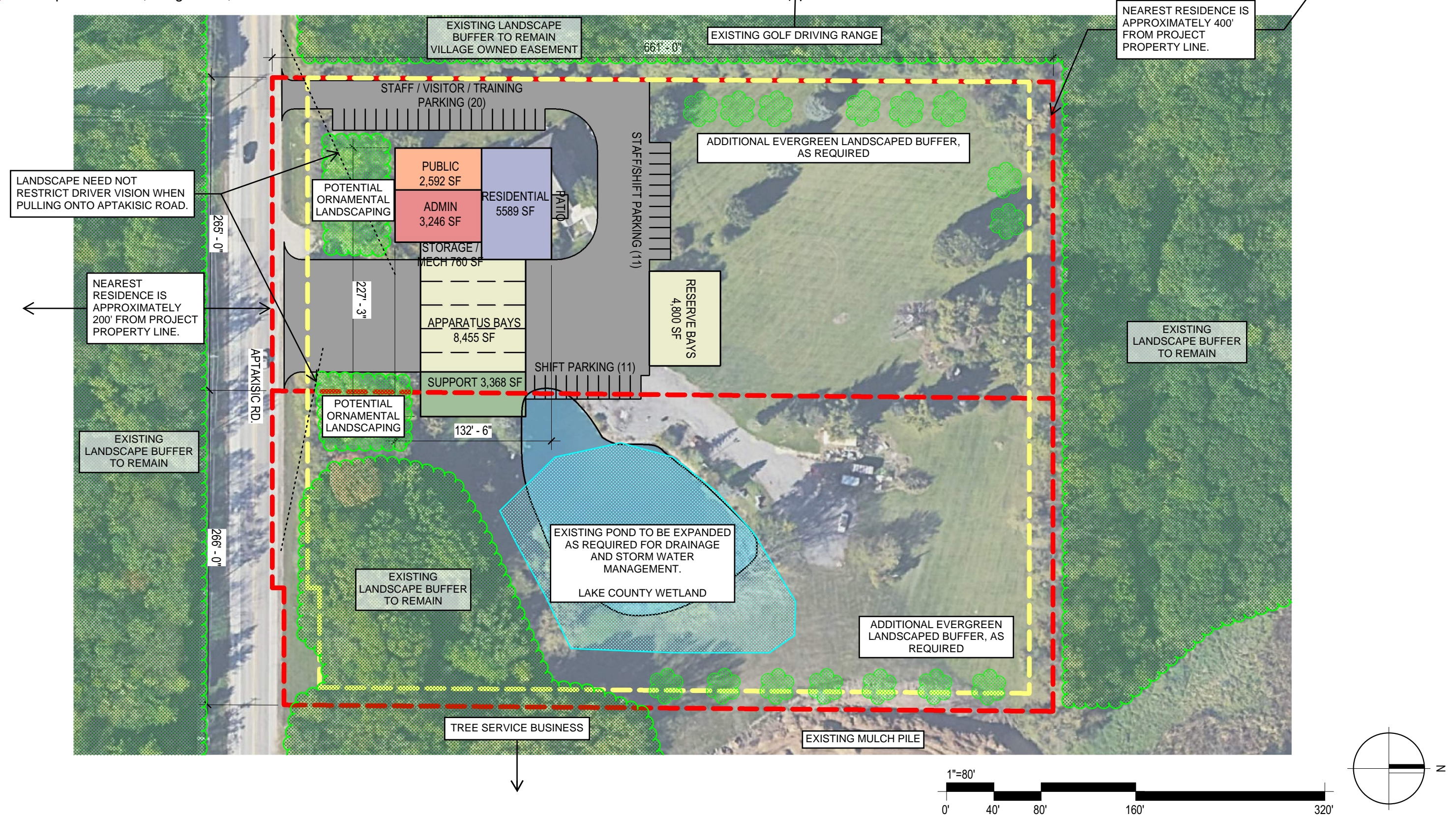
Buffalo Grove Rd

McHenry Rd

Northgate

# LONG GROVE FPD HQ SPACE STUDY

5159 Aptakisic Road, Long Grove, IL 60047



## AERIAL SITE VIEW

# LONG GROVE FPD HQ SPACE STUDY

5159 Aptakisic Road, Long Grove, IL 60047



## ARCHITECTURAL EXAMPLES

LONG GROVE FIRE PROTECTION DISTRICT  
Job No. 23-3652.01

Published 09/21/23  
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# LONG GROVE FPD HQ SPACE STUDY

5159 Aptakisic Road, Long Grove, IL 60047

LONG GROVE FIRE PROTECTION DISTRICT

Job No. 23-3652.01

Published 09/26/23

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EXHIBIT 1

fgma

# LONG GROVE FPD HQ SPACE STUDY

5159 Aptakasic Road, Long Grove, IL 60047

LONG GROVE FIRE PROTECTION DISTRICT

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EXHIBIT 2

fgma

# LONG GROVE FPD HQ SPACE STUDY

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EXHIBIT 3

**fgma**

# LONG GROVE FPD HQ SPACE STUDY

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EXHIBIT 4

fgma



# LONG GROVE FPD HQ SPACE STUDY

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EXHIBIT 5

**fgma**

# LONG GROVE FPD HQ SPACE STUDY

5159 Aptakisic Road, Long Grove, IL 60047

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EXHIBIT 6

fgma



**EAST VIEW - from 5260 Hilltop**



**EAST VIEW**



**NORTH VIEW**

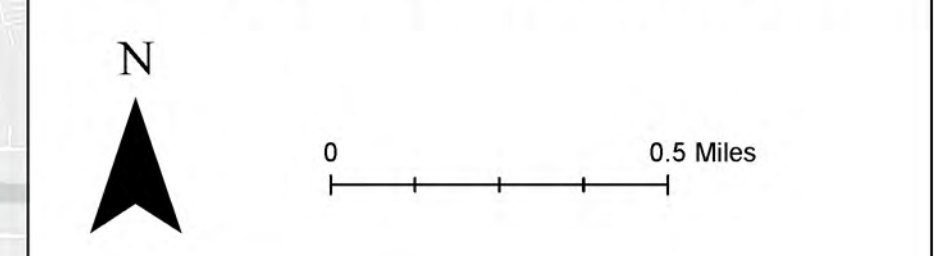


**SOUTH VIEW - from Briarcrest**



**SOUTH VIEW - from Hilltop**

# Long Grove Fire District Response Time Map 2023 87°59'41"W 42°10'39"N

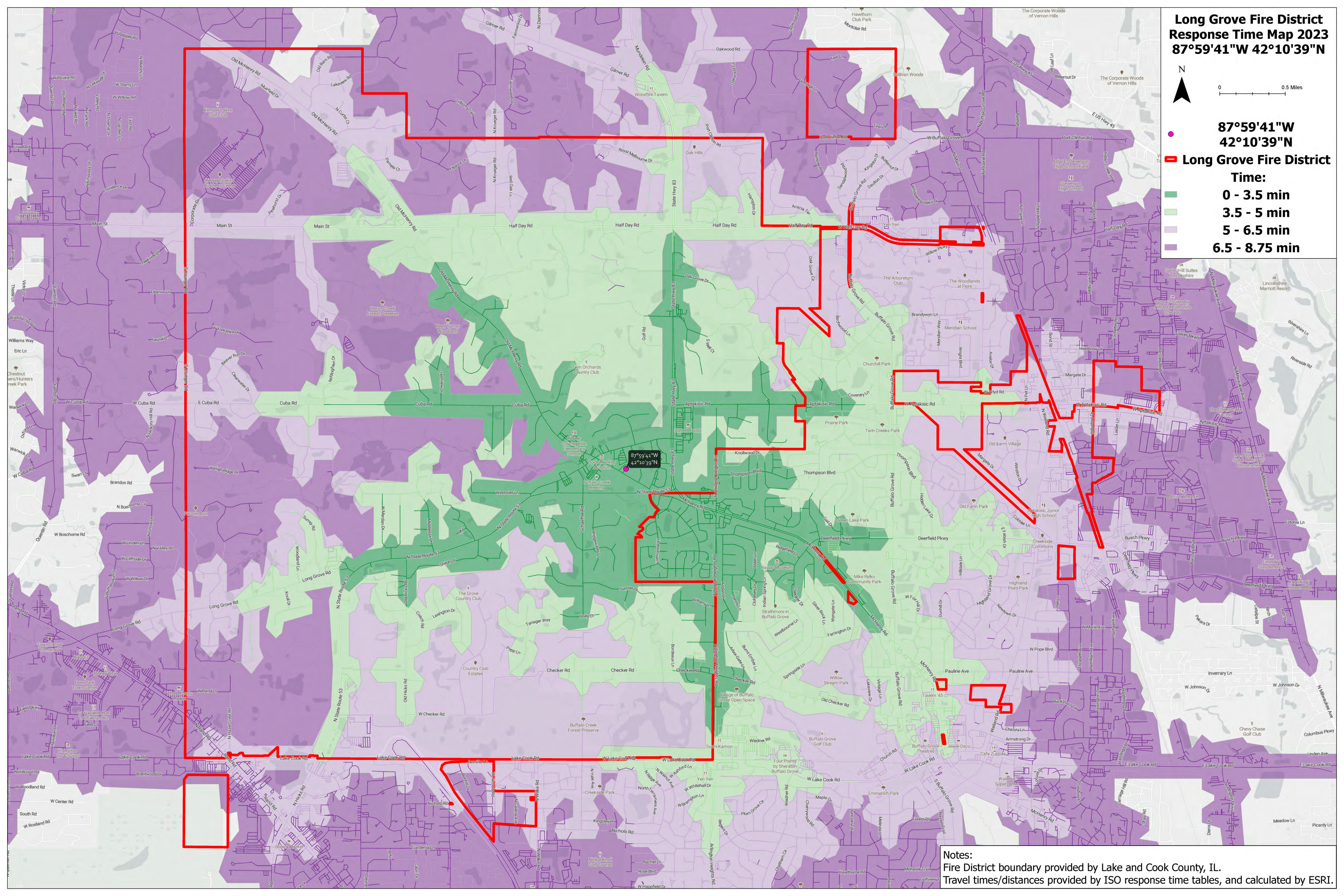


**87°59'41"W  
42°10'39"N**

**Long Grove Fire District**

**Time:**

- 0 - 3.5 min
- 3.5 - 5 min
- 5 - 6.5 min
- 6.5 - 8.75 min



**Notes:**  
Fire District boundary provided by Lake and Cook County, IL.  
Travel times/distances provided by ISO response time tables, and calculated by ESRI.



