



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

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**Tuesday, July 18, 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 June 6, 2023 Meeting Minutes
- 5. OLD BUSINESS**
  - a. PCZBA-02-2023 – Public Hearing – Side Yard Setback Variation – 3305 Old McHenry Road
- 6. NEW BUSINESS**
  - a. PCZBA-07-2023 – Food Truck Text Amendment
  - b. PCZBA-06-2023 – Public Hearing – LGFD Aptakisic Road Station – 5159/5161 Aptakisic Road
- 7. QUESTIONS AND COMMENTS**
- 8. ADJOURNMENT**

**UPCOMING MEETING:** Next regular meeting: August 1, 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.

# MEETING MINUTES

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

**Regular Meeting Minutes – June 6, 2023**

**Long Grove Village Hall**

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

Present:

PCZBA Commissioners Magdalena Dworak-Matthews, Acting Chair, Brooke Bauer, Jeff Kazmer and Richard Terrett.

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

Absent: Sheldon Rubin, Charles Cohn and Helen Wilson

Applicants: Applicant Kevin Rose (owner of 3305 Old McHenry Road) and Richard Grossman (attorney for Applicant Rose); Applicant Ken Siwieck, representing New Midwest Capital, the owner of Joanie's Pizzeria.; Applicant Stephen Cross, representing the owner of Philip Estates, LLC

**Call to Order:**

The meeting was called to order by Acting Chairperson Dworak-Matthews at 7:02 pm.

**Visitor Business/Public Commentary:**

There was no visitor business.

**Approval of Minutes:**

The minutes from the May 2, 2023 meeting were up for approval. Commissioner Kazmer made a motion and Commissioner Terrett seconded the motion to approve the minutes. On a vote, the motion passed 4-0.

**Old Business:**

**a. PUBLIC HEARING – PCZBA—02-2023 – Public Hearing – Side Yard Setback Variation – 3305 Old McHenry Road**

Planner Wegryzn presented his report. As set forth in the May 2, 2023 minutes, the house at 3305 Old McHenry Road is located near the intersection of Old McHenry Road and Cuba Road and is a single family dwelling. The request is a variation from the required side yard setback. Required side yard setback is 50 feet and the requested side yard setback has been revised to 15 feet (as opposed to 5 feet) to locate a newly constructed 4-car detached garage. Applicant Rose provided renderings of the proposed structure. The detached garage is 40 feet by 20 feet and will be located between the existing driveway and property line. In considering a variation, the standards are (i) that the lot in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located, (ii) that the plight of the owner is due to unique circumstances; or (iii) that the variation, if granted, will not alter the essential character of the locality. Commissioner Cohn asked if any neighbors have

objected to the proposed structure. At the May 2, 2023 meeting, the Committee requested a continuation to allow additional time for Applicant Rose and neighboring owner (Jerry Kugler and Lidia Kugler of 3128 Cuba Road) to agree on a location for the garage. Applicant Rose has resubmitted the application with a revised location for the garage and a request for a variance for a 15 foot setback. Planner Wegryzn discussed a public comment from the Kuglers and showed a video of the Kuglers' property and the view of the proposed garage from the Kuglers' property.

Acting Chair Dworak-Matthews swore in all visitors. Applicant Rose presented an update on the discussions with the Kuglers. The neighbors have tried to reach a compromise and have been unable to do so over the last thirty (30) days. Applicant Rose has offered to increase the setback to fifteen (15) feet and leave some vegetation on his property in place. They have also had two (2) arborists inspect the property and provide suggestions. Applicant Rose offered to fill in any gaps between the two (2) properties with additional landscaping. Applicant Rose discussed (i) the root structure of the trees located on the Kuglers' property and whether the garage would cause any harm to the Kuglers' trees, (ii) the location of his current driveway and the location of utility lines located on either side of the driveway which limits the potential location of the proposed garage, (iii) that any runoff water would be directed away from the Kugler property, (iv) that major rain storms have occurred over the last four (4) years and stated that none of the storms affected the Kuglers' trees, and (v) that he has an elderly parent who requires a wheelchair and is one of the reasons why the proposed garage needs to be close to the house. Other than the Kuglers, two (2) of the other neighbors are supportive of the proposed garage. Acting Chair Dworak-Matthews is also a neighbor and is abstaining from voting on the application.

Jerry Kugler then presented his position. He purchased the property in 2002 and stated that all of the main views from the house look at the location of the proposed garage. Lidia Kugler showed the prior location of a pool on the Rose's property. Commissioner Bauer asked questions regarding the location of the pool and utilities. A discussion ensued between the Kuglers, the Commissioners and Applicant Rose regarding the garage location, the history of the landscaping located between the two (2) properties and the discussions between the two (2) parties.

The attorney for Applicant Rose then spoke and pointed out where Applicant Rose was willing to add additional landscaping to fill in any gaps in the views between the two (2) properties. Mr. Kugler then responded that some of the trees between the two (2) properties are not evergreens and that the views are much different in the winter time.

Commissioner Bauer asked about the location of the trees along the Kugler property line. A discussion ensued between Commissioner Bauer and Mr. Kugler regarding same. A discussion then ensued between Commissioner Bauer and Acting Chairperson Dworak-Matthews regarding additional testimony being presented. Steve Melnick, a resident of Long Grove and a custom home builder, then spoke on behalf of Applicant Rose regarding redirection of water away from the property line and adding a swale to keep water away from the property line. A discussion ensued regarding same.

Commissioner Kazmer asked why the garage is not located on the other side of the property. Commissioner Terrett also asked why the garage is not located on a different portion of the property.



Acting Chairperson Dworak-Matthews then asked for a motion to approve, deny or continue Applicant Rose's request. Commissioner Kazmer made a motion to deny the request. Commissioner Terrett seconded the motion. On a roll call vote, Applicant Rose's request was denied 2-1 with Commissioner Bauer voting against the motion to deny. Acting Chairperson abstained.

**b. PUBLIC HEARING – PCZBA-04-2023 – Public Hearing – Special Use Permit Outdoor Dining – 215-235 Robert Parker Coffin Road**

Planner Wegryzn presented his report. As set forth in the May 2, 2023 minutes, Joanie's Pizzeria of Long Grove ("Applicant Joanie's") has 2.1 acres improved with an approximate 3,000 square foot restaurant with a 700 square foot outdoor dining covered deck constructed per a 2003 special use permit. The Architectural Commission approved Applicant Joanie's request for an expanded deck with conditions on May 16, 2022. Applicant Joanie's withdrew its request at that time and has since resubmitted the request. The current request is for a special use permit to allow for a proposed 15' x 39' deck expansion located on the north side of the building and east of the existing deck. The application was continued to this meeting to give Applicant Joanie's additional time to propose an audio and visual mitigation plan in order to reduce the existing noise levels.

Applicant Joanie's proposed installing additional landscaping. The Architectural Commission approved of the new deck at the 5/16/23 meeting subject to conditions which Applicant Joanie's has then incorporated into the revised plans. Applicant Joanie's then spoke and said that they are trying to address the noise emanating from the parking lot as well as the deck. The owner of Joanie's then spoke and said that he hired an audio expert who took readings between 7:00 – 8:30 pm on a Tuesday, Friday and Saturday from across the pond. There were approximately eighteen (18) people on the deck on such Tuesday, approximately twenty-four (24) people on the deck on such Friday and approximately twenty-two (22) people on the deck on such Saturday. At the highest level, the noise level was approximately seventy-five (75) decibels but the sound mostly came from car doors. The decibel level was approximately fifty (50) decibels when the parking lot was empty. Most of the sound was actually coming from the water fountain in the pond. The audio expert's professional opinion was that the additional deck would not create additional noise and that the landscaping is currently sufficient to mitigate the noise from the deck. He also recommended that additional landscaping be added to the parking lot.

Chris Beckord, an adjacent property owner to Joanie's, who spoke at the May 2, 2023 meeting, then provided commentary. He stated that there has been significant objections from the adjacent landowners to the deck expansion. He also stated that the noise rises and that the sound readings aren't accurate. He was hoping that more landscaping would be proposed to be added and asked that the motion be denied. A discussion then ensued between Applicant Joanie's and Mr. Beckord.

Acting Chairperson asked why the Commission hasn't received any audio/video of the noise from the adjacent landowners. She also stated that she drove by Mr. Beckord's house at various times during the week and said that she did not hear any obnoxious noise. She felt that the majority of the noise wasn't coming directly from Joanie's but more from the downtown area in general. A discussion ensued regarding Acting Chairperson's commentary. Commissioner Kazmer stated that he doesn't think the additional deck will substantially increase the noise so long as there is

no music. A discussion also ensued regarding Joanie's operating hours and the design of the new deck.

Acting Chairperson asked for a motion to approve, deny or continue Applicant Joanie's request. Commissioner Kazmer made a motion to approve the request with the following conditions: (i) no lights on the deck and no amplified music on the deck, (ii) outdoor dining ends at 9:00 pm and (iii) the landscaping proposal to be presented to the Village Board needs to show additional landscaping to mitigate the noise as much as possible from the new deck and the parking lot for the Village Board to consider and approve. Commissioner Terrett seconded the motion. On a roll call vote, the motion passed 4-0.

### **New Business:**

#### **a. PUBLIC HEARING – PCZBA—05-2023 – Public Meeting – Final PUD/Subdivision – Philip Estates**

Planner Wegryzn presented his report. The Philip Estates is located on the south side of Cuba Road east of Deerwood Drive. Canterbury Park PUD was approved in 2006 and sat vacant for fourteen (14) years. Starting in 2020, a new plan for a nineteen (19) lot subdivision for Philip Estates was introduced and has gone through the approval process since then. The current request is to approve the Final PUD and Subdivision. Applicant Cross is seeking a density bonus to allow for smaller lots as long as each lot is at least 33,000 square feet in area. For this subdivision, lots would vary from 40,148 square feet to 51,422 square feet. The relevant changes from the preliminary plan include the removal of a lift station, no private water system and new landscaping details/tree removal plans. Planner Wegryzn's opinion is that the final plan is in substantial conformity with the preliminary plan.

Applicant Cross stated that a lift station was removed per the County's recommendation and allowed them to increase the size of two of the lots and that approximately thirty-three percent (33%) of the overall property will be open space. A discussion ensued with Commissioner Bauer regarding the adjacent property owner's concerns regarding water runoff and trees that run along the property line.

Rick Berger, 3713 Spring Valley Road, doesn't neighbor the property but lives nearby and is concerned how the subdivision would affect Spring Valley Road and the location of the boundaries of the conservancy areas. A discussion ensued with Mr. Cross regarding same.

Commissioner Bauer made a motion to approve the final PUD/subdivision for Philip Estates. Commissioner Kazmer seconded the motion. On a roll call, the motion passed 4-0.

### **Questions and Comments:**

No further questions or comments.

### **Adjournment:**

Commissioner Bauer moved to adjourn and seconded by Commissioner Kazmer. On a vote, the motion passed 4-0.

The meeting was adjourned at 9:24 pm.

Respectfully Submitted,

*Brett Smith*

Brett Smith, PCZBA Secretary

PCZBA-02-2023  
3305 Old McHenry Road



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

To: Chairperson Wilson  
PCZBA Commissioners

From: Taylor Wegrzyn, Planner

Meeting Date: July 18, 2023

Property: 3305 Old McHenry Road

Re: PCZBA-02-2023  
Side Yard Setback Variation

Attachments: 1) Location Map  
2) Petitioner's Original Application  
3) Petitioner's Resubmittal  
4) Additional Images Submitted by Petitioner  
5) Public Comments (Including those received previously)  
6) Certificate of Publication

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**Status:** Complete petition submitted 03/16/2023  
**Referral by Village Board:** Remanded back to PCZBA by Village Board on June 27, 2023  
**Publication:** Daily Herald on July 3, 2023

**Applicant:** Kevin Rose  
3305 Old McHenry Road  
Long Grove, IL 60047

### **Subject Property**

- 3305 Old McHenry Road
- PINs: 14-24-401-026
- Zoning: R1

### **Property History**

The subject property was first improved with a single-family dwelling in 1958 according to records from the Elia Township Assessor. The home is two-stories tall with a two-car, attached garage. The home is setback from the front property line by approximately 400 feet, from the southern (side) property line by 66 feet, and the western (rear) property line by 47 feet. A mixture of naturalized forest and lawn areas occupy the space between the home and the street.

The home on the property to the south is located 200 feet from the properties' shared boundary. A second house to the south, one parcel east of that one previously mentioned, is located 150 feet from its shared property line with the subject property. To the west, are three residential properties which share a common driveway towards the east of these lots.

### Request

The applicant is seeking a reduction of the side yard setback (southern) to allow for the construction of a detached garage which is to be five feet from the property line. The proposed garage is 40 feet wide by 26 feet deep (1,040 square feet), has two 16-foot wide overhead doors, asphalt shingles, and wood siding.

### Case History

The Plan Commission first considered the Applicant's request at a May 2, 2023, public hearing. During the meeting, the Commission heard testimony from both the Applicant and neighboring property owners. A motion to continue the public hearing passed by a vote of 4-0. Members of the Commission noted that the Applicant was to use the time afforded by the continuation to work with the adjacent property owner and find a location acceptable to both parties.

On May 23<sup>rd</sup>, the Applicant informed Village Staff that he and his neighbor had not reached an agreement on a location for the garage. He followed up with a revised site plan with a 15-foot setback from the southern property line. As explained by the applicant, the revised site plan would allow the existing trees on his property to remain as additional screening.

On June 6<sup>th</sup>, the public hearing was continued at the regularly scheduled PCZBA meeting. New testimony from the applicant and members of the public was considered. At the conclusion of the meeting, a motion was made to recommend denial of the variation from the side yard setback. The motion passed by a vote of 2-1, with one additional member abstaining.

On June 27<sup>th</sup>, the Village Board of Trustees considered the PCZBA's recommendation for denial. The Board discussed the request and heard further commentary from the petitioner. After deliberating, a motion was made, and passed, to remand the petition back to the PCZBA for further testimony and with the hopes that a larger number of Commissioners would be able to vote.

### Land Use, Zoning, and Locational Data

1. Existing Zoning: R1 Single Family Residential
2. Proposed Zoning: Same
3. Surrounding Land Uses:

Direction	Existing Use	Land Use Plan/Zoning
North	Residential	R1
South	Residential	R1
East	Golf Course	R1 Unincorporated

West	Residential	R1 PUD
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4. Location of Improvements: 3305 Old McHenry Road, generally south/southeast of the principal structure.
5. Flood/Wetlands: According to LC Mapping, there are no wetlands or floodplains/floodways on the subject property.
6. Bulk and Yard Regulations:

R1 District Standards:

- a). Front Yard: 100 foot
- b). Side Yard: 50 foot
- c). Rear Yard 50 foot
- d). 40% impervious coverage maximum

#### **Variation – Side Yard Setback**

Section 5-11-15 of the Long Grove Municipal Code provides a list of variations which may be granted by the Long Grove Village Board. This section authorizes the Board to grant variations from the required yards (setbacks).

The Applicant is seeking approval of a reduction of their side yard (setback) along the southern property line to accommodate a proposed detached garage. The applicant originally requested a reduction of the side yard setback from 50 feet to 5 feet. Section 5-9-1(F) of the Municipal Code requires that all accessory structures comply with the zoning district's required yards.

*(Staff Update) Following the Public Hearing on May 2, 2023, the Applicant revised their plans to accommodate a 15-foot setback from the southern property line.*

#### **Analysis**

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

##### Engineering:

Due to the proximity to the property line, the applicant would need to provide a detailed grading plan to accommodate drainage, if approved.

##### Building:

- A five-foot setback from the property line can cause some issues.
  - If the building is less than five feet, it needs to be one hour rated.

- There can be no non-fire rated projections (overhangs) closer than five feet to the property line.
- This can cause some constructability issues (primarily overhangs) if the building is at exactly five feet.

*(Staff Update) These comments would no longer apply to the project if the garage were to be located as revised (15-feet from southern property line).*

#### 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. Most other areas of applicability from the Plan are related to the topic of Community Character: seeking to preserve the open spaces and semi-rural charm that has characterized the Village throughout its existence. Maintaining this character and masking views, especially from the roadway, is a strong emphasis of the Plan.

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

#### Variation Standards

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

**1. General Standards.** No variation shall be recommended or granted pursuant to this section unless the owner shall establish that carrying out the strict letter of the provisions of this code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this subsection (F):

(a) That the lot in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located;

(b) That the plight of the owner is due to unique circumstances; or

(c) That the variation, if granted, will not alter the essential character of the locality.

**2. Supplemental Standards.** For the purpose of supplementing the above standards, the Board of appeals shall also, in making this determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the owner have been established by the evidence:

(a) That the particular physical surroundings, shape or topographical conditions of the specific lot involved would bring a particular hardship upon the owner, as



distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out;

(b) That the conditions upon which the petition for variation is based would not be applicable generally to other lots within the same zoning classification;

(c) That the purpose of the variation is not based exclusively upon a desire to make more money out of the lot;

(d) That the alleged difficulty or hardship has not been created by any person presently having an interest in the lot;

(e) That the granting of the variation will not be detrimental to the public welfare or injurious to other lots or improvements in the neighborhood in which the lot is located; or

(f) That the proposed variation will not impair an adequate supply of light and air to adjacent lots or substantially increase the danger of fire or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.

**3. Specific Standards.** When the regulations authorizing a particular variation impose special standards to be met for such variation, a variation shall not be recommended or granted unless the owner shall establish compliance with such special standards.

(a) Variation Less Than Requested. A variation less than or different from that requested may be granted when the record supports the owner's right to some relief but not to the relief requested.

(b) Conditions on Variations. The zoning board of appeals may recommend and the board of trustees may impose such specific conditions and limitations concerning use, construction, character, location, landscaping, screening, and other matters relating to the purposes and objectives of this code upon the premises benefited by a variation as may be necessary or appropriate to prevent or minimize adverse effects upon other lots and improvements in the vicinity of the subject lot or upon public facilities and services. Such conditions shall be expressly set forth in the Ordinance granting the variation. Violation of any such condition or limitation shall be a violation of this code and shall constitute grounds for revocation of the variation.