# Long Grove Fire District Response Time Map 2023

42°10'57.9"N  
87°59'05.6"W



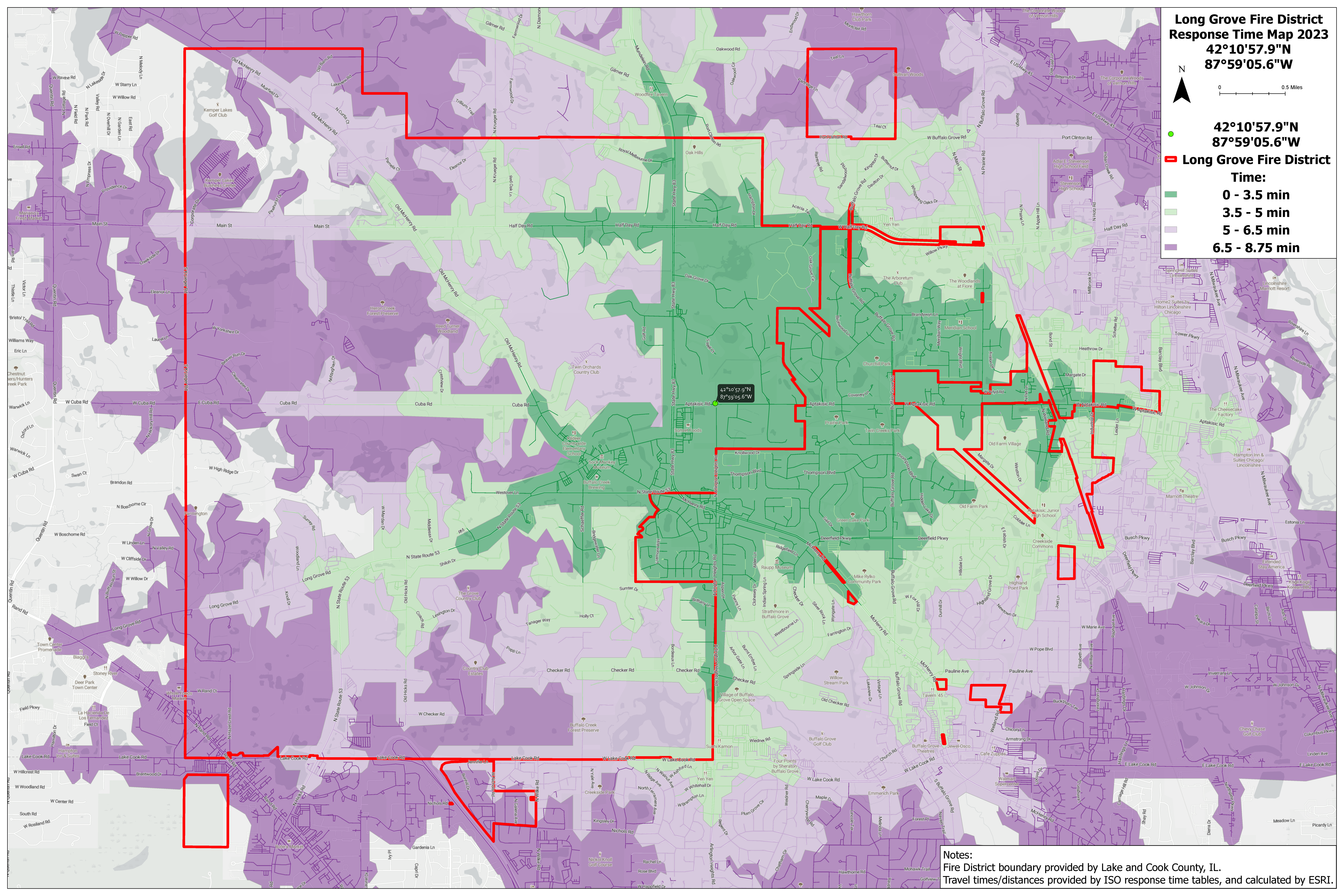
0 0.5 Miles

42°10'57.9"N  
87°59'05.6"W

**Long Grove Fire District**

**Time:**

- 0 - 3.5 min
- 3.5 - 5 min
- 5 - 6.5 min
- 6.5 - 8.75 min



**Notes:**  
Fire District boundary provided by Lake and Cook County, IL.  
Travel times/distances provided by ISO response time tables, and calculated by ESRI.

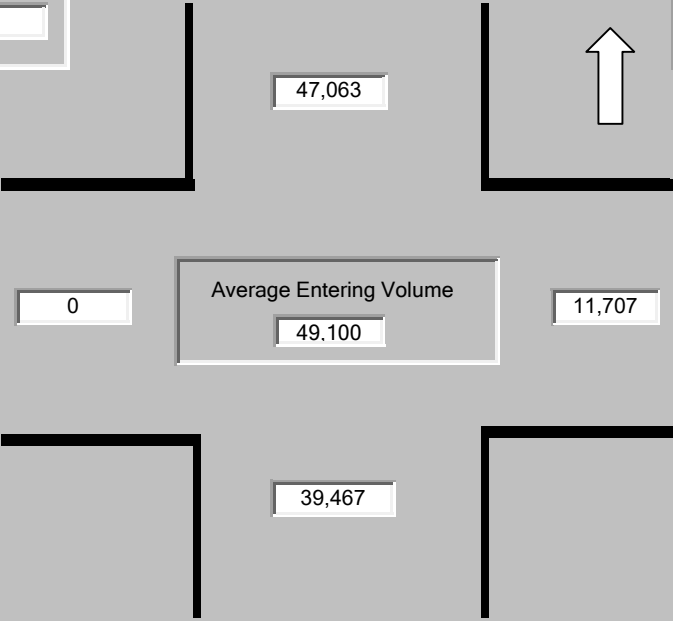


## Average of Latest ADT Counts

Aptakisic Rd & IL 83

Date	Day of the Week
8 /4 /2014	Monday
8 /5 /2014	Tuesday

Township	Vernon
Municipality	Long Grove



Comments

8 /4 /2014	Monday	
8 /5 /2014	Tuesday	

<b>File Path</b>	C:\Users\hdtmc\Desktop\CountCam Completed\
<b>File Name</b>	Aptakistic at IL 83 24hr 5-18 MIDDAY PEAK
<b>Date</b>	5/18/2023
<b>Start Time</b>	12:00
<b>Interval</b>	15
<b>Site Code</b>	
<b>NB Street</b>	
<b>SB Street</b>	
<b>EB Street</b>	
<b>WB Street</b>	

	A	C	D	E	H	I	J	M	N	O	R	S	T
1	Time	SB Right	SB Thru	SB Left	WB Right	WB Thru	WB Left	NB Right	NB Thru	NB Left	EB Right	EB Thru	EB Left
2	12:00	0	293	24	27	0	50	34	305	0			
3	12:15	0	299	30	27	0	41	30	313	0			
4	12:30	0	326	28	32	0	31	37	301	0			
5	12:45	0	300	26	22	0	37	31	261	0			
6			1218	108	108	0	159	132	1180				

<b>File Path</b>	C:\Users\hdtmc\Desktop\CountCam Completed\	
<b>File Name</b>	Aptakistic at IL 83 24hr 5-18 PM PEAK	
<b>Date</b>	5/18/2023	
<b>Start Time</b>	14:30	
<b>Interval</b>	15	
<b>Site Code</b>		
<b>NB Street</b>		
<b>SB Street</b>		
<b>EB Street</b>		
<b>WB Street</b>		

	A	C	D	E	H	I	J	M	N	O	R	S	T
1	Time	SB Right	SB Thru	SB Left	WB Right	WB Thru	WB Left	NB Right	NB Thru	NB Left	EB Right	EB Thru	EB Left
2	14:30	0	345	40	39	0	83	41	389	0			
3	14:45	0	392	23	43	0	66	35	388	0			
4	15:00	0	380	22	48	0	81	40	391	0			
5	15:15	0	338	21	48	0	77	44	436	0			
6			1455	106	178	0	307	160	1604				

## Taylor Wegrzyn

---

**From:** Paul Segalla <psegalla@lgfpd.org>  
**Sent:** Tuesday, September 26, 2023 10:36 PM  
**To:** Taylor Wegrzyn; Art Osten  
**Cc:** Megan Lamb  
**Subject:** Facility images  
**Attachments:** Long Grove Architectural Exhibits\_09.26.2023.pdf

Here are station images recently completed by FGM. We may have an elevated section to hang fire hose and conduct training which could be 40' tall and may be in the front or rear of the building. The apparatus bays will probably be 16-20' tall and the other areas will probably be 12 -16' tall. Again, we are so preliminary that none of this has been designed and we are using very general principles.

Thank you,

Paul  
Sent from my iPhone

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 October 3, 2023, at the Long Grove Village Hall, 3110 Old McHenry Road, Long Grove, 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 a petition by the Long Grove Fire Protection District for a Special Use Permit and/or any other necessary or appropriate zoning relief relating to a proposed Fire Station 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 located at 5159 and 5161 Aptakisic Road, Long Grove, IL 60047.

P.I.N. 15-20-300-016 and 15-20-300-017

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: [longgrove@mundelein.org](mailto:longgrove@mundelein.org) 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: 5159 Aptakisic Road." All written comments received prior to the publication of the meeting agenda 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."

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: [longgrove@mundelein.org](mailto:longgrove@mundelein.org).

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 14th day of September 2023

Helen Wilson  
Chair, Village of Long Grove PCZBA  
Published in Daily Herald September 18, 2023 (4605524)

## 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, Lake County, State of Illinois, and has been in general circulation daily throughout Lake County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

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 09/18/2023 in said **Lake County DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY

  
\_\_\_\_\_  
Designee of the Publisher of the Daily Herald

Control # 4605524







3110 Old McHenry Road 60047-9635  
Phone: 847-634-9440 Fax: 847-634-9408  
[www.longgroveil.gov](http://www.longgroveil.gov)

## PLAN COMMISSION ZONING BOARD OF APPEALS GENERAL ZONING APPLICATION

### 1.0 General Information (See Subsection 5-11-8(E) of the Long Grove Zoning Code).

**1.1 Applicant Name:** Long Grove Fire Protection District  
**Address:** 1165 Old McHenry Road, Long Grove, IL 60047  
**Telephone Number:** 847-634-3143 **E-mail Address:** psegalla@lgfpd.org  
**Fax number:** \_\_\_\_\_  
**Applicant's Interest in Property:** Proposed purchaser of the Property

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

**Name:** Briarcrest Acquisition LLC  
**Address:** 2801 Lakeside Dr, Bannockburn, IL 60015  
**Telephone Number:** 847-812-4337 **E-mail Address:** don@constantorg.com  
**Fax number:** \_\_\_\_\_

### **1.3 Property.**

**Address of Property:** (1) 5159 Aptakistic Road, Long Grove, Lake County, Illinois 60047; and  
(2) 5161 Aptakistic Road, Long Grove, Lane County, Illinois 60047.  
**Legal Description:** Please attach Parcel Index Number(s): (1) 15-20-300-016; and  
(2) 15-20-300-017  
**Present Zoning Classification** R2 **Size of Property (in acres)** (1) 3.7240; and  
(2) 3.669  
**Has any zoning reclassification, variation, or special use permit/PUD been granted for the Property?**  
**Yes:** \_\_\_\_\_ **No:** x

**If yes, please identify the ordinance or other document granting such zoning relief:** n/a

Describe the nature of the zoning relief granted: n/a

Present use of Property:

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

Other (explain) n/a

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

	Zoning Classification	Land Use
North:	<u>OS-P</u>	<u>Vacant</u>
South:	<u>R2</u>	<u>Residential</u>
East:	<u>R1</u>	<u>Residential</u>
West:	<u>R2</u>	<u>Residential</u>

**1.4 Trustees Disclosure.**

Is title to the Property in a land trust? Yes \_\_\_\_\_ No

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).**

- |  |  |
|--|--|
| <input type="checkbox"/> Appeal                          | <input type="checkbox"/> Code Interpretation                     |
| <input type="checkbox"/> Variation                       | <input checked="" type="checkbox"/> Special Use Permit (non-PUD) |
| <input type="checkbox"/> Zoning Map Amendment (rezoning) | <input type="checkbox"/> Zoning Code Text Amendment              |
| <input type="checkbox"/> Preliminary PUD Plat            | <input type="checkbox"/> 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"
- Special Use Permit (non-PUD): See 5-11-8(E)7 of the Zoning Code and Form "B"
- \_\_\_\_\_ Zoning Map Amendment (rezoning): See 5-11-8(E) 8 of the Zoning Code and Form "C"
- \_\_\_\_\_ Zoning Code Text Amendment: See Form "D"
- \_\_\_\_\_ Preliminary PUD Plat: See 5-11-18(D)(2) of the Zoning Code and Form "E"
- \_\_\_\_\_ Final PUD Plat: See 5-11-18(D)(3) of the Zoning Code and Form "F"

\*\* The scope and detail of information shall be appropriate to the subject matter of the Application, with special emphasis on those matters likely to be affected or impacted by the approval being sought in the Application. Information required in the application shall be considered the minimum information required for filing an application. Additional information including but not limited to graphic depictions, environmental impacts, plans for sewer and water service and storm water management, photometric plans, traffic studies and effects on property values, among others, should also be considered and may be helpful in detailing the Application.

Special Data Requests. In addition to the data and information required pursuant to this Application, every Applicant/Owner shall submit such other additional data, information, or documentation as the building superintendent or any board or commission before which the Application is pending may deem necessary or appropriate to a full and proper consideration and disposition of the particular Application.

**1.8 Consultants.**

Please provide the name, address, and telephone number of each professional or consultant advising Applicant with respect to this Application, including architects, contractors, engineers or attorneys:

For owner:		For applicant:	
Name:	Law Offices of James R. Nelson	Name:	Ottosen DiNolfo Hasenbalg & Castaldo, Ltd
Professional:	Attorney, James Nelson	Professional:	Attorney, Adam Hudoba
Address:	800 W. Central Road Mt. Prospect, IL 60056	Address:	1804 N. Naper Blvd., Suite 350 Naperville, IL 60563
Telephone:	(847) 292-0402	Telephone:	(331) 212-8708
E-mail:	Jim@jimnelsonlaw.com	E-mail:	ahudoba@ottosenlaw.com

Name:	_____	Name:	_____
Professional:	_____	Professional:	_____
Address:	_____	Address:	_____
Telephone:	_____	Telephone:	_____
E-mail:	_____	E-mail:	_____

**1.9 Village Officials or Employees.**

Does any official or employee of the Village have an interest, either directly or indirectly, in the Property? Yes: \_\_\_\_\_ No: x

If yes, please identify the name of such official or employee and the nature and extent of that interest. (Use a separate sheet of paper if necessary.)

**1.10 Successive Applications (5-11-9).**

Second Applications Without New Grounds Barred. Whenever any Application filed pursuant to this code has been finally denied on its merits, a second Application seeking essentially the same relief, whether or not in the same form or on the same theory, shall not be brought unless in the opinion of the officer, board, or commission before which it is brought there is substantial new evidence available or a mistake of law or fact significantly affected the prior denial.

New Grounds to Be Stated. Any such second Application shall include a detailed statement of the grounds justifying consideration of such Application.

Summary Denial With or Without Hearing. Any such second Application may be denied by the building superintendent summarily, and without hearing, on a finding that no grounds appear that warrant a new hearing. In any case where such Application is set for hearing, the owner shall be required to establish grounds warranting reconsideration of the merits of its Application prior to being allowed to offer any evidence on the merits. Unless such grounds are established, the Application may be summarily dismissed for such failure.

Exception. Whether or not new grounds are stated, any such second Application filed more than two years after the final denial of a prior Application shall be heard on the merits as though no prior Application had been filed. The Applicant or Owner shall, however, be required to place in the record all evidence available concerning changes of conditions or new facts that have developed since the denial of the first Application. In the absence of such evidence, it shall be presumed that no new facts exist to support the new petition that did not exist at the time of the denial of the first Application.

**2.0 Required Submittals (See Specific Supplemental Information Form for filing Fees).**

<input checked="" type="checkbox"/> Fully completed Application with applicable supplementary information	
<input checked="" type="checkbox"/> Non-refundable Filing Fee.	Amount: \$ <u>100.00</u>
<input checked="" type="checkbox"/> Planning Filing Fees.	Amount: \$ <u>1,000.00</u>
<input checked="" type="checkbox"/> Minimum Professional Fee/deposit Escrow.	Amount \$ <u>5,000.00</u>

**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>BANKROST Acquisitions LLC</u>	<u>Long Grove Fire Protection District</u>
Name of Owner	Name of Applicant
<u>[Signature]</u>	<u>[Signature]</u>
Signature of Owner	Signature of Applicant
<u>6/7/2023</u>	<u>6/12/2023</u>
Date	Date
<u>[Signature]</u>	<u>Fire Chief</u>