(c) Effect of Grant of Variation. The grant of a variation shall not authorize the establishment or extension of any use nor the development, construction, reconstruction, alteration, or moving of any building or structure, but shall merely authorize the preparation, filing, and processing of applications for any permits and approval that may be required by the codes and ordinances of the village

including, but not limited to, a certificate of zoning compliance, a building permit, a certificate of occupancy, and subdivision approval.

(d) Limitations on Variations. Subject to an extension of time granted by the building superintendent pursuant to section 5-11-1 of this code, no variation from the provisions of this code shall be valid for a period longer than one year unless a building permit is issued and construction is actually begun within that period and is thereafter diligently pursued to completion or unless a certificate of occupancy is issued and a use is commenced within that period.

(e) A variation shall be deemed to authorize only the particular construction or development for which it was issued and shall automatically expire and cease to be of any force or effect if such construction or development shall be removed and not replaced within six months following such removal.

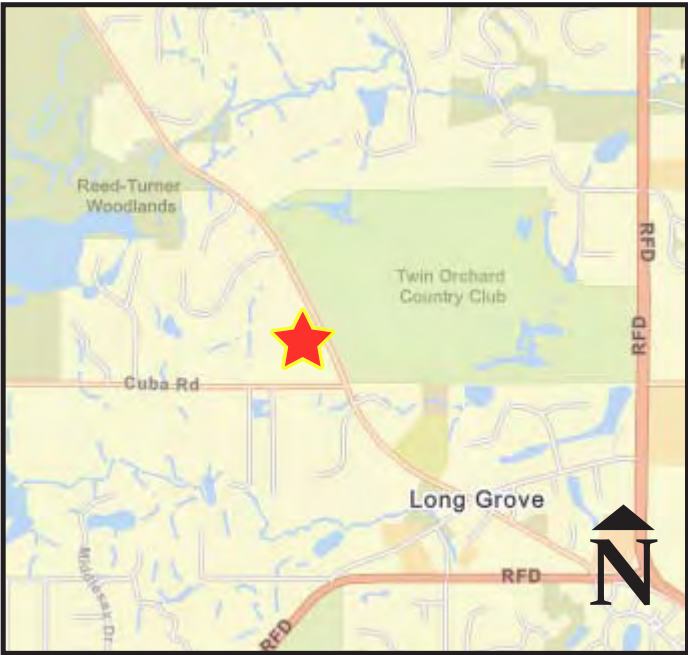
## **Conclusions**

The PCZBA should review this petition in accordance with the standards for granting a variation 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 variation application.

TW

Location Map: 3305 Old McHenry Road



Legend

 Project Area





3110 Old McHenry Road • Long Grove, IL 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: KEVIN ROSE  
Address: 3305 OLD MC HENRY RD.  
Telephone Number: 847-404-3700 Fax number: \_\_\_\_\_  
E-mail Address: KRCARS14@GMAIL.COM  
Applicant's Interest in Property: OWNER

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

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

### 1.3 Property.

Address of Property: 3305 OLD MC HENRY

Legal Description: Please attach Parcel Index Number(s): 14-24-401-026

Present Zoning Classification: R1 Size of Property (in acres): 3.8

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: \_\_\_\_\_



Describe the nature of the zoning relief granted: 4-CAR GARAGE 5FT FROM SOUTH PROPERTY LINE.

Present use of Property:

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

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

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

	Zoning Classification	Land Use
North:	<u>R1</u>	<u>RESIDENTIAL</u>
South:	<u>R1</u>	<u>RESIDENTIAL</u>
East:	<u>COUNTRY CLUB</u>	_____
West:	<u>R1</u>	<u>RES</u>

**1.4 Trustees Disclosure.**

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

If yes, full disclosure of all trustees, beneficiaries and their legal and equitable interests is required. Attach a copy of all documents showing ownership of the Property and the Applicant's and/ or Owner's control of or interest in the Property.

**1.5 Requested Action (Check as many as are applicable).**

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

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

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

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

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

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

**\*\* The scope and detail of information shall be appropriate to the subject matter of the Application, with special emphasis on those matters likely to be affected or impacted by the approval being sought in the Application. Information required in the application shall be considered the minimum information required for filing an application. Additional information including but not limited to graphic depictions, environmental impacts, plans for sewer and water service and storm water**

management, photometric plans, traffic studies and effects on property values, among others, should also be considered and may be helpful in detailing the Application.

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

**1.8 Consultants.**

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

Name: RICHARD GROSSMAN

Name: STEVE MELNICK

Professional: ATTY.

Professional: BUILDER

Address: 211 W. WACKER #710

Address: 3239 VICTORIAN LN.

Telephone: 312-750-9308

Telephone: 847-951-1100

E-mail: RGAT135@GMAIL.COM

E-mail: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Professional: \_\_\_\_\_

Professional: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Telephone: \_\_\_\_\_

E-mail: \_\_\_\_\_

E-mail: \_\_\_\_\_

**1.9 Village Officials or Employees.**

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

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

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

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

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

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

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

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

<input checked="" type="checkbox"/>	Fully completed Application with applicable supplementary information	
<input checked="" type="checkbox"/>	Non-refundable Filing Fee.	Amount: \$ <u>200.00</u>
<input checked="" type="checkbox"/>	Planning Filing Fees.	Amount: \$ <u>150.00</u>
<input checked="" type="checkbox"/>	Minimum Professional Fee/deposit Escrow.	Amount: \$ <u>500.00</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>KEVIN ROSE</u>		<u>SAME</u>	
Name of Owner		Name of Applicant	
<u>[Signature]</u>	<u>6-6-22</u>		
Signature of Owner	Date	Signature of Applicant	Date

# Estimate From **MENARDS®**

**Estimate # 63224**  
**Page 1 of 6**

STORE # 3254 LONG  
2700 Lake Cook Rd  
Long Grove, IL 60047

FAX: (847) 963-1060  
EMAIL: LONGBuildingMaterials@menards.com

<b>ESTIMATE FOR:</b>	
Rose, Kevin 3305 Old McHenry Rd Lake Zurich, IL	60047-5092
Ph: (847) 404-3700	
<b>PROJECT DESCRIPTION:</b>	
Kevin Rose	

<b>ESTIMATE BY ESTIMATE DATE</b>	
LEE A.	03/13/23

SKU NUMBER	DESCRIPTION		QTY TO ORDER		ADDITIONAL ITEM INFORMATION	
100-4547	MM TRUSS CUSTOM End Truss ItemNum=TEC3241158	RESIDENTIAL	2	EACH	**	Special Order **
102-1127	2X4-12' #2&BTR SPF Lateral Brace	CONST./FRAMING	4	EACH		
102-1143	2X4-16' #2&BTR SPF Lateral Brace	CONST./FRAMING	4	EACH		
102-1143	2X4-16' #2&BTR SPF Gable Overhang Framing	CONST./FRAMING	12	EACH		
102-1334	2X6-104 5/8" SPF Wall Stud	STUD	131	EACH		
102-1758	2X6-8' STUD/#2&BTR SPF Top Plate	CONST./FRAMING	2	EACH		
102-1758	2X6-8' STUD/#2&BTR SPF Service Door Eave Header	CONST./FRAMING	3	EACH		
102-1758	2X6-8' STUD/#2&BTR SPF Door Track Framing	CONST./FRAMING	1	EACH		
102-1761	2X6-10' STUD/#2&BTR SPF Door Track Framing	CONST./FRAMING	4	EACH		
102-1774	2X6-12' #2&BTR SPF Fascia Framing	CONST./FRAMING	1	EACH		
102-1790	2X6-16' #2&BTR SPF Door Track Framing	CONST./FRAMING	2	EACH		
102-1790	2X6-16' #2&BTR SPF Fascia Framing	CONST./FRAMING	9	EACH		
102-1790	2X6-16' #2&BTR SPF Top Plate	CONST./FRAMING	16	EACH		
106-1572	1-3/4"X11-7/8"- 17' LVL 1.9E Overhead Door Gable Header		4	EACH		
107-1148	1X2-8' CEDAR S1S2E 3+BTR7/8" NOMINAL		4	EACH		

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# Estimate From **MENARDS®**

**Estimate # 63224**  
**Page 2 of 6**

STORE # 3254 LONG  
2700 Lake Cook Rd  
Long Grove, IL 60047

FAX: (847) 963-1060  
EMAIL: LONGBuildingMaterials@menards.com

<b>ESTIMATE FOR:</b>	
Rose, Kevin 3305 Old McHenry Rd Lake Zurich, IL  Ph: (847) 404-3700 PROJECT DESCRIPTION: Kevin Rose	60047-5092

<b>ESTIMATE BY ESTIMATE DATE</b>	
LEE A.	03/13/23

SKU NUMBER	DESCRIPTION	QTY TO ORDER		ADDITIONAL ITEM INFORMATION	
	Door Stop Horizontal				
107-1148	1X2-8' CEDAR S1S2E 3+BTR7/8" NOMINAL Door Stop Vertical	4	EACH		
107-1342	1X4-8' CEDAR S1S2E 3+BTR 7/8" NOMINAL Overhead Door Trim	6	EACH		
107-1355	1X4-10' CEDAR S1S2E 3+BTR7/8" NOMINAL Overhead Door Trim	2	EACH		
107-1562	1X8-8' CEDAR S1S2E 3+BTR 7/8" NOMINAL Overhead Door Jamb	4	EACH		
107-1601	1X8-16' CEDAR S1S2E 3+BTR7/8" NOMINAL Overhead Door Jamb	2	EACH		
111-1024	2X6-8' AC2 GREEN TREATED GROUND CONTACT Bottom Plate	1	EACH		
111-1066	2X6-16' AC2 GREEN TREATED GROUND CONTACT Bottom Plate	8	EACH		
124-2728	7/16 (7/16 CAT) 4X8 OSB 3-WHITE STRIPES Wall Sheathing	43	EACH		
124-2809	1/2 (1/2 CAT) 4X8 OSB 2WH 1BK STRIPE Roof Sheathing	48	EACH		
140-0113	8-1/4" JOINTMLD WDGR-25PCB BLUE H Molding	4	EACH	** Special Order **	
140-0280	1"X10' ALUMINUM DRIPCAP B BLUE Drip Cap	4	EACH	** Special Order **	
140-6609	TOUCH UP QT W/APPLICATORS B BLUE Touch-up Paint COLORTAG: 74-Biscayne Blue Color: Biscayne Blue	1	EACH	** Special Order **	
142-0104	1-1/4X4X16' SMARTTRIM OSCB. BLUE-15YR Outside Corner	3	EACH	** Special Order **	
142-3280	3/8X8X16' SMARTSIDE LAP B. BLUE-15YR	144	EACH	** Special Order **	

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# Estimate From **MENARDS®**

**Estimate # 63224**  
**Page 3 of 6**

<b>ESTIMATE FOR:</b>	
Rose, Kevin 3305 Old McHenry Rd Lake Zurich, IL	60047-5092
Ph: (847) 404-3700 <b>PROJECT DESCRIPTION:</b> Kevin Rose	

STORE # 3254 LONG  
2700 Lake Cook Rd  
Long Grove, IL 60047

FAX: (847) 963-1060  
EMAIL: LONGBuildingMaterials@menards.com

<b>ESTIMATE BY ESTIMATE DATE</b>	
LEE A.	03/13/23

SKU NUMBER	DESCRIPTION	QTY TO ORDER		ADDITIONAL ITEM INFORMATION	
	Siding				
142-3884	1-1/4X4X16' TXT SMRT TRIMB. BLUE-15YR Door And Window Trim	5	EACH	** Special Order **	
146-1020	STEEL STARTER STRIP 10' HEAVY PROFILES Engineered Wood Starter	10	EACH		
147-2023	12"X12" GABLE VENT WHITE/SNOW Gable Vent	2	EACH		
151-1808	PROARMOR ROOF UNDERLAYMEN42"X286' (10SQ) Roof Felt	2	EACH		
151-1827	2SQ ICE&WAT WEATHERLOCK GOC GRANULAR Ice & Water Barrier	2	EACH		
151-1910	OC STARTER STRIP 105 LF/BUNDLE Shingle Starter	1	BNDL		
151-2367	H&R PROEDGE OC 33 LF DRIFTWOOD Hip and Ridge Shingles	1	BNDL		
151-3175	DURATION DRIFTWOOD Shingles	45	BNDL		
153-8801	10 OZ PRO ALL WEATHER ROOF CEMENT Roofing Cement	1	EACH		
155-9968	12' PACKAGE/HANDLING CHARGE Steel Trim Packaging Charge	1	EACH	** Special Order **	
155-9970	12' TRIM CRATE SPEC ORDER4-2X6X12 Steel Trim Crate	1	EACH	** Special Order **	
157-1398	12' STYLE D ALM ROOF EDGEWHITE Roof Edge COLORTAG:01-White Color: White	13	EACH		
157-1403	12' PRO FRIEZE ALUMINUM WHITE Soffit F-Channel COLORTAG:01-White Color: White	13	EACH		

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# Estimate From **MENARDS®**

**Estimate # 63224**  
**Page 4 of 6**

STORE # 3254 LONG  
2700 Lake Cook Rd  
Long Grove, IL 60047

FAX: (847) 963-1060  
EMAIL: LONGBuildingMaterials@menards.com

<b>ESTIMATE FOR:</b>	
Rose, Kevin 3305 Old McHenry Rd Lake Zurich, IL	60047-5092
Ph: (847) 404-3700 <b>PROJECT DESCRIPTION:</b> Kevin Rose	

**ESTIMATE BY ESTIMATE DATE**

LEE A.                      03/13/23

SKU NUMBER	DESCRIPTION	QTY TO ORDER	ADDITIONAL ITEM INFORMATION
157-1487	16"X12' PRO VENTED SOFFITWHITE Soffit COLORTAG:01-White Color: White	20 EACH	
157-1567	6"X12' R/S FASCIA .019 WHITE Fascia COLORTAG:01-White Color: White	13 EACH	
161-2995	9' X 100' TYPAR HOUSE WRAP House Wrap	2 EACH	
161-3033	1/4"X 5.5"X 50' FOAMSEALRSILL SEALER Sill Seal	2 EACH	
161-3222	1.88"X54.6 YARD RED SHEATHING TAPE House Wrap Tape	1 EACH	
188-7646	40' STD 4/12 62# 2'OC2'OHPICKUP/JOBSITE Truss	12 EACH	** Special Order **
191-1220	HOW TO BUILD GARAGES BOOK Building Plan	1 EACH	
208-2165	1-1/4" COIL ROOFING NAIL 7200PC Roofing Nails	1 BOX	
227-1303	1/2"PLYWD CLIP STEEL 25/BPC12-BMC 10BGS/ Roof Sheathing Clips	8 EACH	
227-1617	TRUSS SPACER 24"O.C. 10' TSX24 20/ Truss Spacer	11 EACH	
229-2957	8D SS SIDING NAIL 1LB BOX Door Stop Fasteners	1 BOX	
229-3896	2-1/2" TRIM NAIL BISC BLU5LB M-340 CEM-8 Siding Fasteners	4 EACH	** Special Order **
229-5347	8D V.C. SINKER NAIL 5LB BOX Sheathing Fasteners	7 BOX	
229-5363	16D V.C. SINKER NAIL 5LB BOX	7 BOX	

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# Estimate From **MENARDS®**

**Estimate # 63224**  
**Page 5 of 6**

<b>ESTIMATE FOR:</b>	
Rose, Kevin 3305 Old McHenry Rd Lake Zurich, IL	60047-5092
Ph: (847) 404-3700	
<b>PROJECT DESCRIPTION:</b>	
Kevin Rose	

STORE # 3254 LONG  
2700 Lake Cook Rd  
Long Grove, IL 60047

FAX: (847) 963-1060  
EMAIL: LONGBuildingMaterials@menards.com

<b>ESTIMATE BY ESTIMATE DATE</b>	
LEE A.	03/13/23

SKU NUMBER	DESCRIPTION	QTY TO ORDER	ADDITIONAL ITEM INFORMATION
	Framing Nails		
229-8478	1-1/4" WH SS TRIM NAIL 1LB BOX Fascia Fasteners COLORTAG:00-Stainless Steel Color: Stainless Steel	1 EACH	
230-0042	6" TIMBERLOK 50PK FMTLOK06-50 Truss Fastener	1 EACH	
230-0104	FLATLOK 3-1/2" 50PK FMFL312-50 Header Fastener	2 EACH	
231-2194	5/16" STAPLES 5010-C 5M House Wrap Staples	1 EACH	
232-9028	1/2" X 10"HG ANCH BOLT NW25PC 1210HGAB25 Anchor Bolts	2 EACH	
414-0347	E-1 6-PANEL 6-9/16 JAMB 36X80 LH SN Service Door	1 EACH	** Special Order **
425-1049	WI-FI AC BELT DRIVE GOOD BELT .5HP Overhead Door Opener	2 EACH	
425-1088	REAR TRACK HANGING KIT IDEAL Overhead Door Hardware	2 EACH	
425-1091	SUPPORT STRUT 2''X16' #1007106 24G Overhead Door Struts	2 EACH	
425-1602	GARAGE DOOR OPEN HANG KIT24999 Overhead Door Hanging Kit	2 EACH	
425-1618	16X7WHITE INSUL RAISEDPNLEZSETTORSN M4SV Overhead Door	2 EACH	
433-4222	PINE TAPERED SHIMS 12 CT 3/8X1-1/4X8'' Opening Shim	1 EACH	
436-4500	4"X33' ASPHALT TAPE TS433 Opening Flashing	1 EACH	
436-4550	THRESHOLD TAPE - 42" TSFM42	1 EACH	

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**Estimate # 63224**  
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<b>ESTIMATE FOR:</b>	
Rose, Kevin 3305 Old McHenry Rd Lake Zurich, IL	60047-5092  Ph: (847) 404-3700 PROJECT DESCRIPTION: Kevin Rose

STORE # 3254 LONG  
2700 Lake Cook Rd  
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FAX: (847) 963-1060  
EMAIL: LONGBuildingMaterials@menards.com

<b>ESTIMATE BY ESTIMATE DATE</b>	
LEE A.	03/13/23

SKU NUMBER	DESCRIPTION	QTY TO ORDER		ADDITIONAL ITEM INFORMATION
	Service Door Sealer			
440-0207	SC COMBO MADISON /DB SNG TRUBOLT 1734365 Service Door Lock	1	EACH	
563-9854	QUAD BLUE Siding Caulk	3	EACH	