**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**

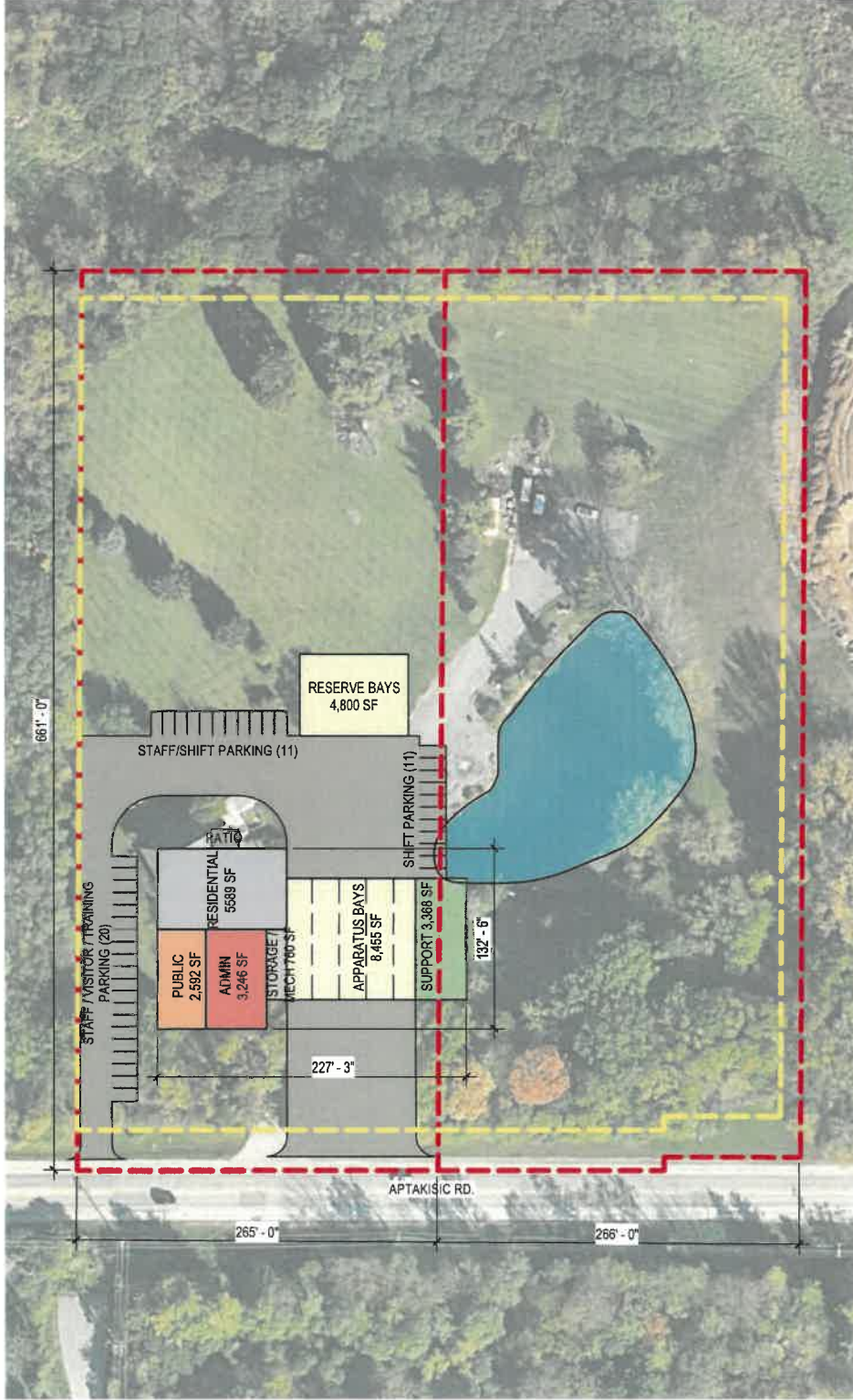
**\*\* PROFESSIONAL FEE ESCROWS MUST BE MAINTAINED AT THE \$5,000.00 MINIMUM DEPOSIT LEVEL.**

**ATTACHMENT 1.6(a)**



# LONG GROVE FPD HQ SPACE STUDY

5159 Aptakisic Road, Long Grove, IL 60047



## AERIAL SITE VIEW

LONG GROVE FIRE PROTECTION DISTRICT | Published 06/01/23  
Job No. 23-3652.01 | ©2023 FGM Architects Inc.



**ATTACHMENT 1.6(b)**

**Total Lot Area:**

Acres Combined 7.3930 acres

Square Feet Combined 322,039 square feet

**Existing and Proposed Area:**

Acres Combined 2.2039

Square Feet Combined 96,000 square feet of building, parking and landscaping

Percentage of Total Development area Combined 30%

gross and net floor area devoted to residential uses, business uses, office uses, college uses, and institutional uses Combined 24,000 sq foot fire station and 4,800 square foot vehicle storage

**ATTACHMENT 1.6(c)**

\*Applicant will supplement this information at a future date.

**ATTACHMENT 1.6(d)**

\*Applicant will supplement this information at a future date.

**ATTACHMENT 1.6(e)**

\*Applicant will supplement this information at a future date.

**ATTACHMENT FORM "B" (a)**

**Survey**

\*Applicant will supplement this information at a future date.

**ATTACHMENT FORM "B" (b)**

**Conformity Statement**

To the best of Applicant's knowledge, the approval being requested conforms to the official comprehensive plan and the official map of the village.

**APPLICANT:**

LONG GROVE FIRE PROTECTION DISTRICT

BY: Paul Segalla

Date: 6/12/2023

# ALTA/NSPS LAND TITLE SURVEY

OF

PROPERTY ADDRESS: 5159 & 5161 APTAKISIC ROAD, LONG GROVE, ILLINOIS



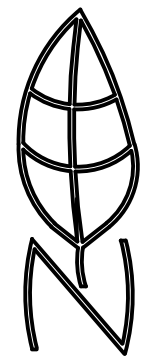
LOCATION MAP

PARCEL 1:  
THE WEST HALF OF THE WEST 528 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:  
THE EAST HALF OF THE WEST 528 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

EXCEPTING FROM THE ABOVE PARCELS 1 AND 2, THE FOLLOWING DESCRIBED TRACT OF LAND CONVEYED TO THE LAKE COUNTY DIVISION OF TRANSPORTATION BY WARRANTY DEED RECORDED APRIL 6, 2021 AS DOCUMENT NO. 7772646, TO WIT:  
THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, BEARINGS AND DISTANCES BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 (2011 ADJUSTMENT), WITH A COMBINED SCALE FACTOR OF 0.99995760875, BEING DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 10 MINUTES 42 SECONDS EAST, A DISTANCE OF 50.00 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER TO A POINT ON A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 46 MINUTES 02 SECONDS EAST, 429.51 FEET ALONG SAID PARALLEL LINE; THENCE NORTH 00 DEGREES 13 MINUTES 58 SECONDS WEST, 10.00 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 02 SECONDS EAST, 98.57 FEET TO A POINT ON THE EAST LINE OF THE EAST HALF OF THE WEST 528.00 FEET OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20; THENCE SOUTH 00 DEGREES 10 MINUTES 42 SECONDS WEST, 60.00 FEET ALONG SAID EAST LINE TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 46 MINUTES 02 SECONDS WEST, 528.01 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

LAND AREA = 321,636 SF OR 7.38 ACRES MORE OR LESS  
EXCEPTION AREA = 27,385 SF OR 0.63 ACRES MORE OR LESS



40' 20' 0' 40'

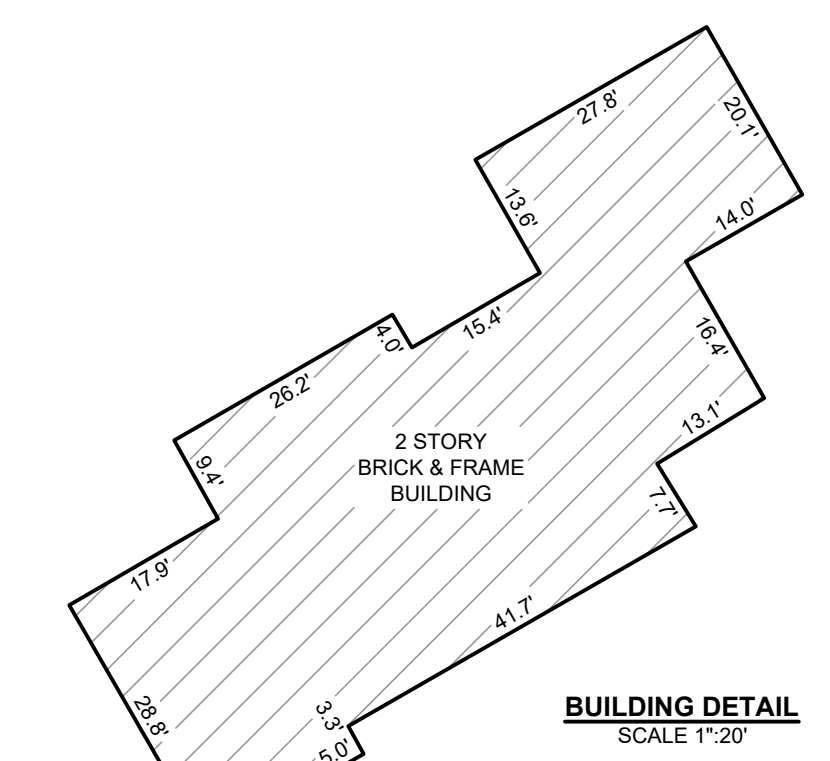
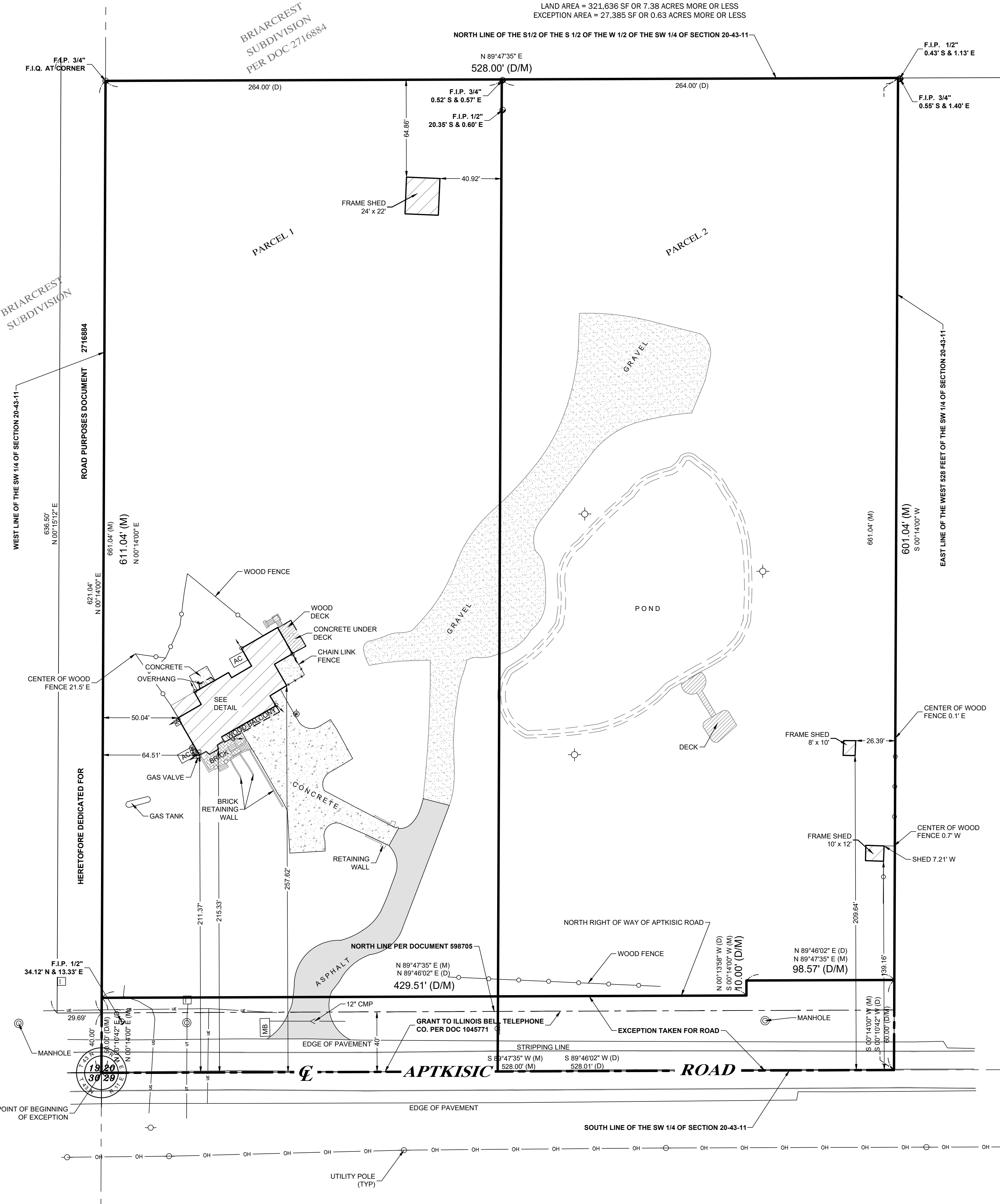
BASIS OF BEARING:  
WESTERLY LINE OF PARCELS AS FOUND  
MONUMENTED AND OCCUPIED  
N 00°14'00" E (ASSUMED)

P.I.N.:

15-20-300-016-000  
15-20-300-017-000

## LEGEND

- EXISTING BOUNDARY
- EXISTING EASEMENT
- EXISTING SETBACK
- EXISTING CHAIN LINK FENCE
- EXISTING WOOD FENCE
- EXISTING METAL FENCE
- EXISTING VINYL FENCE
- EXISTING BUILDING
- CENTER LINE
- ASPHALT SURFACE
- BUILDING/STRUCTURE
- CONCRETE SURFACE
- (C) CALCULATED
- (R/M) RECORD/MEASURED
- SF SQUARE FEET
- ⊙ MANHOLE
- EXIST. CATCH BASIN
- EXIST. CURB INLET
- STORM SEWER
- SANITARY SEWER
- ⊗ WATER VALVE
- ⊗ BUFFALO BOX (B-BOX)
- ⊗ WATER VALVE & VAULT
- ⊗ FIRE HYDRANT
- ⊗ GAS METER
- GAS LINE
- ⊗ ELECTRIC METER
- ⊗ ELECTRIC PEDESTAL
- ⊗ HANDHOLE
- OVERHEAD WIRES
- ⊗ UTILITY POLE
- ⊗ PHONE PEDESTAL
- ⊗ PHONE MANHOLE
- ⊗ IL BELL TELEPHONE
- ⊗ CABLE TV PEDESTAL
- ⊗ LIGHT POST
- STREET SIGN
- DOWNSPOUT
- BOLLARD



- GENERAL NOTES:
- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
  - DO NOT SCALE DIMENSIONS FROM THIS PLAT.
  - THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED.
  - MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, STORM, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF THE UNDERGROUND UTILITIES.
  - NO UNDERGROUND UTILITIES OR DRAIN TILES, IF ANY EXIST, ARE SHOWN HEREON.
  - THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
  - OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
  - CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO DOING ANY CONSTRUCTION WORK.
  - PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
  - RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHTS AND BUILDING RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION OR IN THE TITLE COMMITMENT HAVE BEEN SHOWN. THIS PROPERTY IS SUBJECT TO SETBACKS AS ESTABLISHED BY THE GOVERNING JURISDICTIONS' ZONING ORDINANCES AND/OR CODES AS AMENDED.
  - THIS PARCEL HAS BEEN IDENTIFIED AS BEING IN "ZONE X" PER THE FLOOD INSURANCE RATE MAP IN LAKE COUNTY, AS SHOWN ON MAP NO. 17097C0281K WITH A REVISED MAP DATE OF 09/18/2013.

- THIS SURVEY CONFORMS WITH A TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 23CNF044156PK WITH AN EFFECTIVE DATE OF JUNE 12, 2023. NOTES CORRESPONDING TO SCHEDULE "B" EXCEPTIONS:
- ITEMS 1 THROUGH 10 OF SCHEDULE B PART I AND ITEMS 1 THROUGH 17 OF SCHEDULE B PART II (SPECIAL EXCEPTIONS) ARE EITHER NOT SURVEY ITEMS OR CANNOT BE PLOTTED.
  - ITEM 18, DOCUMENT 598705 IS A 40 FOOT ROAD DEDICATION FOR APTAKISIC ROAD AND IS HEREON DRAWN.
  - ITEM 19, DOCUMENT 1045771 GRANT TO ILLINOIS BELL TELEPHONE COMPANY WITHIN THE CONFINES OF APTAKISIC ROAD AND IS HEREON DRAWN.
  - ITEM 20, DOCUMENT 144251 ARE DRAINAGE DISTRICT NO. 2 OF THE TOWN OF VERNON RIGHTS OF LAND TAKEN OR USED FOR DRAINAGE PURPOSES AND ARE NOT HEREON DRAWN.
  - ITEM 21, DOCUMENT 7772647 IS A TEMPORARY CONSTRUCTION EASEMENT FOR ROADWAY CONSTRUCTION THAT IS DUE TO EXPIRE APRIL 6, 2026 AND IS NOT HEREON DRAWN.

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

CERTIFY TO:  
- LONG GROVE FIRE PROTECTION DISTRICT  
- CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAILED REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 2, 3, 4, 6a, 6b, 7a, 8, 9, 14 AND 17 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JUNE 30TH, 2023.  
DATED, THIS 12TH DAY OF JULY, A.D., 2023, AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2205  
MY LICENSE EXPIRES NOVEMBER 30, 2024.  
ILLINOIS PROFESSIONAL DESIGN FIRM PROFESSIONAL ENGINEERING CORPORATION NO. 184-001245

CLIENT: OTTOSEN, DINOLFO, HASENBALG & CASTALDO, LTD



**PRELIMINARY**





August 10, 2023

**via e-mail**

Village of Long Grove Plan Commission  
3110 Old McHenry Road  
Long Grove, IL 60047  
twegrzyn@mundelein.org

Dear Honorable Commissioners,

Attached is the Long Grove Fire Protection District's application for a special use permit, first submitted in June of 2023, along with the following supplemental exhibits:

- Legal Description of the property at issue, pursuant to Section 1.3. (Exhibit A)
- Survey of the property, pursuant to Form B. (Exhibit B)
- Map illustrating District response times from the current station on Old McHenry Road. (Exhibit C)
- Map illustrating predicted District response times from anticipated station on Aptakisic Road. (Exhibit D)

The District's architecture firm, FGM Architects, is currently working to produce the following documents, which will be made available to the Village as soon as they are received by the District:

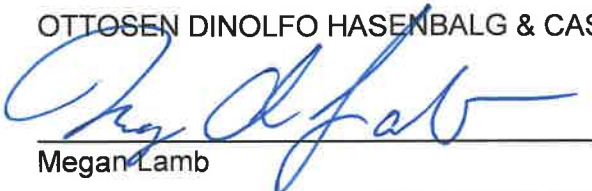
- The table requested at Section 1.6(c).
- The certificate of a registered architect requested at Section 1.6(d).
- The landscape development plan, as requested at 1.6(e).

While the District appreciates the Commission's desire to review a full and complete application, this project is in its early stages and plans have not yet been finalized.

The District seeks the Commission's recommendation that the Village approve the District's special use permit application, allowing the District to move forward with a project that will be a benefit to public safety within the Village of Long Grove. Given the time-sensitive nature of the District's project, the District seeks a final determination from the Commission at the August 15, 2023 hearing.

Sincerely,

OTTOSEN DINOLFO HASENBALG & CASTALDO, LTD.