\*\*\* If purchased today, you save \$6.00 \*\*\*

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**PAGE 6 OF 6**



Date: 3/13/2023 - 12:18 PM

Design ID: 325455964082

Estimate ID: 63224

MENARDS®

# Design & Buy™ GARAGE

How to recall and purchase your design at home:



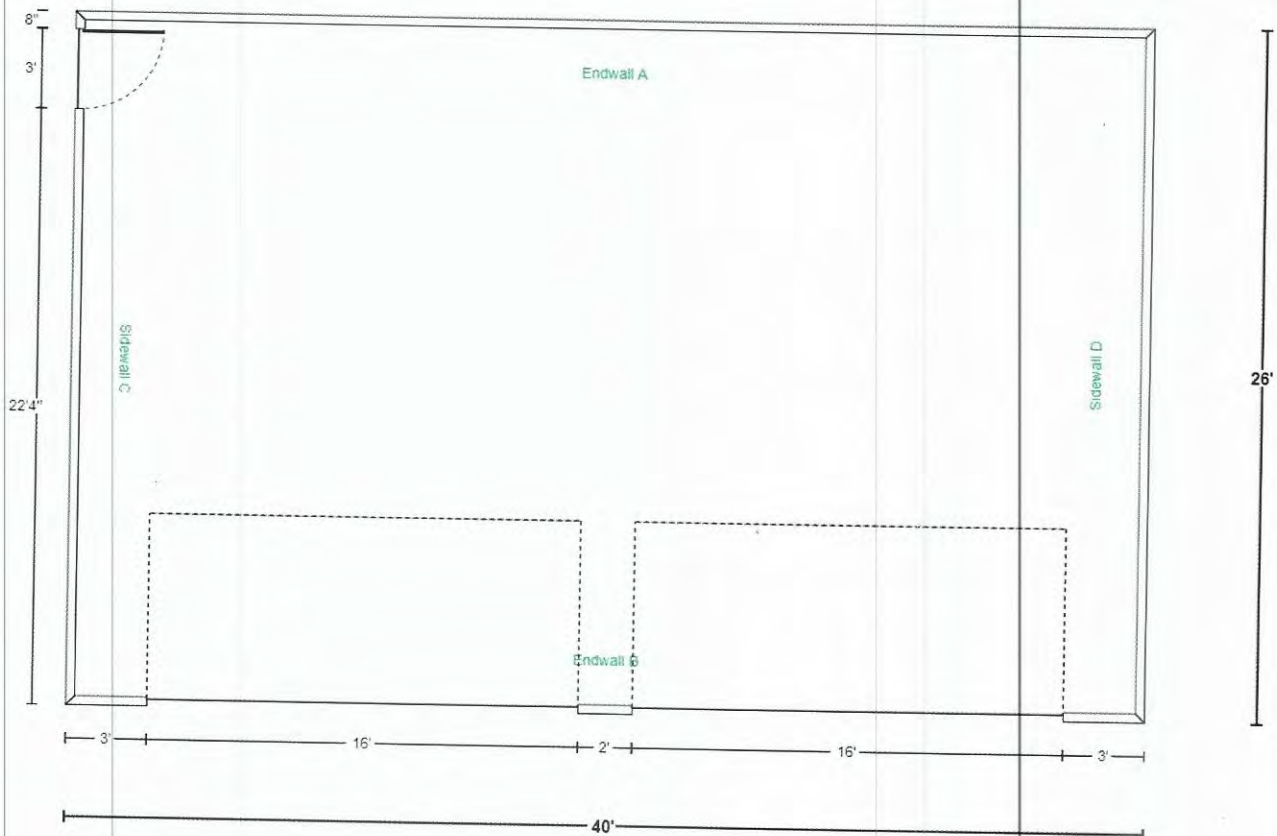
OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Garage Designer
3. Recall your design by entering Design ID: 325455964082
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 325455964082 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions

## Garage Image



For other design systems search "Design & Buy" on Menards.com



Date: 3/13/2023 - 12:18 PM

Design ID: 325455964082

Estimate ID: 63224

MENARDS®

# Design & Buy™

## GARAGE

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

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## Dimensions

## Wall Configurations

\*Some items like wainscot, gutter, gable accents, are not displayed if selected.



**ENDWALL B**

Ideal Door®; 4-Star 16' x 7' White Select Value Insulated

Ideal Door®; 4-Star 16' x 7' White Select Value Insulated

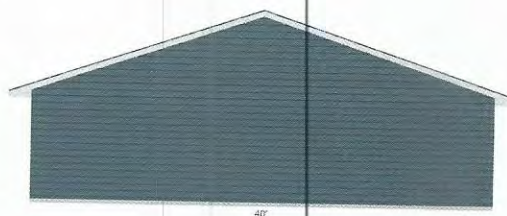


**SIDEWALL D**



**SIDEWALL C**

Mastercraft®; 36W x 80H Primed Steel 6-Panel



**ENDWALL A**

Date: 3/13/2023 - 12:18 PM  
Design ID: 325455964082  
Estimate ID: 63224

## Materials

### Building Info

Building Location Zip Code:	60047
Building Width:	40'
Building Length:	26'
Building Height:	9'
Curb:	Poured Curb
Curb Height:	4"
Foundation Type:	Thickened Slab
Wall Framing Stud:	2 x 6
Roof Framing:	Truss Construction
Truss Type:	Common
Roof Pitch:	4/12 Pitch
Eave Overhang:	24"
Gable Overhang:	24"
Custom Garage Plan:	No I do not need a custom building plan

### Wall Info

Siding Material Types:	LP Engineered Wood
LP Engineered Wood Siding:	Sherwin-Williams Prefinished 3/8 x 8 x 16' Textured Lap Siding(15 Yr Paint Warranty), Color: Biscayne Blue
Engineered Wood Corner Trim Color:	Biscayne Blue
Accent Material Type:	None
Wainscot Material Type:	None
Wall Sheathing:	7/16 x 4 x 8 OSB(Oriented Strand Board)
House Wrap:	Typar House Wrap 9' x 100'
Gable Vents:	Novik® 12" x 12" Square Gable Vent, QTY: 2



Date: 3/13/2023 - 12:18 PM  
Design ID: 325455964082  
Estimate ID: 63224

## Roof Info

Roof Sheathing:	1/2 x 4 x 8 OSB(Oriented Strand Board)
Roofing Material Type:	Architectural Shingle
Architectural Roofing:	Owens Corning® TruDefinition® Duration® Limited Lifetime Warranty Architectural Shingles (32.8 sq. ft.), Color: Driftwood
Roof Underlayment:	Owens Corning® ProArmor® Synthetic Roofing Underlayment 42" x 286' (1,000 sq. ft.)
Ice and Water Barrier:	Owens Corning® WeatherLock® G Granulated Self-Sealing Ice and Water Barrier 3' x 66.7'(200sq.ft)
Fascia Material Type:	Textured Aluminum Fascia
Fascia:	6" x 12' Aluminum Rustic Fascia, Color: White
Soffit Material Type:	Aluminum Soffit
Soffit:	16" x 12' Aluminum Vented Soffit, Color: White
Gutter Material Type:	None
Ridge Vent:	None
Roof Vents:	None

## Openings

Service Door:	Mastercraft® 36W x 80H Primed Steel 6-Panel
Overhead Door:	Ideal Door® 4-Star 16' x 7' White Select Value Insulated
Overhead Door:	Ideal Door® 4-Star 16' x 7' White Select Value Insulated
Overhead Door Trim Type:	Cedar
Garage Door Opener:	Chamberlain® 1/2 HP Wi-Fi Belt Drive Garage Door Opener (Good)
Garage Door Opener:	Chamberlain® 1/2 HP Wi-Fi Belt Drive Garage Door Opener (Good)

## Additional Options

Ceiling Insulation:	None
Wall Insulation:	None
Ceiling Finish:	None
Wall Finish:	None
Mounting Blocks:	No
Hydronic Radiant Heat:	None
Anchor bolt:	Grip Fast® 1/2 x 10 HDG Anchor Bolt w/ Nut & Washer
Framing Fasteners:	Grip Fast® 3-1/4 16D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box
Sheathing Fasteners:	Grip Fast® 2-1/2 8D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box
Roofing/Shingle Fasteners:	Grip Fast® 1-1/4 Electro-Galvanized Coil Roofing Nails - 7,200 Count
Truss Fastener:	FastenMaster® TimberLOK® 5/16 x 6 Hex Drive Black Hex Head Timber Screw - 50 Count
Overhead Opening Hardware:	No



Date: 3/13/2023 - 12:18 PM

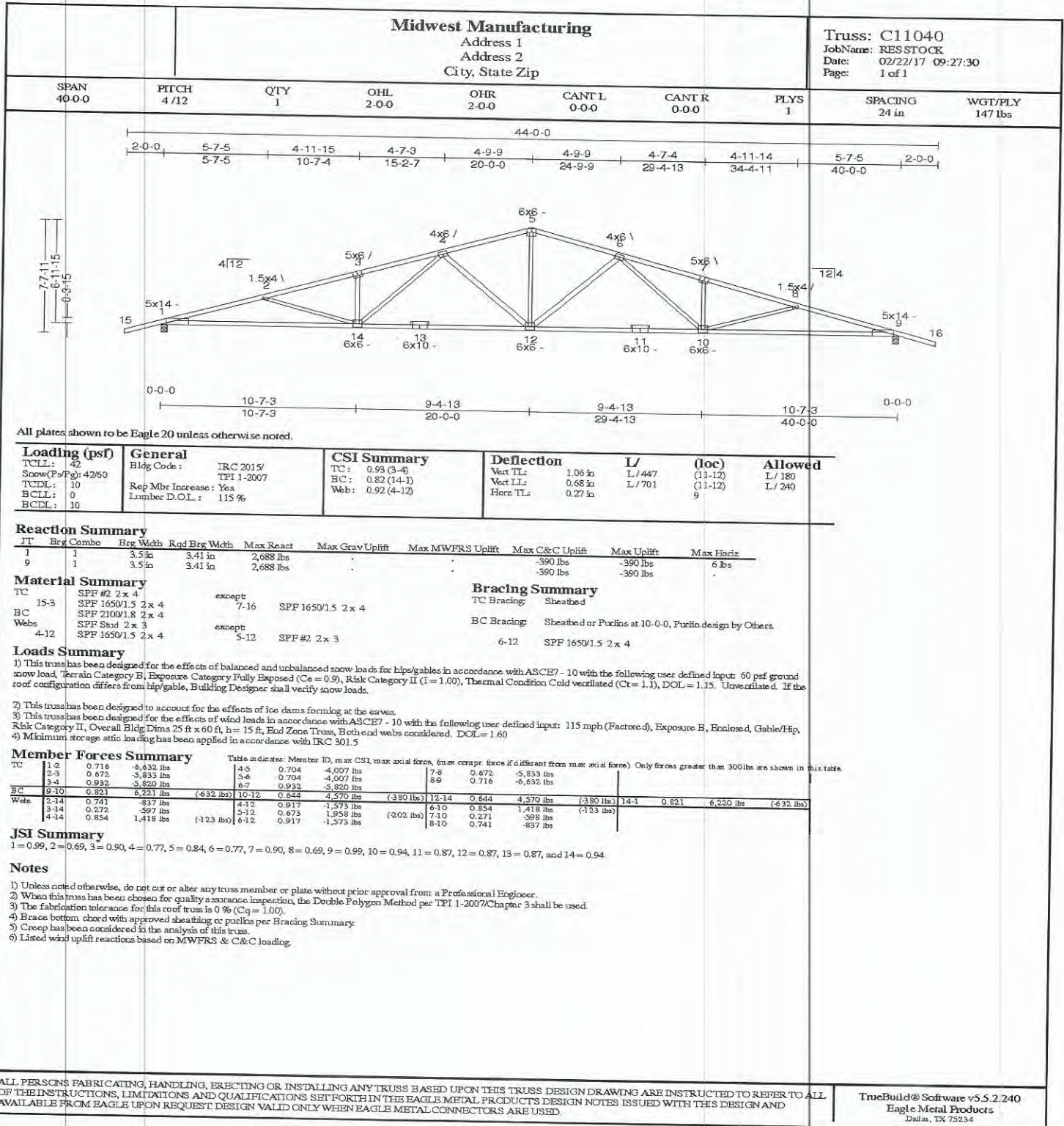
Design ID: 325455964082

Estimate ID: 63224

MENARDS®

# Design & Buy™

## GARAGE





Date: 3/13/2023 - 12:18 PM

Design ID: 325455964082

Estimate ID: 63224

MENARDS®

# Design & Buy™

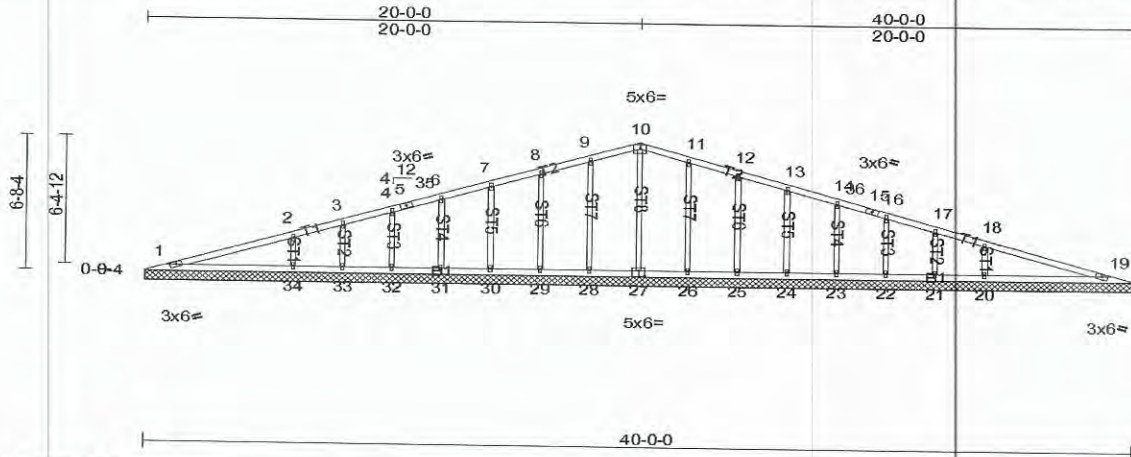
## GARAGE

Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
QTREC0598676	T1de	Common	2	1	

Midwest Manufacturing, Eau Claire, WI

Run: 8:23 S Aug 28 2018 Print: 8:230 S Aug 28 2018 MITek Industries, Inc. Thu Jul 11 14:48:01

ID: rhSsFImUUVrML6ywkF3KAoyz6FE-A?Bwz66AoWHqwnCI?Xp1ie7G1Dt59W325XwHtyz6CC Page: 1



Scale = 1/84.7

Plate Offsets (X, Y): [27;0-3-0,0-3-0]

Loading	(psf)	Spacing	2-0-0	CSI	0.40	DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	42.0	Plate Grip DOL	1.15	TC	0.40	Vert(LL)	n/a	-	n/a	999	MT20	197/144
Snow (Ps/Pg)	41.6/60.0	Lumber DOL	1.15	BC	0.25	Vert(TL)	n/a	-	n/a	999		
TCDL	7.0	Rep Stress Incr	YES	WB	0.29	Horiz(TL)	0.00	19	n/a	n/a		
BCLL	0.0*	Code	IRC2012/TPI2007	Matrix-R								
BCDL	10.0											

Weight: 136 lb FT = 15%

**LUMBER**  
 TOP CHORD 2x4 SPF No.2  
 BOT CHORD 2x4 SPF No.2  
 OTHERS 2x3 SPF Stud

**BRACING**  
 TOP CHORD  
 BOT CHORD

Structural wood sheathing directly applied or 6'-0'-0" oc purlins.  
 Rigid ceiling directly applied or 10'-0'-0" oc bracing.

MITek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

**REACTIONS** All bearings 40'-0'-0'.

(b) - Max Horiz 1=-83 (LC 15)

Max Uplift All uplift 100 (lb) or less at joint(s) 1, 19, 20, 21, 22, 23, 24, 25, 26, 28, 29, 30, 31, 32, 33, 34

Max Grav All reactions 250 (lb) or less at joint(s) 21, 27, 33 except 1=252 (LC 2), 19=252 (LC 2), 20=644 (LC 32), 22=285 (LC 2), 23=289 (LC 21), 24=334 (LC 21), 25=325 (LC 21), 26=337 (LC 21), 28=337 (LC 20), 29=325 (LC 20), 30=334 (LC 20), 31=289 (LC 20), 32=285 (LC 2), 34=644 (LC 31)

**FORCES****WEBS**

(lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

9-28=-296/50, 8-29=-285/60, 7-30=-292/57, 6-31=-253/56, 2-34=-482/130, 11-26=-296/50, 12-25=-285/60, 13-24=-292/57, 14-23=-253/56, 18-20=-482/130

**JOINT STRESS INDEX**

1 = 0.43, 2 = 0.51, 3 = 0.51, 4 = 0.51, 5 = 0.17, 6 = 0.51, 7 = 0.51, 8 = 0.51, 9 = 0.51, 10 = 0.27, 11 = 0.51, 12 = 0.51, 13 = 0.51, 14 = 0.51, 15 = 0.17, 16 = 0.51, 17 = 0.51, 18 = 0.51, 19 = 0.43, 20 = 0.51, 21 = 0.51, 22 = 0.51, 23 = 0.51, 24 = 0.51, 25 = 0.51, 26 = 0.51, 27 = 0.31, 28 = 0.51, 29 = 0.51, 30 = 0.51, 31 = 0.51, 32 = 0.51, 33 = 0.51 and 34 = 0.51

**NOTES**

- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-10; Vult=115mph (3-second gust) V(IRC2012)=91mph; TCDL=4.2psf, BCDL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (envelope) exterior zone and C-C Exterior (2) zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
- TCLL: ASCE 7-10; Pr=42.0 psf (roof live load; Lumber DOL=1.15 Plate DOL=1.15); Pg=60.0 psf (ground snow); Ps=41.6 psf (roof snow; Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Fully Exp.; Ct=1.10
- Roof design snow load has been reduced to account for slope.
- Unbalanced snow loads have been considered for this design.
- All plates are 1.5x4 MT20 unless otherwise indicated.
- Gable requires continuous bottom chord bearing.
- Gable studs spaced at 2'-0'-0" oc.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- \* This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3'-0'-0" tall by 2'-0'-0" wide will fit between the bottom chord and any other members.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 1, 28, 29, 30, 31, 32, 33, 34, 26, 25, 24, 23, 22, 21, 20, 19.
- This truss is designed in accordance with the 2012 International Residential Code sections R502.11.1 and R602.10.2 and referenced standard ANSI/TPI 1.

LOAD CASE(S) Standard

Date Received: 4/1/16

Date Disposed: 4/1/16

- ☒ ACCEPTED WITHOUT CORRECTIONS  
☐ REVISE AS PER COMMENTS ON REVIEW SET  
(Initials marked up plans with revised set)  
☐ REVISE AS PER REVIEW LETTER OF

CORRECTIONS OR COMMENTS ARE ONLY FOR COMPLIANCE WITH VILLAGE ORDINANCES AND DESIGN POLICY. THIS REVIEW DOES NOT RELIEVE THE DESIGNER FROM RESPONSIBILITY FOR FOLLOWING THE DESIGN PRINCIPLES OR FROM RESPONSIBILITY FOR ADEQUATE DIMENSIONS OR NOTES. FUTURE PLAN REVISIONS MAY BE REQUIRED PRIOR TO THE FINAL APPROVAL OF THE COMPLETED PROJECT. THEY ARE VARIATIONS IN THE JUDGE MEAT OF THE VILLAGE ENGINEER.

1

FOUND IRON ROD  
0.08 N. & ON LINE

ASPHALT

66.31

81.37

ASPHALT

EDGE OF ASPHALT  
11.7 N.

536.15  
(Per & Mass)

APPROVED PER  
VILLAGE OF LONG GROVE  
ZONING CODE

Date

WOODS

WOODS

FOUND IRON ROD  
0.43 N. & ON LINE

BARB WIRE  
FENCE 0.7 E.

BARB WIRE  
FENCE 0.3 E.

A=288.36  
R=5729.65

EDGE OF PAVEMENT  
(60 FT. R.O.W.)

OLD

McHENRY

ROAD

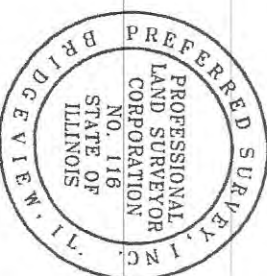
FOUND IRON ROD  
0.05 W. & 0.03 N.

BARB WIRE  
FENCE 0.2 W.

# PREFERRED SURVEY, INC.

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Phone 708-458-7845 / Fax 708-458-7855  
www.psisurvey.com

Professional Design Registration #184-002795	
Field Work Completed	07/11/07
Land Area Surveyed	144,903.1 Sq. Ft.
Drawing Revised	



**ATTACHMENT TO EXHIBIT "E"**

**PROPOSED GARAGE TO BE LOCATED APPROX. 38 FT SOUTH OF THE SOUTHWESTERNMOST CORNER OF THE EXISTING HOME, AND APPROX 60 FEET SOUTH OF THE SOUTHEASTERNMOST CORNER OF SAID EXISTING HOME.**

**PROPOSED GARAGE TO BE APPROX 5-6 FEET NORTH OF THE SOUTHERNMOST PROPERTY LINE.**

**PROPOSED GARAGE TO RUN PARALEL TO EXISTING PAVED DRIVEWAY, APPROX. 436 FEET WEST OF OLDMCHENRY RD.**

**PER FIELD LAYOUT PICTURES ATTACHED, THE STRAIGHT GREEN MARKED LINE TO THE SOUTHERNMOST PART OF THE PROPERTY DENOTES SOUTHERNMOST PROPERTY LINE.**

**PER THE LAYOUT PHOTOS ATTACHED, THE STAKED AND GREEN TAPED RECTANGULAR PORTION DENOTES THE APPROX PLACEMENT OF THE PROPOSED ATTACHED GARAGE.**









47.73

102.63

66.31

81.37

STONE WALK

SEE BUILDING DETAIL

ASPHALT

ASPHALT

TYPICAL IRON ROD  
0.00 N. & ON LINE

CAPPED  
40 FT

EDGE OF ASPHALT  
100 FT N.

317.51

for the future.

APPROVED FOR  
REPRODUCTION





	<b>3305 OLD MCHENRY LOT SQ FT IN TOTAL-APPROX. 143,000</b>	
	EXISTING RESIDENCE	SLAB APPROX-1800 SQ FT
	EXISTING DRIVEWAY	(PAVED SURFACE) APPROX. 3100
	EXISTING SHED-APPROX. 100 SQ FT.	

PROPOSED DETACHED GARAGE-APPROX. 1040 SQ FT

VARIANCE APPLICATION RESPONSES:

FORM "A"

- a. **LOT SETBACK VARIATION FROM 50FT TO 5FT.**
- b. **5-3-12, ATTACHED EXHIBIT "A"**
- c. **THE MOST REASONABLE PLACE TO LOCATE THE PROPOSED ATTACHED GARAGE ON OUR PROPERTY, BASED ON NO OTHER DRIVEWAY ACCESS WITHIN THE ENTIRE PARCEL.**
- d. **SEEKING TO RECEIVE A CONSTRUCTION SETBACK OF 5 FT FROM THE SOUTHERNMOST PROPERTY LINE.**
- e. **THE PROPOSED GARAGE STRUCTURE IS CONSISTENT WITH ALLM OTHER FREESTANDING GARAGE AND STRUCTURES WITHIN THIS AREA OF LONG GROVE.**

**5-11-15 RESPONSES**

- A. **THE PHYSICAL SURROUNDINGS OF THE PROPERTY ; ie WOODS, UTILITYS AND CURRENT LOCATION OF EXISTING HOME AND DRIVEWAY NECESSITATE THE NEED FOR THE VARIATION.**
- B. **OUR HOME AS WELL AS THE PROPOSED DETACHED GARAGE IS REMOTELY LOCATED APPROX 400 FEET FROM OLD MCHENRY RD AND AS SUCH WILL NOT BE VISIBLE TO PASSERBY TRAFFIC OR 99% OF GREATER LONG GROVE COMMUNITY.**
- C. **THIS PROPOSED DETACHED GARAGE IS STRICTLY OF FUNCTIONAL USE AND NEED OF OUR FAMILY.**
- D. **THE CONDITIONS OF THE EXISTING PROPERTY LAYOUT WERE ESTABLISHED APPROX 50 YEARS PRIOR TO OUR PURCHASE AND AS SUCH ARE BEYOND OUR CONTROL.**
- E. **IF THE CURRENT ZONING WERE STRICTLY ENFORCED AND THE PROPOSED SETBACK RELIEF WERE NOT GRANTED, THE PROPERTY WOULD BECOME SOMEWHAT UNSUITABLE FOR OUR CURRENT GARAGING NEEDS.**
- F. **WITHOUT THIS SETBACK VARIATION, THERE WOULDN'T BE ANOTHER ALTERNATE SUITABLE LOCATION FOR THE PROPOSED GARAGE WITHIN OUR PARCEL LIMITS.**

**EXISTING HOUSE IS LOCATED IN THE SOUTHWESTERNMOST QUADRANT OF OUR PARCEL, AND AS SUCH THE DRIVEWAY ACCESS IS LIMITED AND NONEXISTENT IN ANY OTHER QUADRANTS OF THE PARCEL. AS SUCH, REQUIRING PROPOSED GARAGE TO BE BUILT IN THE SOUTHERNMOST QUADRANT OF THE PROPERTY.**

**IF THE PROPOSED GARAGE IS BUILT, IT WOULDN'T CHANGE THE CHARACTER OF OUR PARCEL OR THE SURROUNDING NEIGHBORHOOD. THE PROPOSED GARAGE WILL BLEND NICELY WITH OUR HOME AND NOT BE NOTICABLE TO SURROUNDING NEIGHBORS AS REFERENCED BY ATTACHED EXHIBIT "B" PLAT.**

**FURTHERMORE; IF THE REQUESTED VARIATION WERE APPROVED, AND THE PROPOSED DETACHED GARAGE WERE BUILT, IT WOULD NOT PROSE ANY DANGER OR DETRIMENT TO ANY SURROUNDING PROPERTIES OR THE GREATER LONG GROVE AREA.**

**EXHIBIT "B"**

**DESCRIPTION OF LOCATION OF PROPOSED DETACHED GARAGE**

**LOCATION OF THE PROPOSED DETACHED GARAGE AS NOTED ON EXHIBIT "B" , IS AS FOLLOWS:**

**APPROX. 5 FEET FROM SOUTHERNMOST PROPERTY LINE, AND ADJACENT TO THE ASPHALT DRIVE ON THE SOUTHERN PART OF THE PARCEL WITH ACCESS TO OLD MCHENRY RD. APPROX. 300-400 FEET FROM NEIGHBORING PROPERTY TO THE ADJACENT SOUTH PART OF THE PARCEL. APPROX 15-20 FOOT EXISTING EVERGREEN TREES ARE LOCATED BETWEEN THE PROPOSED GARAGE AND THE SOUTHERN ADJACENT PROPERTY MAKING THE PROPOSED GARAGE UNSEEABLE TO THE ADJACENT NEIGHBORING PROPERTIES.**







ENGINEERING

**JOB COPY**

OF LOT 1 IN A. W. BOHNE'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE CENTER LINE OF HIGHWAY, IN LAKE COUNTY, ILLINOIS.  
ADDRESS: 3305 OLD MCHENRY ROAD, LONG GROVE, ILLINOIS

**381.00**  
(Per Acre)

**GEWALT-HAMILTON ASSOCIATES, INC.**  
**MUNICIPAL PLAN REVIEW**

Village of Long Grove

Date Received: 4/1/16

Date Discharged: 4/1/16

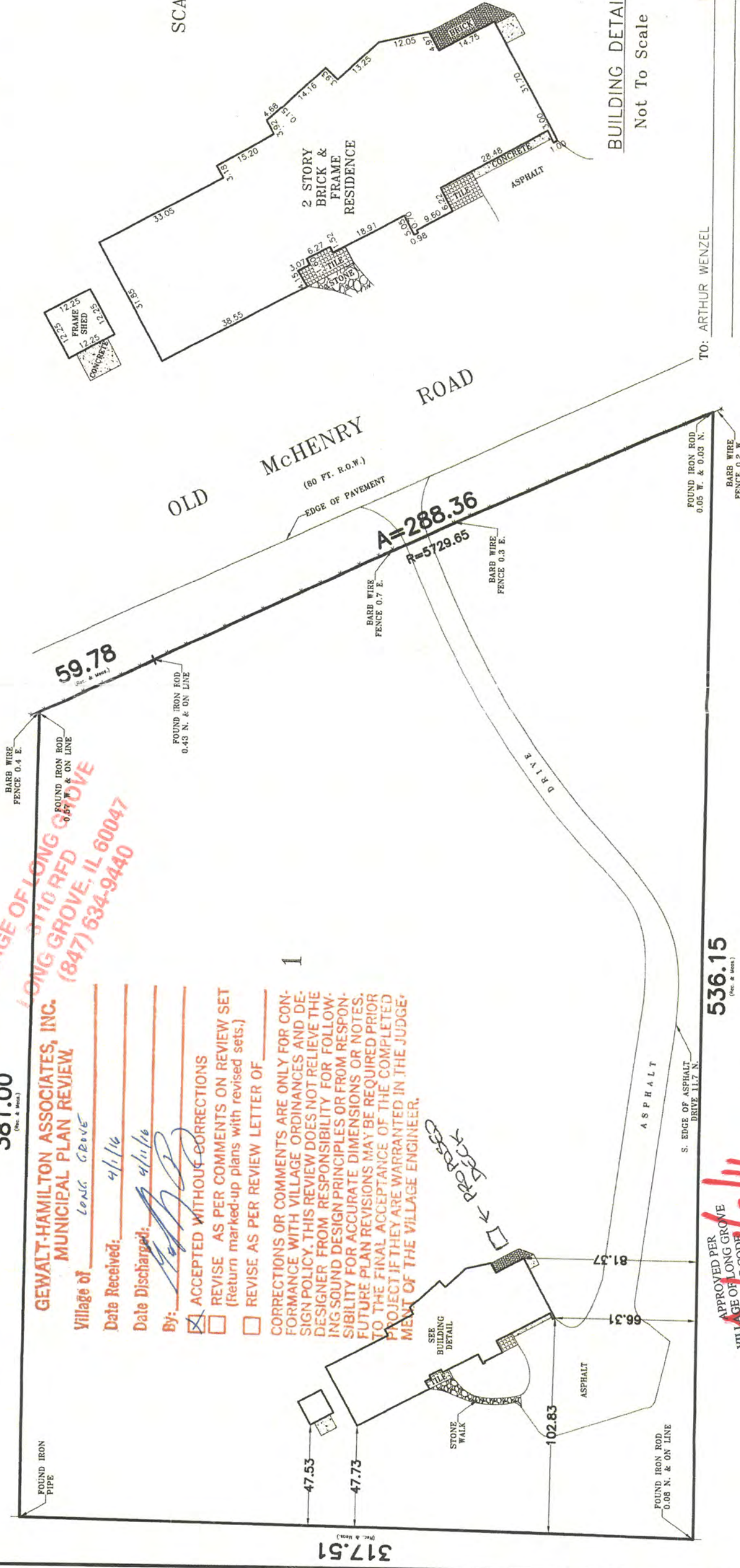
By: [Signature]

☒ ACCEPTED WITHOUT CORRECTIONS

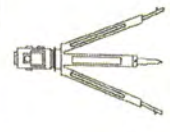
☐ REVISE AS PER COMMENTS ON REVIEW SET  
(Return marked-up plans with revised sets.)

☐ REVISE AS PER REVIEW LETTER OF \_\_\_\_\_

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APPROVED PER  
[Signature]  
VILLAGE OF LONG GROVE  
ZONING CODE  
Date 4/13/16



**PREFERRED SURVEY, INC.**

7845 W. 79TH STREET, BRIDGEVIEW, IL, 60455  
Phone 708-458-7845 / Fax 708-458-7855  
www.psisurvey.com

Professional Design Registration #184-002795
Field Work Completed 07/11/07
Land Area Surveyed 144,903.1 Sq. Ft.
Drawing Revised



WE, PREFERRED SURVEY, INC., ILLINOIS PROFESSIONAL LAND SURVEYOR CORPORATION NO. 116 HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF THAT SURVEY. ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. PROPERTY CORNERS ARE SET, OR NOT BY CLIENT AGREEMENT. MY LICENSE RENEWS ON NOVEMBER 30, 2008.

GIVEN UNDER OUR HAND AND SEAL AT BRIDGEVIEW, ILLINOIS, THIS  
12TH DAY OF JULY A.D. 2007

ILLINOIS PROFESSIONAL LAND SURVEYOR CORPORATION #116  
P.S.I. NO. 0779552  
RED CREW  
CAD  
RMB

**BUILDING DETAIL**  
Not To Scale

TO: ARTHUR WENZEL

RECEIVED  
MAR 30 2006



317.51

1. The Engineer shall be responsible for the design and construction of the bridge and shall be responsible for the safety of the bridge and the safety of the public.

1

McJINNEY  
APR 11 1964

100 FT 40  
SPACE OF PAVEMENT

50.90.2-2888.36A

FOUND IRON ROD.  
0.05 V. & 0.03 N.

BARB WIRE  
FENCE 0.2 F.

APPROVED PER  
VILLAGE OF LONG GROVE  
ZONING CODE

David

536.15

15 FT  
SETBACK  
(AMENDED FROM 5 FT.)



PREFERRED SURVEY, INC.

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Phone 708-458-7845 / Fax 708-458-7855  
[www.ps1survey.com](http://www.ps1survey.com)

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PROPERTY  
LINE MARKER  
GREEN FLAG.

VIEW LOOKING  
EAST SHOWING  
DOUBLE ROW  
OF DENSE  
FOLIAGE





VIEW SOUTH FOR  
EXISTING PATIO + SE CORN  
OF HOUSE.





VIEW NORTH OF EXISTING  
DRIVEWAY LOOKING EAST  
SHOWING COMED UTILITY





VIEW SOUTH OF EXISTING DRIVEWAY  
LOOKING WEST/SOUTH WEST TOWARDS  
PROPOSED GARAGE LOCATION





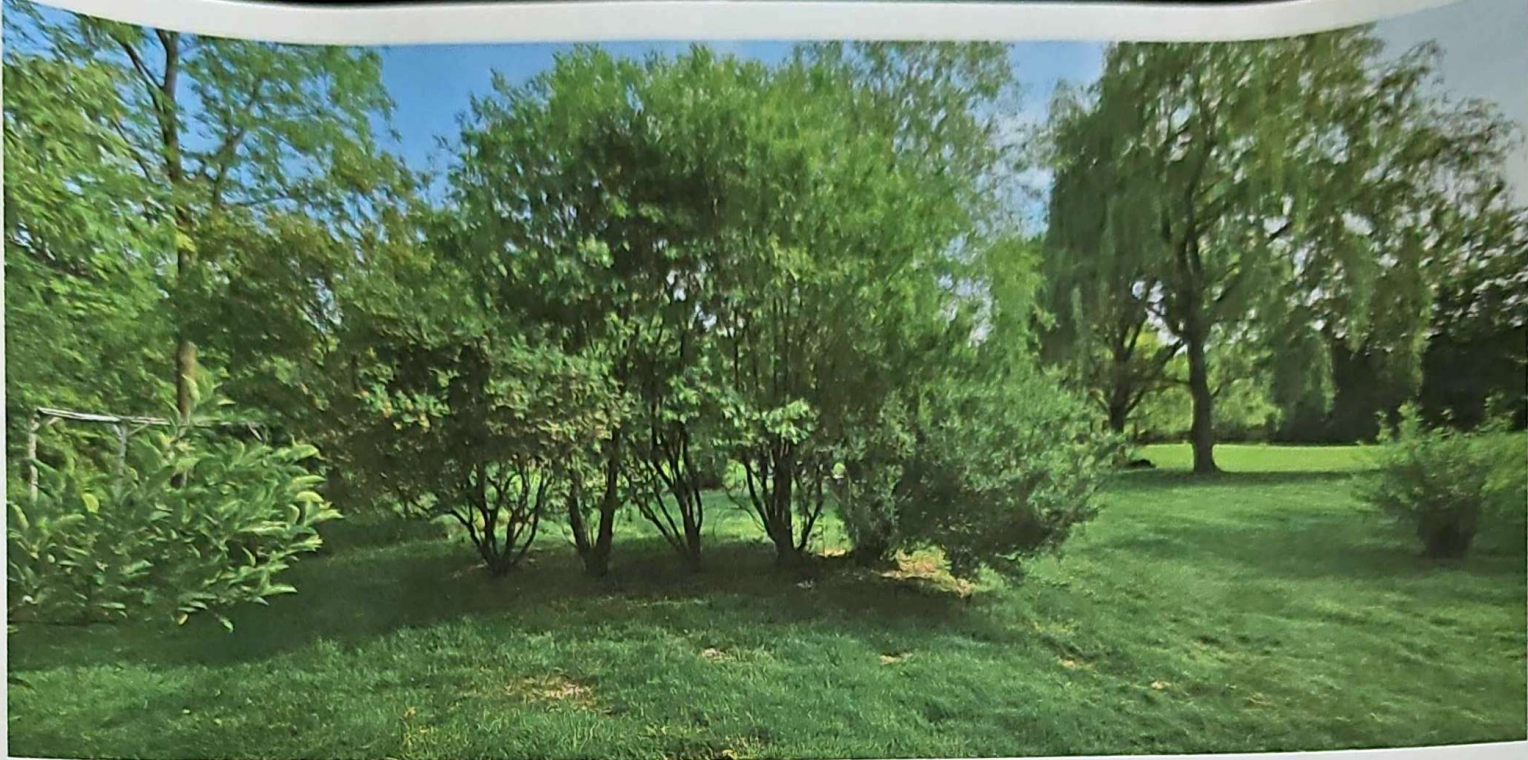
VIEW WEST OF PROPOSED GARAGE  
LOOKING EAST.