Megan Lamb



3110 Old McHenry Road 60047-9635  
Phone: 847-634-9440 Fax: 847-634-9408  
[www.longgroveil.gov](http://www.longgroveil.gov)

## PLAN COMMISSION ZONING BOARD OF APPEALS GENERAL ZONING APPLICATION

### **1.0 General Information (See Subsection 5-11-8(E) of the Long Grove Zoning Code).**

**1.1 Applicant Name:** Long Grove Fire Protection District  
Address: 1165 Old McHenry Road, Long Grove, IL 60047  
Telephone Number: 847-634-3143 E-mail Address: psegalla@lgfpd.org  
Fax number: \_\_\_\_\_  
Applicant's Interest in Property: Proposed purchaser of the Property

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

Name: Briarcrest Acquisition LLC  
Address: 2801 Lakeside Dr, Bannockburn, IL 60015  
Telephone Number: 847-812-4337 E-mail Address: don@constantorg.com  
Fax number: \_\_\_\_\_

### **1.3 Property.**

(1) 5159 Aptakisic Road, Long Grove, Lake County, Illinois 60047; and  
(2) 5161 Aptakisic Road, Long Grove, Lane County, Illinois 60047.  
Address of Property: \_\_\_\_\_  
Legal Description: Please attach Parcel Index Number(s): (1) 15-20-300-016; and  
(2) 15-20-300-017  
Present Zoning Classification R2 Size of Property (in acres) (1) 3.7240; and  
(2) 3.669

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

If yes, please identify the ordinance or other document granting such zoning relief: n/a

Describe the nature of the zoning relief granted: n/a

Present use of Property:

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

Other (explain) n/a

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

	Zoning Classification	Land Use
North:	<u>OS-P</u>	<u>Vacant</u>
South:	<u>R2</u>	<u>Residential</u>
East:	<u>R1</u>	<u>Residential</u>
West:	<u>R2</u>	<u>Residential</u>

**1.4 Trustees Disclosure.**

Is title to the Property in a land trust? Yes \_\_\_\_\_ No

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).**

- |  |  |
|--|--|
| <input type="checkbox"/> Appeal                          | <input type="checkbox"/> Code Interpretation                     |
| <input type="checkbox"/> Variation                       | <input checked="" type="checkbox"/> Special Use Permit (non-PUD) |
| <input type="checkbox"/> Zoning Map Amendment (rezoning) | <input type="checkbox"/> Zoning Code Text Amendment              |
| <input type="checkbox"/> Preliminary PUD Plat            | <input type="checkbox"/> Final PUD Plat                          |

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

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

- (a) A description or graphic representation of any development or construction that will occur or any use that will be established or maintained if the requested relief is granted.

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

**1.7 Supplemental Information (per specific request):**

- \_\_\_\_\_ Appeals, Code Interpretations, and Variations: See 5-11-8(E)3, 4, & 5 of the Zoning Code and Form "A"
- x   Special Use Permit (non-PUD): See 5-11-8(E)7 of the Zoning Code and Form "B"
- \_\_\_\_\_ Zoning Map Amendment (rezoning): See 5-11-8(E) 8 of the Zoning Code and Form "C"
- \_\_\_\_\_ Zoning Code Text Amendment: See Form "D"
- \_\_\_\_\_ Preliminary PUD Plat: See 5-11-18(D)(2) of the Zoning Code and Form "E"
- \_\_\_\_\_ Final PUD Plat: See 5-11-18(D)(3) of the Zoning Code and Form "F"

\*\* The scope and detail of information shall be appropriate to the subject matter of the Application, with special emphasis on those matters likely to be affected or impacted by the approval being sought in the Application. Information required in the application shall be considered the minimum information required for filing an application. Additional information including but not limited to graphic depictions, environmental impacts, plans for sewer and water service and storm water management, photometric plans, traffic studies and effects on property values, among others, should also be considered and may be helpful in detailing the Application.

Special Data Requests. In addition to the data and information required pursuant to this Application, every Applicant/Owner shall submit such other additional data, information, or documentation as the building superintendent or any board or commission before which the Application is pending may deem necessary or appropriate to a full and proper consideration and disposition of the particular Application.

**1.8 Consultants.**

Please provide the name, address, and telephone number of each professional or consultant advising Applicant with respect to this Application, including architects, contractors, engineers or attorneys:

For owner:	For applicant:
Name: <u>Law Offices of James R. Nelson</u>	Name: <u>Ottosen DiNolfo Hasenbalg &amp; Castaldo, Ltd</u>
Professional: <u>Attorney, James Nelson</u>	Professional: <u>Attorney, Adam Hudoba</u>
Address: <u>800 W. Central Road</u> <u>Mt. Prospect, IL 60056</u>	Address: <u>1804 N. Naper Blvd., Suite 350</u> <u>Naperville, IL 60563</u>
Telephone: <u>(847) 292-0402</u>	Telephone: <u>(331) 212-8708</u>
E-mail: <u>Jim@jimnelsonlaw.com</u>	E-mail: <u>ahudoba@ottosenlaw.com</u>

Name: _____	Name: _____
Professional: _____	Professional: _____
Address: _____	Address: _____
Telephone: _____	Telephone: _____
E-mail: _____	E-mail: _____

**1.9 Village Officials or Employees.**

Does any official or employee of the Village have an interest, either directly or indirectly, in the Property? Yes: \_\_\_\_\_ No: x

If yes, please identify the name of such official or employee and the nature and extent of that interest. (Use a separate sheet of paper if necessary.)

**1.10 Successive Applications (5-11-9).**

Second Applications Without New Grounds Barred. Whenever any Application filed pursuant to this code has been finally denied on its merits, a second Application seeking essentially the same relief, whether or not in the same form or on the same theory, shall not be brought unless in the opinion of the officer, board, or commission before which it is brought there is substantial new evidence available or a mistake of law or fact significantly affected the prior denial.

New Grounds to Be Stated. Any such second Application shall include a detailed statement of the grounds justifying consideration of such Application.

Summary Denial With or Without Hearing. Any such second Application may be denied by the building superintendent summarily, and without hearing, on a finding that no grounds appear that warrant a new hearing. In any case where such Application is set for hearing, the owner shall be required to establish grounds warranting reconsideration of the merits of its Application prior to being allowed to offer any evidence on the merits. Unless such grounds are established, the Application may be summarily dismissed for such failure.

Exception. Whether or not new grounds are stated, any such second Application filed more than two years after the final denial of a prior Application shall be heard on the merits as though no prior Application had been filed. The Applicant or Owner shall, however, be required to place in the record all evidence available concerning changes of conditions or new facts that have developed since the denial of the first Application. In the absence of such evidence, it shall be presumed that no new facts exist to support the new petition that did not exist at the time of the denial of the first Application.

**2.0 Required Submittals (See Specific Supplemental Information Form for filing Fees).**

- Fully completed Application with applicable supplementary information
- Non-refundable Filing Fee. Amount: \$ 100.00
- Planning Filing Fees. Amount: \$ 1,000.00
- Minimum Professional Fee/deposit Escrow. Amount \$ 5,000.00

**3.0 Certifications.** The Applicant and Owner certify that this Application is filed with the permission and consent of the Owner of the Property and that the person signing this Application is fully authorized to do so.

**3.1** The Applicant certifies that all information contained in this Application is true and correct to the best of Applicant's knowledge.

- 3.2 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.**

\_\_\_\_\_  
Name of Owner

\_\_\_\_\_  
Name of Applicant

\_\_\_\_\_  
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.**



**ATTACHMENT 1.6(a)**

# LONG GROVE FPD HQ SPACE STUDY

5159 Aptakisic Road, Long Grove, IL 60047



## AERIAL SITE VIEW

LONG GROVE FIRE PROTECTION DISTRICT | Published 06/01/23  
Job No. 23-3652.01 | ©2023 FGM Architects Inc.



**ATTACHMENT 1.6(b)**

**Total Lot Area:**

Acres Combined 7.3930 acres

Square Feet Combined 322,039 square feet

**Existing and Proposed Area:**

Acres Combined 2.2039

Square Feet Combined 96,000 square feet of building, parking and landscaping

Percentage of Total Development area Combined 30%

gross and net floor area devoted to residential uses, business uses, office uses, college uses, and institutional uses Combined 24,000 sq foot fire station and 4,800 square foot vehicle storage

**ATTACHMENT 1.6(c)**

\*Applicant will supplement this information at a future date.

**ATTACHMENT 1.6(d)**

\*Applicant will supplement this information at a future date.

**ATTACHMENT 1.6(e)**

\*Applicant will supplement this information at a future date.

**ATTACHMENT FORM "B" (a)**

**Survey**

\*Applicant will supplement this information at a future date.

**ATTACHMENT FORM "B" (b)**

**Conformity Statement**

To the best of Applicant's knowledge, the approval being requested conforms to the official comprehensive plan and the official map of the village.