VIEW SOUTH OF HOUSE LOOKING  
SOUTH TOWARDS PROPOSED  
GARAGE.'





KUGLER PROPERTY  
FACING SOUTH  
FROM INSIDE PROPERTY  
LINE.





FACING SOUTH  
TOWARDS PROPOSED  
GARAGE SETBACK



FACING SOUTH WEST





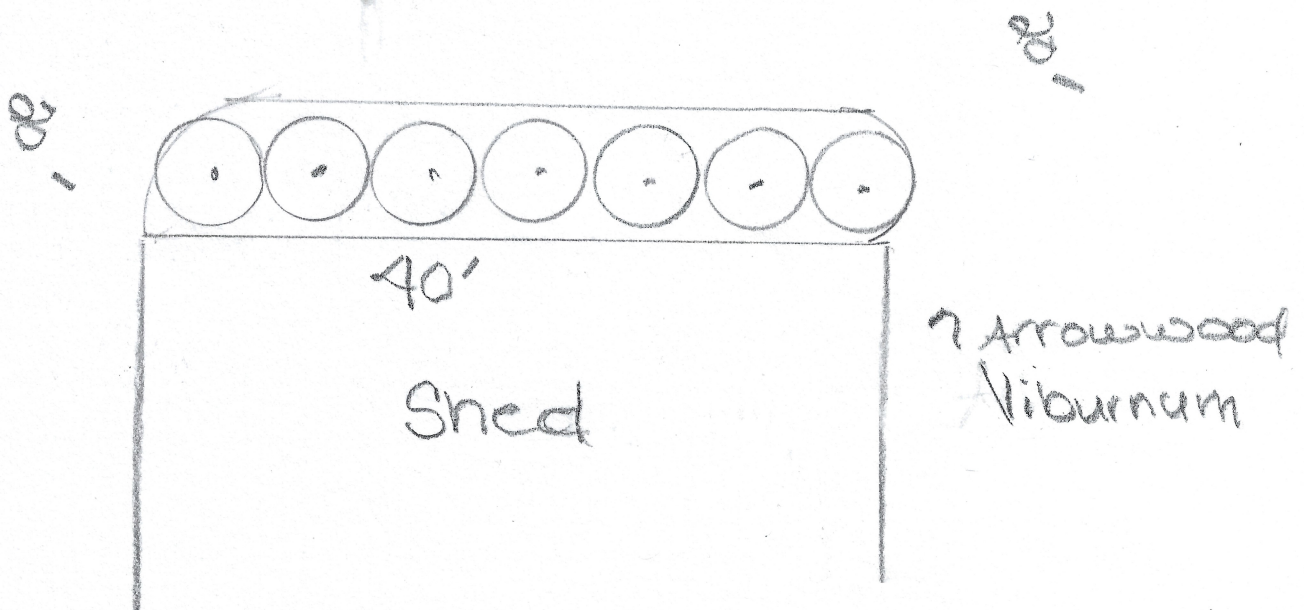
FACING SOUTHEAST





KUGLER PROPERTY  
FACING NORTH  
PROPERTY LINE / FOLIAGE





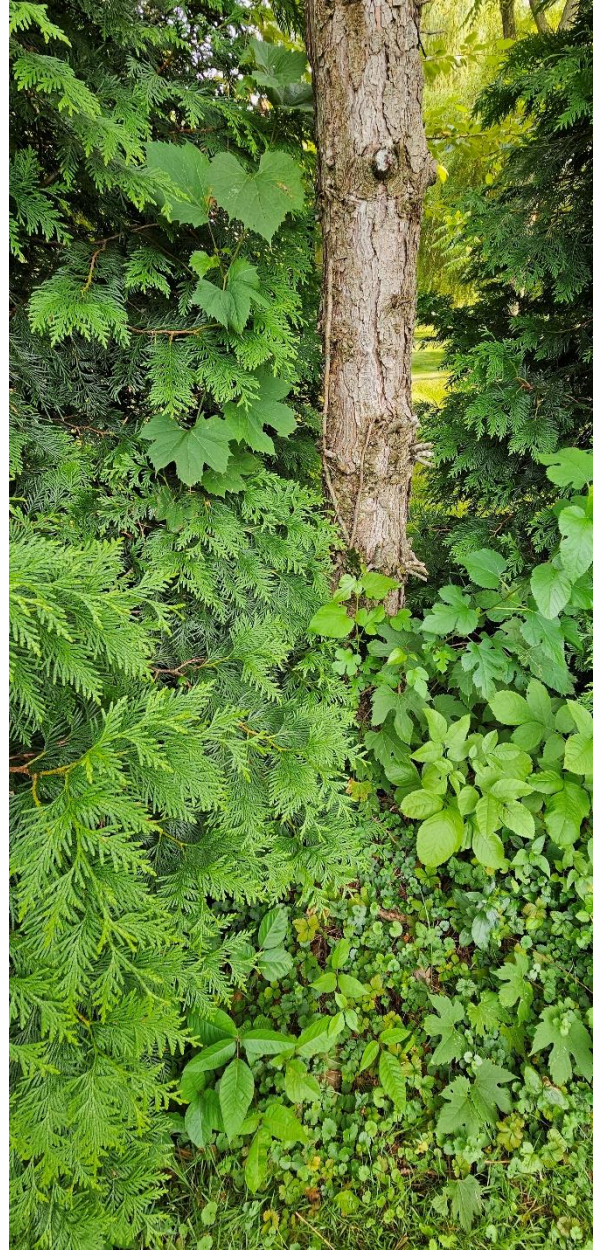
This shed should not affect the arbutus root system. The arbutus are established enough where drainage should not be an issue either. The arbutus has a root system as big as the drip line.

Colleen Springer

















Dear Village of Long Grove:

I realize I may be late to the game on this, but I want to share my support for the garage project proposed by our neighbors Kevin & Ariel Rose. We think this is will be a great addition to their property.

We are sorry for the delayed support. While we received a note from the post office about a letter requiring signature - and while we placed the signature card back in the mailbox immediately - we have yet to receive any letter several weeks later. That was likely the notice of public hearing. Upon our return from vacation, I happened to read through the Board Agenda to realize this project was somewhere along the Planning and Zoning journey.

So while this message may be late, please know we support the project.

If you have any questions or require additional information, please reach out.

Thank you,  
Lynn Brandl  
3127 Cuba Road, LG



Lynn Brandl  
3127 Cuba Road  
Long Grove, IL 60047

May 31, 2023

Village of Long Grove  
Attn: Taylor Wegrzyn, Interim Planner  
3110 Old McHenry Road  
Long Grove, IL 60047

VIA EMAIL: Taylor Wegrzyn - [twegrzyn@mundelein.org](mailto:twegrzyn@mundelein.org)  
EMAIL CC: Kevin Rose - [KRCars14@gmail.com](mailto:KRCars14@gmail.com)

RE: Kevin & Ariel Rose Garage Project, 3305 Old McHenry Road, Long Grove

Dear Taylor Wegrzyn and Members of the Planning Commission/Zoning Board of Appeals:

I am writing on behalf of Kevin and Ariel Rose, who are requesting a side yard setback variation to allow for placement of a free-standing garage.

We support their efforts to build a garage. We believe it would not only be beneficial to their lifestyle and use of their own property, but that it would also have a positive impact on their property value (and therefore, will have a positive impact on all of our property values).

Further, we do not believe that the variation and subsequent project will alter the essential character of their property or our larger neighborhood.

I encourage the Village and Plan Commission/Zoning Board of Appeals to find a solution so that the homeowners are able to use their own property in a way that best meets their needs.

Sincerely,

A handwritten signature in cursive script that reads "Lynn Brandl". The signature is written in dark ink and is positioned below the "Sincerely," text.

Lynn Brandl  
Email: [LynnPBrandl@gmail.com](mailto:LynnPBrandl@gmail.com)  
Cell/text: 847-323-2232

Nicholas & Melissa Flores

3130 Cuba Rd

Long Grove, IL 60047

Village of Long Grove

Attn: Taylor Wegrzyn

3110 Old McHenry Rd

Long Grove, IL 60047

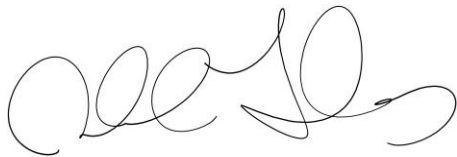
RE: Garage Project: Kevin & Ariel Rose; 3305 Old McHenry Rd, Long Grove

This letter is to share our perspective on the setback variance that has been requested to build a free-standing garage on the property of Kevin and Ariel Rose. We currently reside in one of the properties adjacent to their home.

We have been able to discuss the plans and their desire to enhance their home with the addition of the garage. The plans are thoughtful and show that they will ensure the structure will have a positive impact on their home as well as increase overall value in the immediate area.

We encourage the planning/zoning commission to strongly consider supporting a solution to help enhance their property and the surrounding area.

Thank you,

A handwritten signature in black ink, appearing to read 'Nicholas Flores', with a stylized, flowing script.

Nicholas Flores

[Nicholas.flores98@gmail.com](mailto:Nicholas.flores98@gmail.com)

262.818.2389



May 30, 2023

Re: Objection to Request for variance at 3305 Old McHenry Road

Jerry and Lidia Kugler (neighbor on property line)  
3128 Cuba Road  
Long Grove, IL 60047  
Email: [kuglerlaw@aol.com](mailto:kuglerlaw@aol.com); [lidiakugler@gmail.com](mailto:lidiakugler@gmail.com)  
847-219-8989

Reasons for our objecting to granting of variance.

1. Kevin's request for a variance interferes with the open area between our properties. Kevin is asking to squeeze in his huge 4 car garage in the smallest area of his property away from the views from his home and not at the side of his home where he entertains and build it to take away from the open space and area that we enjoy and view the most from our home. With his large property there is no reason to ask for a variance and if one is given it should not be a detriment to the value and open space of a neighbor. When he bought his home he already had his truck for plowing and mowing equipment and he knew that there was only a 2 car garage. When we bought our land and built our home we were also aware of the building restrictions and that is why we bought and built on our land.

The last thing I want is to be a bad neighbor and interfere with someone's use of their land, but we have spent years taking care of our plants and yard and having such a large structure within 50 feet of our property line would interfere with the beauty of our property and potentially destroy some of our trees. We purchased this land in 2002 and Lidia personally designed and built our home with a focus on the open area in our backyard. This side of our home is the main focus of our home and is the side of the house that we use to entertain. It is what makes our home special for us. The photos attached show the large windows, our porch, deck and master-bedroom balcony looking out over this property line. And although for 5 months of the year the garage is less visible for the rest of the year the garage would be very visible, especially from our master bedroom and balcony on the second level. We use all our backyard to entertain. Last summer my son had his wedding in our backyard, and everyone remarked on the natural beauty of our yard (photos attached).

I personally planted all 27 of the trees that line the property line where Kevin wants to build his humongous garage. It took me 3 separate years of planting to finally get a set of trees that survived and grow along that property line. This was a very wet area and now the trees have been growing for over 14 years. These trees are approximately 30 feet high and since they were planted the same year they are of uniform height. If even one of those trees died, we could never plant another tree of the same height and the damage could not be undone. Even from my house, during the summer when his property is less visible I can see him walking or driving his car through the opening in the trees. I am only pointing this out because he is trying to give the impression that we would not see his 4 car garage. His yard and house is clearly visible through the trees and if you place a 4 car garage the shape of it will clearly be seen over and through the trees. The garage would block the natural light that passes through and around the trees. In addition, I built a fire pit in the middle of the back yard and a garden towards the back and his garage is clearly visible from there, even in the summer.

2. Potential irreparable damage to a uniform growth of trees along the property line.

The largest and fullest trees I planted on that line are Arborvitae trees mixed with Pine trees. Attached is an article on the Arborvitae tree which states the roots do not go down far but spread out its roots wide and horizontally. "Don't be fooled by the Arborvitae's tough exterior-this plant can be susceptible to a few common problems. One of the most common issues gardeners face is with the Arborvitae's root system." One of the problems that can occur is root rot. "This is a condition that can be caused by over-watering or poor drainage. Arborvitae roots can become waterlogged and rot, which will kill the tree." From GfLOutdoors.com. Placing a large 4 car garage along the line of trees would affect the water retained in that area and could cause those trees to die. If even one tree died it would leave a large open space and there would no longer be a uniform height to these trees. We do not want to take that risk. Kevin's suggestion that he will replace any tree that dies is not helpful because the uniformity of the line of trees will never come back. I do not want to wait for years for any new trees to grow and they will never be uniform again. Photos of trees attached.

3. The ability to build in other areas without interfering with our view or potential damage to our trees. Kevin has a very large area between his home and the road. His driveway is very long and there is a line of shrubs and trees that would block the view of his garage and not interfere with his open space, and it would not be in direct view from our property. The photo of the area where Kevin shows the garage going also shows the open area, just north of the driveway on the east side of his property where he can build without interfering with our view or causing potential damage to our trees. See attached. Exhibit A.

Kevin already has a 2-car garage and for years he has parked his trucks outside. I understand and appreciate he wants his garage, but it should be built in the open areas available to him without requesting a variance. I spent hours with Kevin dealing with his garage and I showed him areas where we could agree to a variance that would not be in direct view from our backyard and there would be no risk of damaging our trees but he said he did not want to lose his open space, or he didn't want to walk that far; or it would cost him money to move the utility lines.

4. The statements in his application are not accurate. Kevin states his home was built before he bought it, so he should have bought a home that suited his need for an additional 4 car garage, or he can build it on his property without asking for this variance: He knew or should have known of the limitations when he bought this home. Kevin had his plow truck and grass cutter when he first bought this property, so nothing has changed from the time he bought his house.
5. He also states the garage would not be noticeable to surrounding neighbors which he knew was not true. Before he even filed this variance, we told him we could see his garage where he wanted to build it and he told us he would not put it there. He knew our objection and then alleged in his filings it was not noticeable to us and proposed it in an area he told us he would not build it.

When we were discussing options for his garage, the one place we told Kevin we could not agree on was directly behind our home alongside his existing attached garage and after saying he wasn't going to do that this is the one place, he now wants to build it. It is the best position for him because this is the least viewed area for his property but is in the most used and viewed area of our property. He has plenty of



open space but he wants to build his 4 car garage in the spot that causes us the most harm cause the most damage to our trees.

Only two people live in his home, and he already has a 2 car garage so if he wants to build a 4 car garage it should not come at our expense when he has other places on his property. In spite of Kevin's statements, the proposed garage would be visible year-round and especially visible for 6 months of the year when the leaves have not fully grown on the trees. In addition, we have a balcony from our master bedroom on the upper level and his garage would stick out like a sore thumb. We enjoy all our property and when we use our yard for parties or our own enjoyment this garage would be clearly visible.

We spent hours over several days meeting with Kevin and every time I suggest another area for his garage, he says he doesn't want to risk damage to his trees or doesn't want to lose any of the open area in his yard or it would cost him more money. This is his extra 4 car garage he wants to build, and he should do the neighborly thing and try not to take away something from the value of our property. We bought and built our home with the understanding there were building restrictions as did Kevin. The zoning is for keeping open space between neighbors and a variance should not be granted since another garage is not a necessity in this situation, especially when he can build it without granting a variance.

In addition, if a variance was granted, we would have to disclose this to any buyer. So, it not only affects us but any future owners. Any variance along our property line has a negative effect on our property so a variance should not be granted when he has plenty of open area to build on his property without having to grant a variance to lessen the value and beauty of our property.

Kevin in his Application states the following:

" OUR HOME AS WELL AS THE PROPOSED DETACHED GARAGE IS REMOTELY LOCATED APPROX 400 FEET FROM OLD MCHENRY RD AND AS SUCH WILL NOT BE VISIBLE TO PASSERBY TRAFFIC OR 99% OF GREATER LONG GROVE COMMUNITY." **OUR REPLY:** It is visible to us and as he says he has 400 feet of space between the street and the proposed garage so there is plenty of room to build without interfering with our view. At the May Village Meeting, Kevin and his lawyer seemed to mock my position by saying the back of my house is 190 feet from the property line so why do we care? I do not know if that is the correct measurement but since Kevin has 400 feet between him and the road, why can't he place it in this area where there is no bordering neighbor and is across from the golf course with thousands of feet between any building. This is the one property line that does not border a neighbor and Kevin has plenty of trees and shrubs that would block the view from the street and it can be positioned just off his existing driveway.