**APPLICANT:**

LONG GROVE FIRE PROTECTION DISTRICT

BY: \_\_\_\_\_

Date: \_\_\_\_\_



## LEGAL DESCRIPTION OF PROPERTIES

**PARCEL 1 (15-20-300-16; 5159 Aptakisic Rd.):**

THE WEST 1/2 OF THE WEST 528 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

**PARCEL 2 (15-20-300-17; 5161 Aptakisic Rd.):**

THE EAST 1/2 OF THE WEST 528 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

EXCEPTING FROM THE ABOVE PARCELS 1 AND 2, THE FOLLOWING DESCRIBED TRACT OF LAND CONVEYED TO THE LAKE COUNTY DIVISION OF TRANSPORTATION BY WARRANTY DEED RECORDED APRIL 6, 2021 AS DOCUMENT NO. 7772646, TO-WIT:

THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, BEARINGS AND DISTANCES BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 (2011 ADJUSTMENT), WITH A COMBINED SCALE FACTOR OF 0.99995760875, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 10 MINUTES 42 SECONDS EAST, A DISTANCE OF 50.00 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER TO A POINT ON A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 46 MINUTES 02 SECONDS EAST, 429.51 FEET ALONG SAID PARALLEL LINE; THENCE NORTH 00 DEGREES 13 MINUTES 58 SECONDS WEST, 10.00 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 02 SECONDS EAST, 98.57 FEET TO A POINT ON THE EAST LINE OF THE EAST HALF OF THE WEST 528.00 FEET OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20; THENCE SOUTH 00 DEGREES 10 MINUTES 42 SECONDS WEST, 60.00 FEET ALONG SAID EAST LINE TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 46 MINUTES 02 SECONDS WEST, 528.01 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

## **EXHIBIT A**

# ALTA/NSPS LAND TITLE SURVEY

OF

PROPERTY ADDRESS: 5159 & 5161 APTAKISIC ROAD, LONG GROVE, ILLINOIS



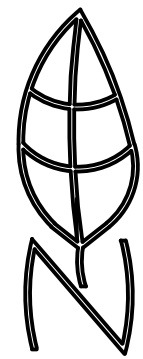
LOCATION MAP

PARCEL 1:  
THE WEST HALF OF THE WEST 528 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

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THE EAST HALF OF THE WEST 528 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

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LAND AREA = 321,636 SF OR 7.38 ACRES MORE OR LESS  
EXCEPTION AREA = 27,385 SF OR 0.63 ACRES MORE OR LESS



40' 20' 0' 40'

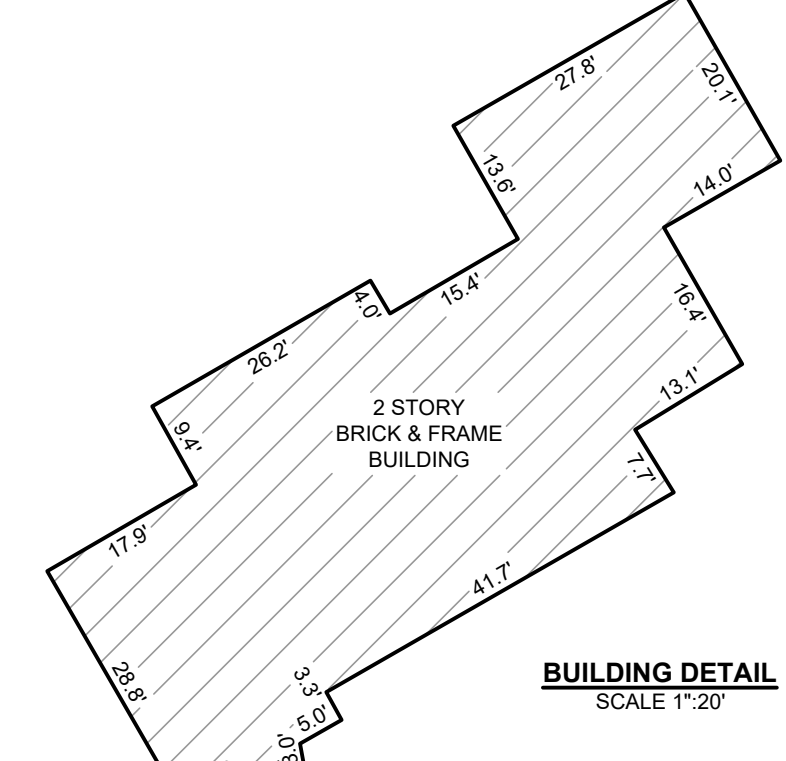
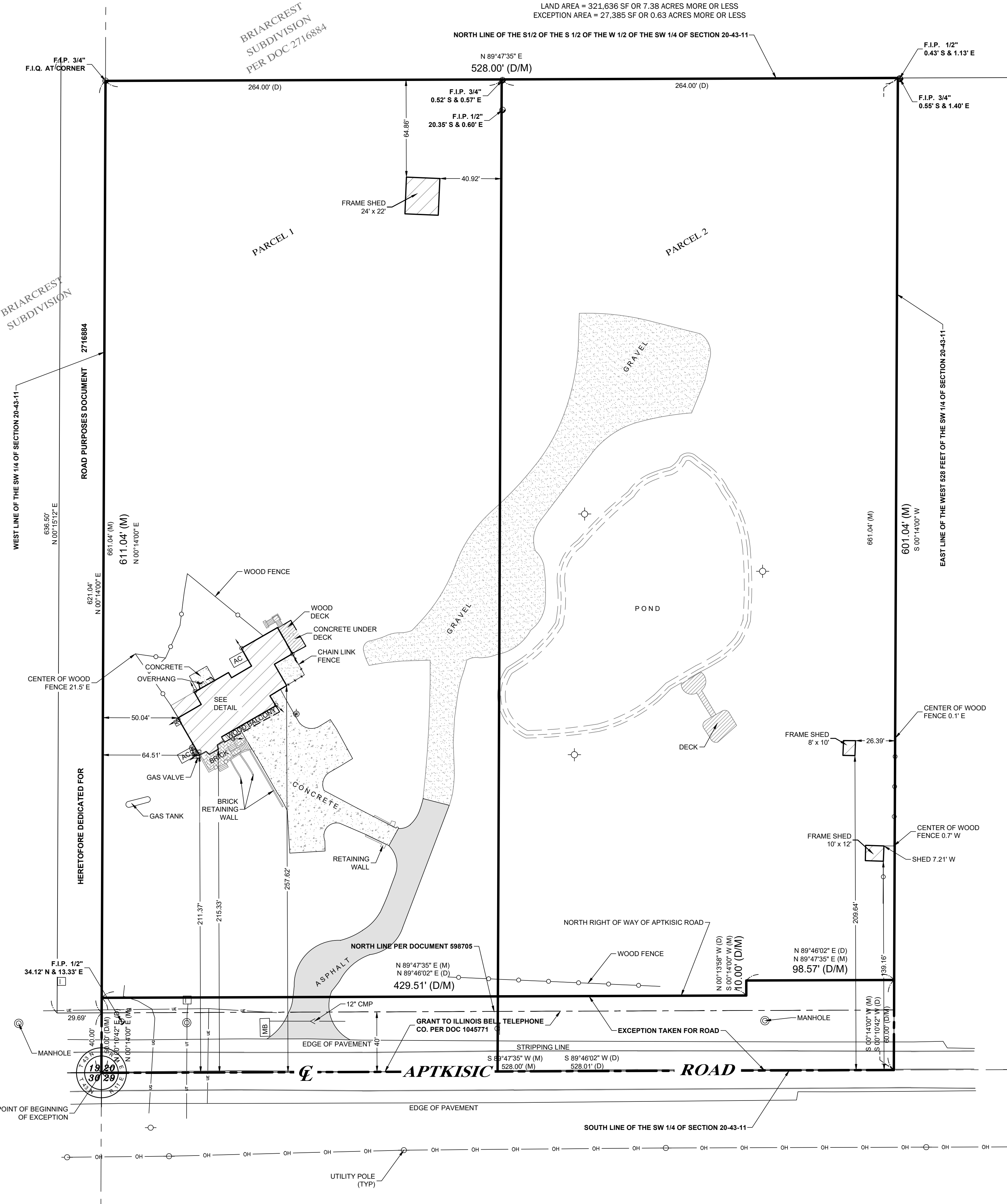
BASIS OF BEARING:  
WESTERLY LINE OF PARCELS AS FOUND  
MONUMENTED AND OCCUPIED  
N 00°14'00" E (ASSUMED)

P.I.N.:

15-20-300-016-000  
15-20-300-017-000

## LEGEND

—	EXISTING BOUNDARY	⊙	MANHOLE
- - -	EXISTING EASEMENT	○	EXIST. CATCH BASIN
- - -	EXISTING SETBACK	□	EXIST. CURB INLET
— X —	EXISTING CHAIN LINK FENCE	— >	STORM SEWER
— ○ —	EXISTING WOOD FENCE	— >	SANITARY SEWER
— □ —	EXISTING METAL FENCE	⊗	WATER VALVE
— ▽ —	EXISTING VINYL FENCE	⊗	BUFFALO BOX (B-BOX)
—	EXISTING BUILDING	⊗	WATER VALVE & VAULT
—	CENTER LINE	⊗	FIRE HYDRANT
▨	ASPHALT SURFACE	⊗	GAS METER
▩	BUILDING/STRUCTURE	⊗	GAS LINE
▧	CONCRETE SURFACE	⊗	ELECTRIC METER
(C)	CALCULATED	⊗	ELECTRIC PEDESTAL
(R/M)	RECORD/MEASURED	⊗	HANDHOLE
SF	SQUARE FEET	⊗	UTILITY POLE
		⊗	OVERHEAD WIRES
		⊗	PHONE PEDESTAL
		⊗	PHONE MANHOLE
		⊗	IL BELL TELEPHONE
		⊗	CABLE TV PEDESTAL
		⊗	LIGHT POST
		⊗	STREET SIGN
		⊗	DOWNSPOUT
		•	BOLLARD



- GENERAL NOTES:
- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
  - DO NOT SCALE DIMENSIONS FROM THIS PLAT.
  - THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED.
  - MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, STORM, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF THE UNDERGROUND UTILITIES.
  - NO UNDERGROUND UTILITIES OR DRAIN TILES, IF ANY EXIST, ARE SHOWN HEREON.
  - THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
  - OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
  - CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO DOING ANY CONSTRUCTION WORK.
  - PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
  - RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHTS AND BUILDING RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION OR IN THE TITLE COMMITMENT HAVE BEEN SHOWN. THIS PROPERTY IS SUBJECT TO SETBACKS AS ESTABLISHED BY THE GOVERNING JURISDICTIONS' ZONING ORDINANCES AND/OR CODES AS AMENDED.
  - THIS PARCEL HAS BEEN IDENTIFIED AS BEING IN "ZONE X" PER THE FLOOD INSURANCE RATE MAP IN LAKE COUNTY, AS SHOWN ON MAP NO. 17097C0281K WITH A REVISED MAP DATE OF 09/18/2013.