" THIS PROPOSED DETACHED GARAGE IS STRICTLY OF FUNCTIONAL USE AND NEED OF OUR FAMILY." **OUR REPLY:** When he bought his house there were and still are 2 family members with a 2-car garage. When Kevin bought his home he already had his trucks and mowing equipment and it was his decision to purchase this property knowing the limitations.

" THE CONDITIONS OF THE EXISTING PROPERTY LAYOUT WERE ESTABLISHED APPROX 50 YEARS PRIOR TO OUR PURCHASE AND AS SUCH ARE BEYOND OUR CONTROL." **OUR REPLY:** This is the exact point of our last reply, Kevin knew what he was buying. We knew what we were buying and built our home knowing the building restrictions. Now Kevin wants to change this and it is not fair to us.

" IF THE CURRENT ZONING WERE STRICTLY ENFORCED AND THE PROPOSED SETBACK RELIEF WERE NOT GRANTED, THE PROPERTY WOULD BECOME SOMEWHAT UNSUITABLE FOR OUR CURRENT GARAGING NEEDS.. WITHOUT THIS SETBACK VARIATION, THERE WOULDN'T BE ANOTHER ALTERNATE SUITABLE LOCATION FOR THE PROPOSED GARAGE WITHIN OUR PARCEL LIMITS" **OUR REPLY:** There are 2 people living with a 2-car garage with a large open area for years and now his property is not suitable for his needs? If it is so important to him there is plenty of open area to build without encroaching on our property line and risking our trees and lessening the value of our home. When we sell our property, we will have to disclose to any buyer this change in the variance and no matter how you look at it, what Kevin is proposing is lessening the value of our land. Other property owners have this 50-foot restriction and there is no good reason for us to lose ours.

"FURTHERMORE; IF THE REQUESTED VARIATION WERE APPROVED, AND THE PROPOSED DETACHED GARAGE WERE BUILT, IT WOULD NOT PROSE ANY DANGER OR DETRIMENT TO ANY SURROUNDING PROPERTIES OR THE GREATER LONG GROVE AREA." **OUR REPLY"** Kevin knew our objections yet made this representation.

When Kevin first approached me about his garage, I told him, I wish he wouldn't put me in this situation, and he said he would never do this without our agreement. I told him our biggest objection was the area where it was directly visible to us which was the area between his existing attached garage and our property line. After the recent Village meeting I again pointed this out to him and he said it was just in his photo for show and he would not put it there but after all our meetings this is the exact place where we initially told him we had our biggest objection. But again, it is the best place for Kevin and our concerns did not matter to him.

After all the discussion and promises from Kevin regarding this garage we almost didn't even know about him filing this Application. He never told us he filed and never mentioned the meeting. By chance, Lidia, picked up a certified letter only 2 hours before the meeting. He never once mentioned to us about the meeting. When we asked him we he didn't mention it to us he said we haven't seen you for months and I pointed out he has our phone number and he always was able to reach us when he needed something. He said there was a sign at his front driveway. He knows we don't normally drive that way and a few days before the meeting I did drive that way and saw a small sign that was bent over and looked like a sign warning that the grass was treated or there was a spray for bugs. Old McHenry Road is a small winding road, and it would be impossible to read this sign without causing a hazard. The point being he made misrepresentations in his application knowing we had objections and it was obvious he was surprised and not happy when we showed up at the Village meeting. Since that last meeting I showed him the areas I could agree to some variance, but he won't change from the area that we told him from the beginning is most objectionable to us and the area he told me he would not place the garage.

I apologize for repeating myself at times, but we have spent a lot of our time and money to create a unique outdoor area and we do not want to lose that, especially when there are other areas Kevin can build.



Attachments:

1. Photos of our yard and the back of our home facing Kevin's property.
2. Video showing the line of trees on the property line with Kevin.
3. Exhibit A. Photo with Kevin's application showing the area he intends to build his garage and viewing the large open area he could build without a variance.
4. Article on Arborvitae trees.

Please contact us if you have any questions. Thank you.



Jerry and Lidia Kugler

# How Deep Are Arborvitae Roots: Understanding Its Root System

April 4, 2022 by Staff Writers

When it comes to trees, few are as hardy and versatile as the Arborvitae. This coniferous evergreen is popular for a variety of reasons. It's one of the few trees that can thrive in both cold and hot climates, making it a perfect choice for landscapes in both the north and south. The larger varieties are primarily used for privacy hedges, while the smaller varieties can be used as ornamental trees in the garden.

One of the most exciting things about Arborvitae is its root system. Arborvitae roots are strong and sturdy, anchoring the tree in place no matter what the weather brings. But how deep do these roots go? Some arborvitae varieties have shallow roots, which could be as deep as 8 inches, up to 24 inches.

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## Introduction To The Arborvitae Root System







You probably know Arborvitae plants for their dense, bushy foliage. Often, you see them in landscapes as tall, narrow hedges. They can also be used as small trees in a variety of landscapes, even as Christmas trees in some parts of the country. Arborvitae plants are actually quite tough and durable despite their elegant and refined look. This is due in part to their root system.

Arborvitae roots grow 8 to 24 inches deep, depending on their variety. Smaller varieties of Arborvitae, like the 'Green Giant,' have shallower roots that spread out just a few inches below the surface. Larger varieties, like the 'Pyramidalis,' have deeper roots that can grow up to 24 inches below ground.

Arborvitae roots are strong and fibrous, and they grow quickly to anchor the tree in place. In addition, the roots help to absorb moisture and nutrients from the soil. As a result, the arborvitae tree is able to withstand drought conditions and heavy winds.

Unlike other trees, its roots don't go down – instead, it tends to spread out its roots wide and horizontally. This makes the tree well suited for growing in areas with poor drainage or compacted soil. As an adaptable tree, the Arborvitae is a good choice for those looking for a living privacy fence. Thanks to its shallow root system, the Arborvitae can be planted close to buildings and other structures without damaging foundations or sidewalks.

# Are Arborvitae Roots Invasive?

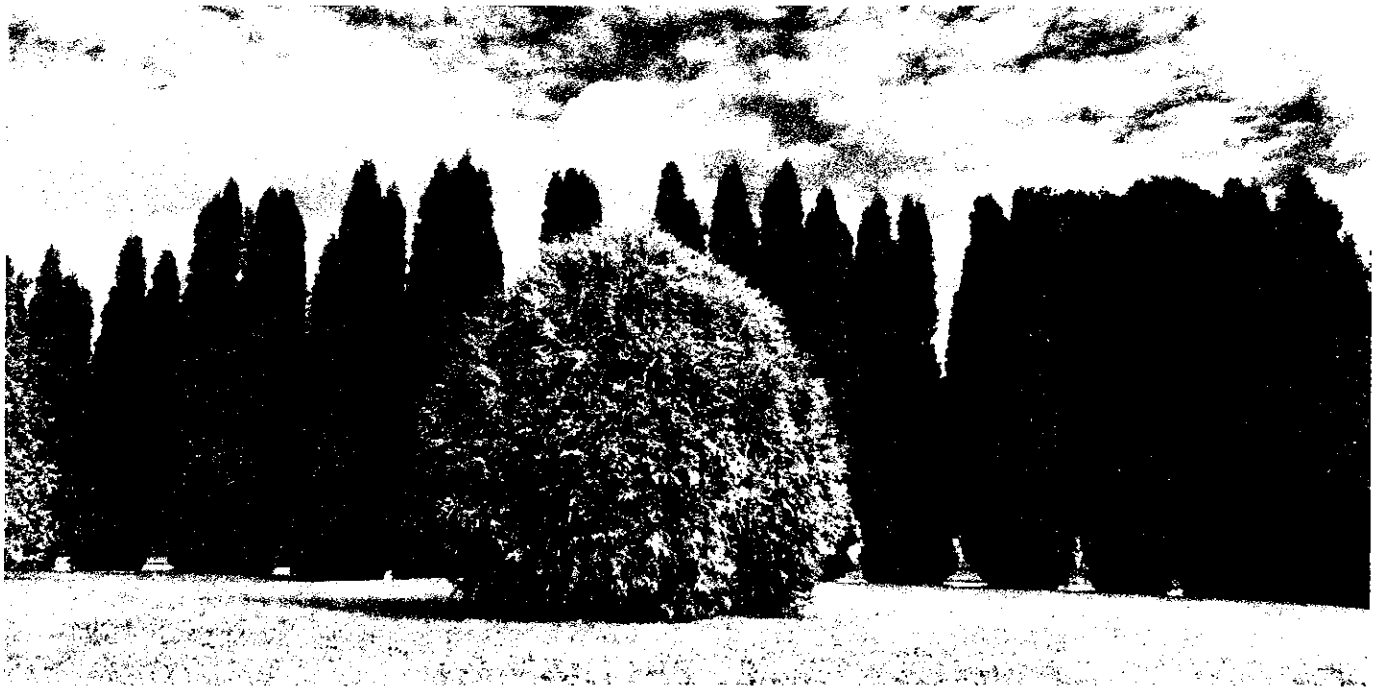


Considering that these plants grow rapidly, many gardeners fear that the Arborvitae's root system will become invasive and take over the garden. However, this is not usually the case. Arborvitae roots are relatively shallow, and they don't grow very deep. This means that they won't be able to penetrate into structures or damage underground pipes, and cables.

While it does spread far and wide, the Arborvitae's root system is not as aggressive as other plants, like bamboo. It is recommended to space out Arborvitae plants at least 12 to 18 inches apart to prevent them from invading each other's space. If you are worried about the roots spreading too far, you can always install a root barrier around the plant.

## Common Challenges Gardeners Face With The Arborvitae's Root System





Don't be fooled by the Arborvitae's tough exterior – this plant can be susceptible to a few common problems. One of the most common issues gardeners face is with the Arborvitae's root system. While it's true that maintenance is fairly easy, some of the problems that can occur are:

### **Root Rot**

This is a condition that can be caused by over-watering or poor drainage. Arborvitae roots can become waterlogged and rot, which will kill the tree. Since this plant can thrive with minimal watering, remember not to overwater and only water an arborvitae when the soil is dry to the touch.

Once the roots have started to rot, its roots will become soft and mushy, and you may start noticing that the tree will gradually lose its leaves. There are certain situations where the tree can still be saved. As long as the majority of the roots are healthy, you can cut back the dead branches and save the tree.

### **Vertical Root Syndrome**

This is a condition that affects trees that have been planted in too tight of a space. The Arborvitae's roots will start to grow vertically, instead of spreading out horizontally. This can cause the tree to become unstable and can lead to it toppling over in high winds. When planting Arborvitae, make sure to give them plenty of room to grow.



If you are seeing signs that your Arborvitae is suffering from vertical root syndrome, you can try to correct the problem by loosening the soil around the tree. You can also try to prune back some of the overly-vertical roots.

## How Deep Are Arborvitae Roots: Final Thoughts

Arborvitae trees are relatively hardy and can survive in a variety of different settings. Spacing the trees and planting them next to each other may make a great hedge or fence.

However, take into consideration how deep the tree's roots grow. Arborvitae trees have a fibrous root system that can spread out over a large area, so make sure to plant them in an area with plenty of room to grow. Space them out evenly, giving enough space for the roots to crawl and spread.

Consider the mature size of the tree before planting it to avoid having to re-plant in a few years. For the best results, plant arborvitae trees in well-drained soils that are rich in organic matter.

Related Article: [What to Feed Arborvitae](#)

🌿 [Plants, Trees, Yard](#)

🔍 [How Deep Are Arborvitae Roots](#)

◀ [Butterfly Bush Nebraska: What to Consider When Planting](#)

▶ [When to plant pumpkins in Iowa: A Growing and Harvesting Guide](#)

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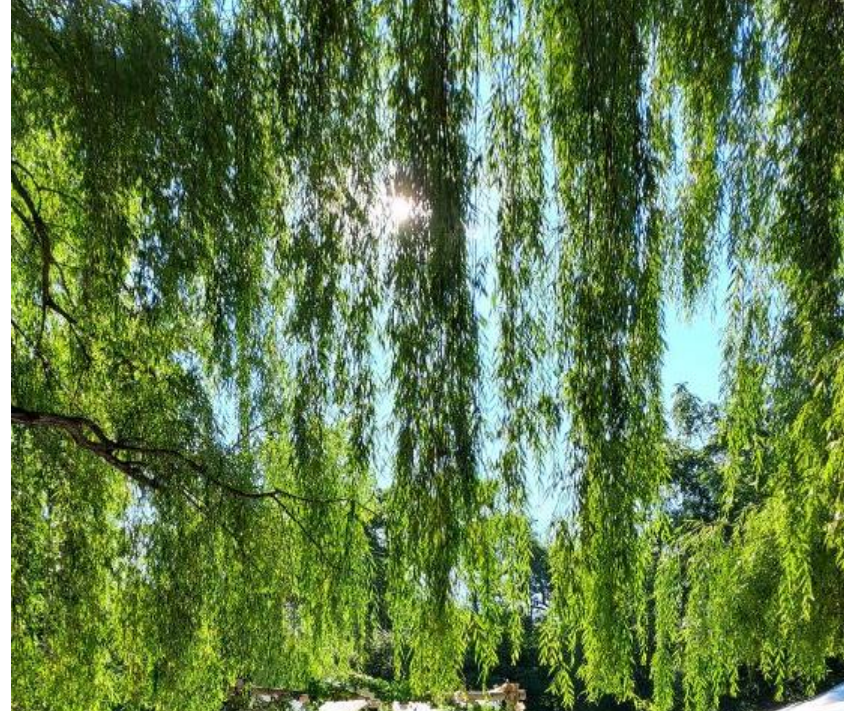


Exhibit A.













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 July 18, 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 Kevin Rose, 3305 Old McHenry Road which was remanded back to the PCZBA by the Village Board at their regularly scheduled meeting on June 27, 2023. The applicant is requesting a variation from the required side yard setback within the R1 Zoning District and/or any other necessary or appropriate zoning relief relating to a proposed detached garage on the property located at 3305 Old McHenry Road, all in accordance with the application on file with the Village of Long Grove.

Address: 3305 Old McHenry Road  
P.I.N. 14-24-401-026

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: 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: 3305 Old McHenry 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."

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 28th day of June 2023

Helen Wilson  
Chair, Village of Long Grove PCZBA  
Published in Daily Herald July 3, 2023 (4602155)

## 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 07/03/2023

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 # 4602155





PCZBA-07-2023  
Food Truck Text Amendment



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

To: Chairperson Wilson  
PCZBA Commissioners

From: Taylor Wegrzyn, Planner

Meeting Date: July 18, 2023

Property: N/A

Re: PCZBA-07-2023  
Food Truck Ordinance

Attachments: 1. Petitioner's Packet  
2. Certificate of Publication  
3. Ordinance Approving an Amendment to Title 3, Establishing Food Truck Licensing Regulations

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**Status:** Application Submitted  
**Referral by Village Board:** Yes  
**Publication:** Daily Herald on June 26, 2023

**Applicant:** Village of Long Grove  
3110 Old McHenry Road  
Long Grove, IL 60047

### **Background**

On May 23, 2023 the Village Board of Trustees adopted an ordinance approving text amendments to Chapter 3 of the Long Grove Municipal Code of Ordinances. The adopted text created a new licensing program for the regulation of food trucks throughout the Village. It defines what a food truck is, requires approval of a permit application, and places numerous conditions on how the food trucks may operate. Permits are good for each calendar year. As part of the regulations, food trucks may operate at a Sponsoring Venue (private property which authorizes the food truck operation) in any non-residential zoning district. Permits are not required for food trucks operating within the scope of an approved Special Event Permit or which have been contracted by the Village, educational institutions, Park District, or State.

### **Request**

A text amendment to include Food Trucks as a Temporary Use within the Village. The amendment to Chapter 3 (Business Regulations) approved by the Village Board on May 23<sup>rd</sup> provides specific standards governing food

trucks by means of a licensing program. Therefore, there is no need to include regulatory standards within the amendment to Chapter 5 (Zoning Code). The only change needed is to add Food Trucks as a permitted temporary use.

Specifically, the text amendment will insert the following text under Section 5-9-3(D)(1) as a new subsection (e);

- (e) *Food Trucks. In any district, subject to the licensing and permit regulations of Title 3 Chapter 10 of the Municipal Code of Ordinances.*

## Analysis

### Comprehensive Plan and Planning Documents

### Text Amendment Standards

In regard to any standards which the PCZBA or Village Board should utilize in making their determinations, the Zoning Code states the following:

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

### Staff Recommendation

It is staff’s recommendation that the requested text amendment be approved. The Village Board of Trustees have already approved standards to regulate this temporary use and have authorized staff to implement of the license program. Allowing food trucks as a temporary use, subject to the standards already approved by the Village Board, is the last step needed to fully implement the program and is largely a formality.

## Conclusions

The PCZBA should review this petition in accordance with the standards noted above. Chiefly, the PZCBA should determine whether the proposed amendment serves the public good and is necessary.

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 text amendment application.





3110 Old McHenry Road • Long Grove, IL 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:** Village of Long Grove  
**Address:** 3110 Old McHenry Road  
**Telephone Number:** 847.634.9440 **Fax number:** 847.634.9408  
**E-mail Address:** longgrove@mundelein.org  
**Applicant's Interest in Property:** n/a

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

**Name:** n/a  
**Address:** n/a  
**Telephone Number:** n/a **Fax number:** n/a  
**E-mail Address:** n/a

### **1.3 Property.**

**Address of Property:** n/a  
**Legal Description:** Please attach **Parcel Index Number(s):** n/a  
**Present Zoning Classification:** n/a **Size of Property (in acres):** n/a  
**Has any zoning reclassification, variation, or special use permit/PUD been granted for the Property?**  
**Yes:** n/a **No:** n/a

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

Describe the nature of the zoning relief granted: Text Amendment

Present use of Property:

Residential ☐ Commercial ☐ Office ☐ Open Space ☐ Vacant ☐

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

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

	Zoning Classification	Land Use
North:	<u>n/a</u>	<u>n/a</u>
South:	_____	_____
East:	_____	_____
West:	_____	_____

#### 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 type="checkbox"/> Special Use Permit (non-PUD)
<input type="checkbox"/> Zoning Map Amendment (rezoning)	<input checked="" 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"
- X** \_\_\_\_\_ Zoning Code Text Amendment: See Form "D"
- \_\_\_\_\_ Preliminary PUD Plat: See 5-11-18(D)(2) of the Zoning Code and Form "E"
- \_\_\_\_\_ Final PUD Plat: See 5-11-18(D)(3) of the Zoning Code and Form "F"

**\*\*** The scope and detail of information shall be appropriate to the subject matter of the Application, with special emphasis on those matters likely to be affected or impacted by the approval being sought in the Application. Information required in the application shall be considered the minimum information required for filing an application. Additional information including but not limited to graphic depictions, environmental impacts, plans for sewer and water service and storm water



management, photometric plans, traffic studies and effects on property values, among others, should also be considered and may be helpful in detailing the Application.