- THIS SURVEY CONFORMS WITH A TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 23CNF044156PK WITH AN EFFECTIVE DATE OF JUNE 12, 2023. NOTES CORRESPONDING TO SCHEDULE "B" EXCEPTIONS:
- ITEMS 1 THROUGH 10 OF SCHEDULE B PART I AND ITEMS 1 THROUGH 17 OF SCHEDULE B PART II (SPECIAL EXCEPTIONS) ARE EITHER NOT SURVEY ITEMS OR CANNOT BE PLOTTED.
  - ITEM 18, DOCUMENT 598705 IS A 40 FOOT ROAD DEDICATION FOR APTAKISIC ROAD AND IS HEREON DRAWN.
  - ITEM 19, DOCUMENT 1045771 GRANT TO ILLINOIS BELL TELEPHONE COMPANY WITHIN THE CONFINES OF APTAKISIC ROAD AND IS HEREON DRAWN.
  - ITEM 20, DOCUMENT 144251 ARE DRAINAGE DISTRICT NO. 2 OF THE TOWN OF VERNON RIGHTS OF LAND TAKEN OR USED FOR DRAINAGE PURPOSES AND ARE NOT HEREON DRAWN.
  - ITEM 21, DOCUMENT 7772647 IS A TEMPORARY CONSTRUCTION EASEMENT FOR ROADWAY CONSTRUCTION THAT IS DUE TO EXPIRE APRIL 6, 2026 AND IS NOT HEREON DRAWN.

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

CERTIFY TO:  
- LONG GROVE FIRE PROTECTION DISTRICT  
- CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD OF PRACTICE REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 2, 3, 4, 6a, 6b, 7a, 8, 9, 14 AND 17 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JUNE 30TH, 2023.  
DATED, THIS 12TH DAY OF JULY, A.D., 2023, AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2205  
MY LICENSE EXPIRES NOVEMBER 30, 2024.  
ILLINOIS PROFESSIONAL DESIGN FIRM PROFESSIONAL ENGINEERING CORPORATION NO. 184-001245  
CLIENT: OTTOSEN, DINOLFO, HASENBALG & CASTALDO, LTD



Know what's below.  
Call before you dig.

**PRELIMINARY**



DATE	
1	
2	
3	
4	
5	
6	

**EXHIBIT B**



Morris Engineering, Inc.  
Civil Engineering • Consulting  
Land Surveying  
515 Warrenville Road, Lisle, IL 60532  
Phone: (630) 271-0770  
Survey: (630) 271-0599  
FAX: (630) 271-0774  
Website: www.ecivil.com

ALTA/NSPS LAND TITLE SURVEY  
5159 & 5161 APTAKISIC ROAD  
LONG GROVE, ILLINOIS 60047

FIELD CREW: PW	SHEET
DRAWN BY: NG	1
CHECKED BY: TJC	OF 1 SHEETS
APPROVED BY: TJC	PROJ # 23-06-6000
DATE: 7/03/2023	
SCALE: HORIZ 1"=40'	
VERT NONE	

# ABSTRACT OF VOTES

## QUESTION OF PUBLIC POLICY ONLY

### LONG GROVE FIRE PROTECTION DISTRICT

I do hereby certify that on April 20, 2023 I canvassed the returns of the Consolidated Election held on April 04, 2023. I proclaim that a total of 790 ballots were cast. I further certify that the following **Question of Public Policy** received the number of votes herein recorded.

#### Proposition To Issue \$16,500,000 General Obligation Bonds

Shall the Long Grove Fire Protection District, Lake and Cook Counties, Illinois, acquire land and build and equip a new fire station and issue its bonds to the amount of \$16,500,000 for the purpose of paying the costs thereof?

COUNTY OF <u>  Lake  </u>	VOTES RECEIVED FOR: <u>  400  </u>	AGAINST: <u>  347  </u>
COUNTY OF <u>  Cook  </u>	VOTES RECEIVED FOR: <u>  40  </u>	AGAINST: <u>  11  </u>
COUNTY OF _____	VOTES RECEIVED FOR: _____	AGAINST: _____
COUNTY OF _____	VOTES RECEIVED FOR: _____	AGAINST: _____

REFERENDUM **PASSED**   X   **FAILED** \_\_\_\_\_ **TOTAL FOR:**   440   **AGAINST:**   358  

I further certify that the above is a true and complete Abstract of Votes as recorded by the Elections Department of the Lake County Clerk's office on the **20<sup>th</sup>** day of **April 2023**.



Anthony Vega  
Lake County Clerk  
Election Authority

To whom it may concern,

We have recently become aware of the proposed relocation of the Long Grove Fire House to a property located along Aptakasic Rd. My wife and I are fairly new residents in the Briarcrest subdivision. We have been here for roughly three years and live right off of Hilltop Road, putting us in reasonably close proximity to the property that is being considered for the new fire house. That being said, we love, respect, and appreciate all the fire district does and continues to do for the residents of our village and the surrounding areas. However we are not in favor of having those services provided from what is more or less our back yard. We would go so far as to say that if the fire district had been located in the area of the proposed new site while we were home shopping, we may very well have opted to make our purchase elsewhere.

Thank you for your time and consideration.

Sincerely,

The Jackson Family

**TO: Zoning Commissioners and Village Board of Trustees**

**RE: Proposed Fire House -- Lots 5159 and 5169**

My husband & I have a lot of respect for the service the Firefighter and the Paramedics provide to our community. We do not have any objection to the downtown Long Grove fire station being relocated out of the Historical District...

**However**, we do have a big concern with the precedence the fire house building is going to set on the proposed Aptakisic location because it could impact future developments on that segment of Aptakisic Road on years to come.

Even if that end of Aptakisic road is zoned R2, we realize the zoning codes are subject to change. (Doubt very much that the Village will be willing to compromise keeping the rest of that north segment of the road exclusively residential if we don't object too much about the fire station.)

Any developer could go before the Village to apply for a zoning change and get it, as far as they follow the Public Hearing protocol and there is no significant opposition. That leaves residents with very little power to protect the outer boundaries around our subdivision from becoming commercial or townhomes units or combination of both.

Once the precedence has been set, there is going to be very little hope that the rest of the lots along that north side of Aptakisic road will remain R2.

We are also doubtful that any home developer would even want to consider building nice homes on that end of Aptakisic road with a fire station either next door or down the street.

Does the Fire District going to own those two lots before the "Special Permit" is even approved?

Because at the first public hearing meeting, the Fire Chief reply to one resident question concerning the purchase transaction on the lots that left me to wonder if, the Fire District negotiations with the owner of the lots, might be a done deal.

If this is the case, this Public Hearing process would be a waste of every one's time and worries. Let us never forget that the vote of the Zoning Board, the vote of the Village Board of Trustees and the concerns of the surrounding residents is not a meaningless process-this is as serious business as it gets.

At the first Public Hearing, I also observed that, when asked, the Fire Chief did not seem very open talking about other suitable locations. I felt that the Chief seems almost

hesitant to answer the question. But perhaps, I miss-understood his hesitation. But yes, we do want to know: **What other locations the Fire District have considered?**

Did the Fire Chief look along Checker Road?

Did the Fire Chief look right across the street from Bally Bunion & Oman property on RT 83? There is a large vacant lot with a for sale sign for a number of years.

Did the fire Chief check the large piece of land for sale in front of Menard Store on Rt 53 & Lake Cook Road?

*A ¼ of the Fire House phone calls services those senior facilities in our village but the Fire House is relocating away from those three facilities that are in need of the ambulance & paramedic services--some resident pointed this out at this at the first meeting.*

**These senior facilities are:**

**\*Avantara Long Grove:** located on Checker Road off Arlington Heights Road. That is a three-floor assisted living and therapy facility—and more often than not, it is full to capacity.

**\*Harbor Chase:** located at 1190 Mc Henry Road (aka Rt 83) at the corner of RT 53—it is located almost on the back of the current fire station downtown LG. It is a two-level senior residence, assisted living and recovery facility. By the way-Harbor Chase is now called "Ciel of Long Grove".

**\*Arboria of Long Grove:** located on RT 53 near former Geimer property & closer to the Long Grove Menard's Hardware store that is located at the corner of RT 53 & Lake Cook Road. This is another considerable large, assisted living.

Other thoughts to share, if I may....

The official Notice for the first Public Hearing on this item should had been shared with all residents or their respective HOA's living at this end of town and not only with those residents that live 200 feet from the proposed Fire Station. At least on this case... because--not only for the high level of unexpected noise at any time of day or night--but because of the precedent that will be set after the fire station is build.

I am assuming the Lake County engineers are going to take into consideration the layout of Aptakisic road reconstruction where the fire station is being proposed, so the fire trucks have no islands on the middle of the road blocking the fire trucks egress and ingress—so in a year or so from now the Lake County don't have to return to break

portions of the new road to add what they knew could be coming but decided not to do it until needed.

Lastly, there is a pond in that proposed fire station location. Not a huge one. Is that pond going to be removed? If that pond part or an extension of a wetland area?

Respectfully Submitted,  
Magdalena & Brian Johnson  
#5244 RFD