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

### **1.8 Consultants.**

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

Name: \_\_\_\_\_ Name: \_\_\_\_\_

Professional: \_\_\_\_\_ Professional: \_\_\_\_\_

Address: \_\_\_\_\_ Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Telephone: \_\_\_\_\_

E-mail: \_\_\_\_\_ E-mail: \_\_\_\_\_

Name: \_\_\_\_\_ Name: \_\_\_\_\_

Professional: \_\_\_\_\_ Professional: \_\_\_\_\_

Address: \_\_\_\_\_ Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Telephone: \_\_\_\_\_

E-mail: \_\_\_\_\_ E-mail: \_\_\_\_\_

### **1.9 Village Officials or Employees.**

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

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: \$ \_\_\_\_\_

\_\_\_\_\_ Planning Filing Fees. Amount: \$ \_\_\_\_\_

\_\_\_\_\_ Minimum Professional Fee/deposit Escrow. Amount: \$ \_\_\_\_\_

**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.

n/a

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


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

\_\_\_\_\_  
Date

Village of Long Grove

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



 Digitally signed by Taylor Wegrzyn  
Date: 2023.06.21 11:28:26 -05'00'

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date





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

**FORM "D"**

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

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

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

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

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

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

## **Amendment to Title III of the Village Code.**

Title 3 of the Village Code, entitled "Business Regulations," is hereby amended to add a new Chapter 10, to be entitled "Food Truck Licensing," which new Chapter 10 of Title 3 shall hereafter be and read as follows:

### **TITLE 3. BUSINESS LICENSING.**

#### **Chapter 10. Food Truck Licensing.**

##### **3-10-1. Definitions.**

For purposes of this Chapter, the following terms shall have the meanings indicated:

A. "*Food Truck*" means a motorized vehicle that is equipped with facilities for cooking and/or preparing food and for selling such food at retail. For purposes of this definition, a motor vehicle used to deliver food from a food service establishment operating within an enclosed building to another location is not a Food Truck.

B. "*Food Truck Operator*" means any person or entity: (i) offering for sale and immediate delivery any food from a food truck; or (ii) preparing food for sale in any food truck when such food is presented for sale within a Sponsoring Venue.

C. "*Sponsoring Venue*" means private property comprised of a zoning lot or two or more contiguous zoning lots within any zoning district of the Village (but excluding the R1, R2, and R3 Zoning Districts).

D. "*Truck for Catering*" means a motorized vehicle that is equipped with facilities for cooking and/or preparing food at a designated location for a specific event and only for the purpose of serving designated guests of the owner or occupant of such location and not for service to the general public; provided, however, that any truck attending an event for which food is served only to persons who have purchased or otherwise acquired tickets that have been made available to the general public shall not qualify as a "Truck for Catering."

E. "*Venue Sponsor*" means either:

1. The legal or beneficial owner(s) of any Sponsoring Venue upon which a food truck operator is authorized by such Venue Sponsor to operate a Food Truck for purposes of serving patrons of such lot and others; or
2. the permittee for a special event to be held in the Village, provided that such special event obtains a permit that expressly authorizes the use of food truck operators at specified locations within the Village.

##### **3-10-2. Permit Required.**

Each food truck operator and each food truck operating within the Village shall be required to obtain an annual permit pursuant to this Chapter. Annual permits shall be issued for a calendar year, irrespective of when such license is applied for or issued.

### **3-10-3. Permit Applications.**

A. Food Truck Operators. Applicants for a food truck operator permit shall be required to complete an application therefor, which application shall require the following information and require the applicant to satisfy the following criteria:

1. The name, address, e-mail address, and phone number (including cellular phone number) of the Food Truck Operator. If such operator is a corporation, the name, address, e-mail address, and phone number of each officers and shareholders having greater than a 5% share in the corporation, as well as the name, address, e-mail address, and phone number of the manager of the Food Truck Operator. If such operator is a partnership, the name, address, e-mail address, and phone number of each general partner, as well as the name, address, e-mail address, and phone number of the manager of the Food Truck Operator. If such operator is a limited liability company, the name, address, e-mail address, and phone number of each member and manager of the limited liability company, as well as the name, address, e-mail address, and phone number of the manager of the Food Truck Operator.
2. Identification of the Food Truck vehicle(s), including license number, to be utilized within the Village.(each of which must also be permitted pursuant to Section 3-10-3.B).
3. The tax identification number of the Food Truck Operator.
4. Execution of an agreement with the Village that: (a) the Food Truck Operator shall account for all sales from any Food Truck occurring within the Village as sales within the Village of Long Grove for sales tax purposes, including the completion of appropriate forms to ensure the proper crediting of such sales taxes to the Village; (b) the Food Truck Operator shall submit to an audit by the Village regarding its sales tax reporting and cooperate with the Village regarding and such audit, provided that, to the extent that the audit determines an underreporting of sales taxes by more than five percent (5%) the Food Truck Operator shall be required to pay 200% of the amount underreported plus all fees and costs associated with such audit; (c) the Food Truck Operator shall adhere to all applicable federal, state, and local laws; (c) to indemnify, defend, and hold the Village (including its officers, officials, employees, agents, attorneys, and representatives) harmless from any claims of injuries, death, damage, loss, judgment, or other liability arising from the activities of the Food Truck Operator or involving any of such operator's Food Trucks; (e) the Food Truck Operator acknowledges and agrees that the Village may terminate a Food Truck Operator license for any violation of applicable law or terminate all food truck licenses if in the Village Board determines that doing so advances the best interests of the Village and its residents; and (f) the Food Truck Operator shall be responsible for reimbursing the Village for all costs and expenses (including reasonable attorneys' fees) relating to the enforcement of such agreement.
5. Proof of general liability and other insurance in such amounts and from such insurers as the Village Manager may establish uniformly for all Food Truck Operators.
6. Proof that the Food Truck Operator has not had a Food Truck Operator's license (or similar authorization) revoked or suspended by any other local governmental unit within the prior three (3) years.



7. Such other information as the Village Manager may reasonably request.

B. Food Trucks. Any food truck operator must obtain a food truck permit for each Food Truck to be operated within the Village. The application shall require the following information for each such Food Truck, and each Food Truck shall be required to satisfy the following criteria:

1. Proof that the Food Truck has appropriate licenses from the State of Illinois;
2. Proof that the Food Truck has undergone inspection by, and has received all required licenses, approvals, and
3. Proof that adequate insurance in such amounts and from such insurers as the Village Manager may establish uniformly for all Food Truck.
4. Proof that each Food Truck has successfully undergone an annual inspection by the Long Grove or Countryside Fire Protection District prior to use within the Village. Any cost relating to such inspection shall be borne by the Food Truck Operator.

C. Venue Sponsor. A Venue Sponsor shall not be required to obtain a permit from the Village to host a Food Truck on a Sponsoring Venue. A Venue Sponsor for a special event, however, shall be required to provide such information regarding participating Food Trucks and Food Truck Operators as part of such Venue Sponsor's application for a special event. Any special event permit, license, or approval issued to a Venue Sponsor by the Village shall be subject to the provisions of this Chapter, whether or not such requirement is expressly set forth in the special event approval documentation.

D. An applicant may be denied a permit under this Section of an application is incomplete or fails to meet the criteria set forth in this Section. Additionally, an applicant that has previously failed to comply with the provisions of a food truck permit (or similar authorization) either in the Village or in another locality may be denied a permit under this Chapter.

#### **3-10-4. Permits.**

Upon satisfactorily completing an application and meeting all application requirements, the Village Manager (or the Manager's designee) shall issue a permit for each Food Truck Operator, Food Truck, and (where applicable) Venue Sponsor.

#### **3-10-5. Permit Conditions.**

All permits issued pursuant to this Chapter shall be subject to the following conditions and requirements:

A. All permits for Food Truck Operators and Food Trucks will be valid for one year, with an effective date of January 1 and an expiration date of December 31.

B. Food trucks may operate on any Sponsoring Venue or as part of an approved special event, provided that the Food Truck Operator has been so authorized by the Venue Sponsor.

C. No food truck may operate within the Village for more than eight hours during any twenty-four-hour period. Additionally, a food truck may only be located at a Sponsoring Venue during the actual business hours of the Venue Sponsor. Notwithstanding the foregoing, the hours of operation of a food truck may be varied pursuant to the terms of a Village special event permit.

D. No Food Truck shall operate before 11:00 a.m. or after 10:00 p.m. on Sundays through Thursdays, nor before 10:00 a.m. or after 12:00 midnight on Fridays and Saturdays.

E. Each food truck operator shall be required to maintain appropriate records to account for all sales from any food truck occurring within the Village as sales within the Village of Long Grove for sales tax purposes. A food truck operator shall deliver a copy of its sales tax return relating to sales within the Village contemporaneously with its delivery to the Illinois Department of revenue. Any failure to deliver such sales tax return, or to submit to or cooperate with any audit undertaken by the Village with respect to such sales tax returns, shall be grounds for automatic suspension of a food truck operator's license. If during the course of a sales tax audit the Village should discover that a food truck operator failed to remit required taxes the Village, such food truck operator's license may be suspended until all amounts due (including any amounts due pursuant to this Chapter) have been paid to the Village.

F. In the event that any permit, approval, license, policy, or other required documentation for a food truck operator or any food truck shall expire during a calendar year,

1. the food truck operator shall be required to cause such permit, approval, license, policy, or other required documentation to be renewed; and
2. the food truck operator shall not be permitted to operate any food trucks within the Village pending delivery of such proof.

G. Food truck operators operating at a Sponsoring Venue shall have written proof of authorization from the Venue Sponsor at all times during operation at such Sponsoring Venue.

H. In order to mitigate any disturbances from noise, light, or other impacts of a Food Truck, the Village Manager or the Manager's designee may identify the particular location upon the premises of a Sponsoring Venue from which the Food Truck shall operate. Alternatively, for food truck operating in connection with a special event, the Village Manager may at any time in furtherance of the public convenience identify a location upon a Village parking lot near or adjacent to a Sponsoring Venue from which such Food Truck shall operate.

I. If liquid propane gas is used in connection with any food truck, the following conditions shall be met:

1. Cooking and warming equipment shall be in good working condition and regularly cleaned of grease or other combustible material;
2. Portable liquid propane gas containers, piping, valves, and fittings which are located outside the food truck and are being used to fuel equipment shall be adequately protected to prevent tampering, damage by vehicles, or other hazards and shall be located in an approved location. Portable liquid gas containers shall be securely fastened in place by use of an approved method to prevent unauthorized movement, tipping, or regulator damage.

3. Fittings, valves, and hoses used with liquid propane gas equipment shall be maintained in good working condition. When, in the opinion of the Fire Code Official, an unsafe condition exists with the fitting, valve, or hose used by the equipment, it shall be replaced or the equipment shall not be used.
4. Liquid propane gas containers shall be stored within a suitable enclosure or otherwise protected against tampering.
5. A Type I hood shall be installed at or above all commercial cooking appliances and domestic cooling appliances used for commercial purposes that produce grease-laden vapors.
6. Combustible materials shall be kept a minimum of three feet from cooking appliances.
7. A fire extinguisher of minimum size 2A10BC shall be provided in the cooking area. Cooking equipment involving vegetable or animal oils and fats shall be protected by a Class K rated portable fire extinguisher.

J. Food trucks must provide receptacles for refuse and must establish and implement protocols for the proper disposal of all waste. Food truck operators shall be required to remove all refuse from the Sponsoring Venue and may not deposit such refuse in receptacles maintained by or on behalf of the Village. Food trucks or Venue Sponsors will make available compostable or reusable utensils, containers, and tableware for use in connection with any food truck.

K. Food trucks must comply with all noise regulations of the Village.

L. Food trucks may not provide seating or tables for their customers, with the exception of food trucks operating as part of an approved special event.

M. Food trucks are allowed to display signage that is painted or permanently affixed to the vehicle. Food trucks are not allowed to display any additional signs, such as freestanding sandwich boards.

N. Food trucks may not have amplified sound or music emanating from the vehicle.

O. Food trucks shall not be allowed to park in fire lanes, handicap parking spaces, or in any other location that will impede traffic flow or create unsafe conditions for pedestrians.

P. Venue Sponsors shall provide written notice to the Village Manager (or the Manager's designee) not less than three business days before food trucks are scheduled to be located at a Sponsoring Venue. The Village Manager may establish the manner and means for providing such notice. Such notice shall identify the date(s) and hours when the food trucks will be present, the locations of the food trucks, and the food truck(s) or food truck operator(s) to be located at the Sponsoring Venue. In no event may Sponsoring Venues within 500 feet of each other host food trucks at the same time. In the event that Venue Sponsors intend to host food trucks in violation of the preceding sentence, the Venue Sponsor first providing notice to the Village as provided in this Subsection P shall have the right to proceed.

Q. Unless a special event permit is obtained from the Village, no Sponsoring Venue may host more than [two][three] food trucks at any time. A Venue Sponsor may have more than [two][three] but not more than [six][eight] as set forth in a special event permit.



R. The Village Manager may establish other conditions to be incorporated into the terms of any food truck operator permit or food truck permit, so long as such conditions are either: (i) generally applicable to similarly situated permit holders, or (ii) related to a particular Sponsoring Venue or special event.

### **3-10-6. Fees.**

The fee for each annual Food Truck Operator permit shall be \$100.00. The fee for each Food Truck permit issued to an authorized Food Truck Operator shall be \$5.00. Notwithstanding the foregoing, all such fees relating to a food truck operator that has been issued a business license in connection with a business premises located within the Village shall be waived. All fees shall be payable to the Village of Long Grove.

### **3-10-7. Exemptions.**

Food truck permits shall not be required under the following conditions:

A. A food truck operating under contract with either: (i) the Village of Long Grove; (ii) the Long Grove Park District but solely on Park District property; (iii) an educational institution approved or authorized by the State and operating within the Village, but solely on the property of such educational institution.

B. A truck for catering consistent with the requirements of this Chapter.

C. A food truck operating as part of a special event approved by the Village so long as the food truck operator of such food truck is expressly exempt from the permitting requirements as part of the special event permit.

Notwithstanding the foregoing permit exemptions, a food truck and food truck operator shall nevertheless be required to comply with the requirements of Subsections 3-10-3.A,4 and .5, Subsections 3-10-3.B, and Subsections B through O of Section 3-10-5.

### **3-10-8. Revocation of License.**

The Village Manager may revoke any food truck operator or food truck permit issued pursuant to this Chapter under any of the following conditions:

A. The permit holder is found in violation of any provision of this Chapter (including violation of any applicable federal, State, or local ordinance, statute, law, or regulation relating to public health, safety, or fire protection).

B. The permit holder has made a false material statement in the permit application.

C. The permit holder fails to comply with any of the conditions of the permit issued pursuant to this Chapter.

D. The food truck operator operates without permission of the Venue Sponsor.



**FORM D – Exhibit B**

**Statement of the need and justification for the proposed text amendment.**

The Village of Long Grove has previously approved a pilot program to allow the operation of food trucks within designated areas of the Village. As a result of such pilot program, the President and Board of Trustees of the Village have determined that authorizing food truck vendors to operate in the Village pursuant to proper licensing and regulation will serve the best interests of the Village and its residents.

The Village Board has recommended the PCZBA consider a text amendment to Title 3 of the Village Code to establish proper regulations for the licensing and operation of food trucks in the Village to protect public health, safety, and welfare, including by ensuring that the operation of Food Trucks within the Village is safe and sanitary; does not impede the safe and efficient flow of traffic and use of vehicular, pedestrian, and parking facilities; and does not alter the nature or character of existing neighborhoods and land uses within the Village.

The Village Board further finds that adopting such licensing regulations will serve the best interests of the Village and its residents



**FORM D – Exhibit C**

**Statement concerning the conformity of the requested text amendment to the comprehensive plan and the official map of the village.**

The proposed text amendment will not alter or otherwise impact the official map of the Village of Long Grove.

The proposed text amendment is consistent with the goals and objectives of the official comprehensive plan. The proposed text amendment provides for standards and procedures for food truck vendors. By applying such regulations, the proposed text amendment will have several protections to ensure that such food truck vendors do not negatively impact the character of the community as a historic and rural place. While the amendment would provide regulations to check the use of food trucks, it would also provide such an opportunity for food trucks to operate within the village thereby advancing the Plan's goal to provide opportunities for economic growth.



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 July 18, 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 Village of Long Grove for a Text Amendment from the Municipal Code of Ordinances relating food trucks, all in accordance with the application on file with the Village of Long Grove.

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: Food Trucks." 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."

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 28th day of June 2023

Helen Wilson

Chair, Village of Long Grove PCZBA

Published in Daily Herald June 26, 2023 (4601891)

## 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 06/26/2023 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 # 4601891



VILLAGE OF LONG GROVE

ORDINANCE NO. 2023-O-\_\_\_\_

**ORDINANCE AMENDING TITLE 3 OF THE VILLAGE CODE  
ESTABLISHING FOOD TRUCK LICENSING REGULATIONS**

**WHEREAS**, the Village of Long Grove (the “**Village**”) has previously approved a pilot program to allow the operation of food trucks within designated areas of the Village; and

**WHEREAS**, as a result of such pilot program, the President and Board of Trustees of the Village (the “**Village Board**”) have determined that authorizing food truck vendors to operate in the Village pursuant to proper licensing and regulation will serve the best interests of the Village and its residents; and

**WHEREAS**, in furtherance of this determination, the Village Board hereby amends Title 3 of the Village Code to establish proper regulations for the licensing and operation of food trucks in the Village to protect public health, safety, and welfare, including by ensuring that the operation of Food Trucks within the Village is safe and sanitary; does not impede the safe and efficient flow of traffic and use of vehicular, pedestrian, and parking facilities; and does not alter the nature or character of existing neighborhoods and land uses within the Village; and

**WHEREAS**, the Village Board hereby finds that adopting such licensing regulations will serve the best interests of the Village and its residents; and

**WHEREAS**, to avoid any ambiguity regarding the permissibility of food truck as authorized under this Ordinance, the Village Board also directs that the Plan Commission/Zoning Board of Appeals (“**PCZBA**”) conduct the required public hearing to clarify that such food trucks are permitted temporary uses under the Village Zoning Code as provided in this Ordinance;

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Long Grove, County of Lake, State of Illinois, as follows:

**Section 1: Incorporation of Recitals.** The foregoing recitals are incorporated into and made a part of this Resolution.

**Section 2: Amendment to Title III of the Village Code.** Title 3 of the Village Code, entitled "Business Regulations," is hereby amended to add a new Chapter 10, to be entitled "Food Truck Licensing," which new Chapter 10 of Title 3 shall hereafter be and read as follows:

TITLE 3. BUSINESS LICENSING.

\* \* \*

Chapter 10. Food Truck Licensing.

**3-10-1. Definitions.**

For purposes of this Chapter, the following terms shall have the meanings indicated:

- A. "*Food Truck*" means a motorized vehicle that is equipped with facilities for cooking and/or preparing food and for selling such food at retail. For purposes of this definition, a motor vehicle used to deliver food from a food service establishment operating within an enclosed building to another location is not a Food Truck.
- B. "*Food Truck Operator*" means any person or entity: (i) offering for sale and immediate delivery any food from a food truck; or (ii) preparing food for sale in any food truck when such food is presented for sale within a Sponsoring Venue.
- C. "*Sponsoring Venue*" means private property comprised of a zoning lot or two or more contiguous zoning lots within any zoning district of the Village (but excluding the R1, R2, and R3 Zoning Districts).
- D. "*Truck for Catering*" means a motorized vehicle that is equipped with facilities for cooking and/or preparing food at a designated location for a specific event and only for the purpose of serving designated guests of the owner or occupant of such location and not for service to the general public; provided, however, that any truck attending an event for which food is served only to persons who have purchased or otherwise acquired tickets that have been made available to the general public shall not qualify as a "Truck for Catering."



E. “*Venue Sponsor*” means either:

1. The legal or beneficial owner(s) of any Sponsoring Venue upon which a food truck operator is authorized by such Venue Sponsor to operate a Food Truck for purposes of serving patrons of such lot and others; or
2. the permittee for a special event to be held in the Village, provided that such special event obtains a permit that expressly authorizes the use of food truck operators at specified locations within the Village.

**3-10-2. Permit Required.**

Each food truck operator and each food truck operating within the Village shall be required to obtain an annual permit pursuant to this Chapter. Annual permits shall be issued for a calendar year, irrespective of when such license is applied for or issued.

**3-10-3. Permit Applications.**

A. Food Truck Operators. Applicants for a food truck operator permit shall be required to complete an application therefor, which application shall require the following information and require the applicant to satisfy the following criteria:

1. The name, address, e-mail address, and phone number (including cellular phone number) of the Food Truck Operator. If such operator is a corporation, the name, address, e-mail address, and phone number of each officers and shareholders having greater than a 5% share in the corporation, as well as the name, address, e-mail address, and phone number of the manager of the Food Truck Operator. If such operator is a partnership, the name, address, e-mail address, and phone number of each general partner, as well as the name, address, e-mail address, and phone number of the manager of the Food Truck Operator. If such operator is a limited liability company, the name, address, e-mail address, and phone number of each member and manager of the limited liability company, as well as the name, address, e-mail address, and phone number of the manager of the Food Truck Operator.
2. Identification of the Food Truck vehicle(s), including license number, to be utilized within the Village.(each of which must also be permitted pursuant to Section 3-10-3.B).
3. The tax identification number of the Food Truck Operator.

4. Execution of an agreement with the Village that: (a) the Food Truck Operator shall account for all sales from any Food Truck occurring within the Village as sales within the Village of Long Grove for sales tax purposes, including the completion of appropriate forms to ensure the proper crediting of such sales taxes to the Village; (b) the Food Truck Operator shall submit to an audit by the Village regarding its sales tax reporting and cooperate with the Village regarding and such audit, provided that, to the extent that the audit determines an underreporting of sales taxes by more than five percent (5%) the Food Truck Operator shall be required to pay 200% of the amount underreported plus all fees and costs associated with such audit; (c) the Food Truck Operator shall adhere to all applicable federal, state, and local laws; (c) to indemnify, defend, and hold the Village (including its officers, officials, employees, agents, attorneys, and representatives) harmless from any claims of injuries, death, damage, loss, judgment, or other liability arising from the activities of the Food Truck Operator or involving any of such operator's Food Trucks; (e) the Food Truck Operator acknowledges and agrees that the Village may terminate a Food Truck Operator license for any violation of applicable law or terminate all food truck licenses if in the Village Board determines that doing so advances the best interests of the Village and its residents; and (f) the Food Truck Operator shall be responsible for reimbursing the Village for all costs and expenses (including reasonable attorneys' fees) relating to the enforcement of such agreement.
  5. Proof of general liability and other insurance in such amounts and from such insurers as the Village Manager may establish uniformly for all Food Truck Operators.
  6. Proof that the Food Truck Operator has not had a Food Truck Operator's license (or similar authorization) revoked or suspended by any other local governmental unit within the prior three (3) years.
  7. Such other information as the Village Manager may reasonably request.
- B. Food Trucks. Any food truck operator must obtain a food truck permit for each Food Truck to be operated within the Village. The application shall require the following information for each such Food Truck, and each Food Truck shall be required to satisfy the following criteria:
1. Proof that the Food Truck has appropriate licenses from the State of Illinois;
  2. Proof that the Food Truck has undergone inspection by, and has received all required licenses, approvals, and

authorizations from, the Lake County Health Department or equivalent authorizing agency.

3. Proof that adequate insurance in such amounts and from such insurers as the Village Manager may establish uniformly for all Food Truck.
  4. Proof that each Food Truck has successfully undergone an annual inspection by the Long Grove or Countryside Fire Protection District prior to use within the Village. Any cost relating to such inspection shall be borne by the Food Truck Operator.
- C. Venue Sponsor. A Venue Sponsor shall not be required to obtain a permit from the Village to host a Food Truck on a Sponsoring Venue. A Venue Sponsor for a special event, however, shall be required to provide such information regarding participating Food Trucks and Food Truck Operators as part of such Venue Sponsor's application for a special event. Any special event permit, license, or approval issued to a Venue Sponsor by the Village shall be subject to the provisions of this Chapter, whether or not such requirement is expressly set forth in the special event approval documentation.
- D. An applicant may be denied a permit under this Section of an application is incomplete or fails to meet the criteria set forth in this Section. Additionally, an applicant that has previously failed to comply with the provisions of a food truck permit (or similar authorization) either in the Village or in another locality may be denied a permit under this Chapter.

#### **3-10-4. Permits.**

Upon satisfactorily completing an application and meeting all application requirements, the Village Manager (or the Manager's designee) shall issue a permit for each Food Truck Operator, Food Truck, and (where applicable) Venue Sponsor.

#### **3-10-5. Permit Conditions.**

All permits issued pursuant to this Chapter shall be subject to the following conditions and requirements:

- A. All permits for Food Truck Operators and Food Trucks will be valid for one year, with an effective date of January 1 and an expiration date of December 31.
- B. Food trucks may operate on any Sponsoring Venue or as part of an approved special event, provided that the Food Truck Operator has been so authorized by the Venue Sponsor.



- C. No food truck may operate within the Village for more than eight hours during any twenty-four-hour period. Additionally, a food truck may only be located at a Sponsoring Venue during the actual business hours of the Venue Sponsor. Notwithstanding the foregoing, the hours of operation of a food truck may be varied pursuant to the terms of a Village special event permit.
- D. No Food Truck shall operate before 11:00 a.m. or after 10:00 p.m. on Sundays through Thursdays, nor before 10:00 a.m. or after 12:00 midnight on Fridays and Saturdays.
- E. Each food truck operator shall be required to maintain appropriate records to account for all sales from any food truck occurring within the Village as sales within the Village of Long Grove for sales tax purposes. A food truck operator shall deliver a copy of its sales tax return relating to sales within the Village contemporaneously with its delivery to the Illinois Department of revenue. Any failure to deliver such sales tax return, or to submit to or cooperate with any audit undertaken by the Village with respect to such sales tax returns, shall be grounds for automatic suspension of a food truck operator's license. If during the course of a sales tax audit the Village should discover that a food truck operator failed to remit required taxes the Village, such food truck operator's license may be suspended until all amounts due (including any amounts due pursuant to this Chapter) have been paid to the Village.
- F. In the event that any permit, approval, license, policy, or other required documentation for a food truck operator or any food truck shall expire during a calendar year,
  - 1. the food truck operator shall be required to cause such permit, approval, license, policy, or other required documentation to be renewed; and
  - 2. the food truck operator shall not be permitted to operate any food trucks within the Village pending delivery of such proof.
- G. Food truck operators operating at a Sponsoring Venue shall have written proof of authorization from the Venue Sponsor at all times during operation at such Sponsoring Venue.
- H. In order to mitigate any disturbances from noise, light, or other impacts of a Food Truck, the Village Manager or the Manager's designee may identify the particular location upon the premises of a Sponsoring Venue from which the Food Truck shall operate. Alternatively, for food truck operating in connection with a special event, the Village Manager may at any time in furtherance of the public convenience identify a location upon a Village parking lot near or adjacent to a Sponsoring Venue from which such Food Truck shall operate.

- I. If liquid propane gas is used in connection with any food truck, the following conditions shall be met:
  - 1. Cooking and warming equipment shall be in good working condition and regularly cleaned of grease or other combustible material;
  - 2. Portable liquid propane gas containers, piping, valves, and fittings which are located outside the food truck and are being used to fuel equipment shall be adequately protected to prevent tampering, damage by vehicles, or other hazards and shall be located in an approved location. Portable liquid gas containers shall be securely fastened in place by use of an approved method to prevent unauthorized movement, tipping, or regulator damage.
  - 3. Fittings, valves, and hoses used with liquid propane gas equipment shall be maintained in good working condition. When, in the opinion of the Fire Code Official, an unsafe condition exists with the fitting, valve, or hose used by the equipment, it shall be replaced or the equipment shall not be used.
  - 4. Liquid propane gas containers shall be stored within a suitable enclosure or otherwise protected against tampering.
  - 5. A Type I hood shall be installed at or above all commercial cooking appliances and domestic cooling appliances used for commercial purposes that produce grease-laden vapors.
  - 6. Combustible materials shall be kept a minimum of three feet from cooking appliances.
  - 7. A fire extinguisher of minimum size 2A10BC shall be provided in the cooking area. Cooking equipment involving vegetable or animal oils and fats shall be protected by a Class K rated portable fire extinguisher.
- J. Food trucks must provide receptacles for refuse and must establish and implement protocols for the proper disposal of all waste. Food truck operators shall be required to remove all refuse from the Sponsoring Venue and may not deposit such refuse in receptacles maintained by or on behalf of the Village. Food trucks or Venue Sponsors will make available compostable or reusable utensils, containers, and tableware for use in connection with any food truck.
- K. Food trucks must comply with all noise regulations of the Village.
- L. Food trucks may not provide seating or tables for their customers, with the exception of food trucks operating as part of an approved special event.

- M. Food trucks are allowed to display signage that is painted or permanently affixed to the vehicle. Food trucks are not allowed to display any additional signs, such as freestanding sandwich boards.
- N. Food trucks may not have amplified sound or music emanating from the vehicle.
- O. Food trucks shall not be allowed to park in fire lanes, handicap parking spaces, or in any other location that will impede traffic flow or create unsafe conditions for pedestrians.
- P. Venue Sponsors shall provide written notice to the Village Manager (or the Manager's designee) not less than three business days before food trucks are scheduled to be located at a Sponsoring Venue. The Village Manager may establish the manner and means for providing such notice. Such notice shall identify the date(s) and hours when the food trucks will be present, the locations of the food trucks, and the food truck(s) or food truck operator(s) to be located at the Sponsoring Venue. In no event may Sponsoring Venues within 500 feet of each other host food trucks at the same time. In the event that Venue Sponsors intend to host food trucks in violation of the preceding sentence, the Venue Sponsor first providing notice to the Village as provided in this Subsection P shall have the right to proceed.
- Q. Unless a special event permit is obtained from the Village, no Sponsoring Venue may host more than [two][three] food trucks at any time. A Venue Sponsor may have more than [two][three] but not more than [six][eight] as set forth in a special event permit.
- R. The Village Manager may establish other conditions to be incorporated into the terms of any food truck operator permit or food truck permit, so long as such conditions are either: (i) generally applicable to similarly situated permit holders, or (ii) related to a particular Sponsoring Venue or special event.

### **3-10-6. Fees.**

The fee for each annual Food Truck Operator permit shall be \$100.00. The fee for each Food Truck permit issued to an authorized Food Truck Operator shall be \$5.00. Notwithstanding the foregoing, all such fees relating to a food truck operator that has been issued a business license in connection with a business premises located within the Village shall be waived. All fees shall be payable to the Village of Long Grove.

### **3-10-7. Exemptions.**

Food truck permits shall not be required under the following conditions:



- A. A food truck operating under contract with either: (i) the Village of Long Grove; (ii) the Long Grove Park District but solely on Park District property; (iii) an educational institution approved or authorized by the State and operating within the Village, but solely on the property of such educational institution.
- B. A truck for catering consistent with the requirements of this Chapter.
- C. A food truck operating as part of a special event approved by the Village so long as the food truck operator of such food truck is expressly exempt from the permitting requirements as part of the special event permit.

Notwithstanding the foregoing permit exemptions, a food truck and food truck operator shall nevertheless be required to comply with the requirements of Subsections 3-10-3.A,4 and .5, Subsections 3-10-3.B, and Subsections B through O of Section 3-10-5.

### **3-10-8. Revocation of License.**

The Village Manager may revoke any food truck operator or food truck permit issued pursuant to this Chapter under any of the following conditions:

- A. The permit holder is found in violation of any provision of this Chapter (including violation of any applicable federal, State, or local ordinance, statute, law, or regulation relating to public health, safety, or fire protection).
- B. The permit holder has made a false material statement in the permit application.
- C. The permit holder fails to comply with any of the conditions of the permit issued pursuant to this Chapter.
- D. The food truck operator operates without permission of the Venue Sponsor.

**Section 3: Zoning Referral.** The Village Board hereby refers to the PCZBA a proposed amendment to the Zoning Code to clarify that food trucks as permitted under this Ordinance shall be an authorized temporary use within the Village (the “**Referral**”). The Village Manager shall cause appropriate notices to be provided and hearings to be conducted in furtherance of this Referral. In addition, the Village Manager is authorized and directed to defer any enforcement of the Zoning Code regarding food truck authorized

pursuant to this Ordinance prior to the conclusion of the Village Board's consideration of the Referral.

**Section 4.**    **Effective Date.** This Resolution shall be in full force and effect upon its passage and approval in the manner provided by law.

PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

Ayes:

Nays:

Absent:

Abstain:

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk

PCZBA-06-2023

LGFD Aptakisisic Road Station

5159/5161 Aptakisisic Road





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

To: Chairperson Wilson  
PCZBA Commissioners

From: Taylor Wegrzyn, Planner

Meeting Date: July 18, 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. Petitioner's Packet  
3. Certificate of Publication

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**Status:** Complete petition submitted 06/19/2023  
**Referral by Village Board:** Not required  
**Publication:** Daily Herald on June 29, 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.

### 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 Aptakisic 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 Aptakisic 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 Aptakisic 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.

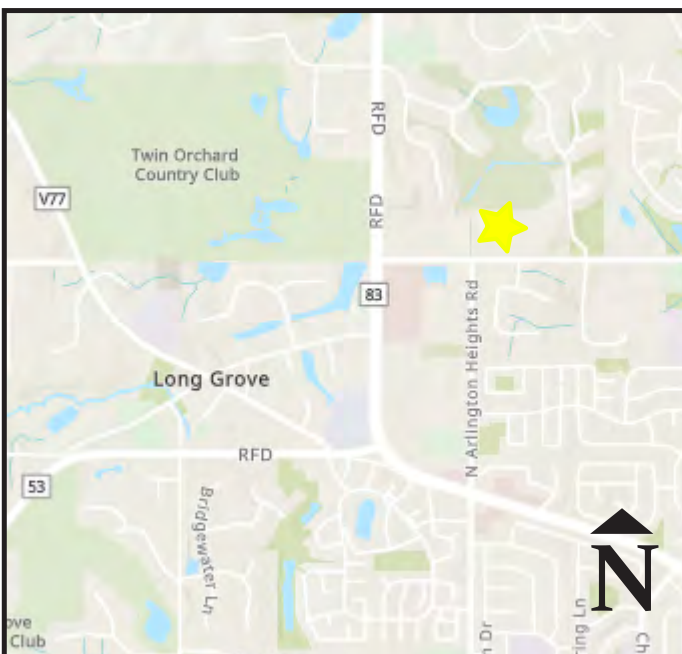
## Conclusions

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





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 x 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 x

If yes, full disclosure of all trustees, beneficiaries and their legal and equitable interests is required. Attach a copy of all documents showing ownership of the Property and the Applicant's and/ or Owner's control of or interest in the Property.

**1.5 Requested Action (Check as many as are applicable).**

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

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

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

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

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

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

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

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

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

**1.8 Consultants.**

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

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>	Address: <u>1804 N. Naper Blvd., Suite 350</u>
<u>Mt. Prospect, IL 60056</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).**

<u>  x  </u> Fully completed Application with applicable supplementary information	
<u>  x  </u> Non-refundable Filing Fee.	Amount: \$ <u>  100.00  </u>
<u>  x  </u> Planning Filing Fees.	Amount: \$ <u>  1,000.00  </u>
<u>  x  </u> 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>BIRACREST 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)**

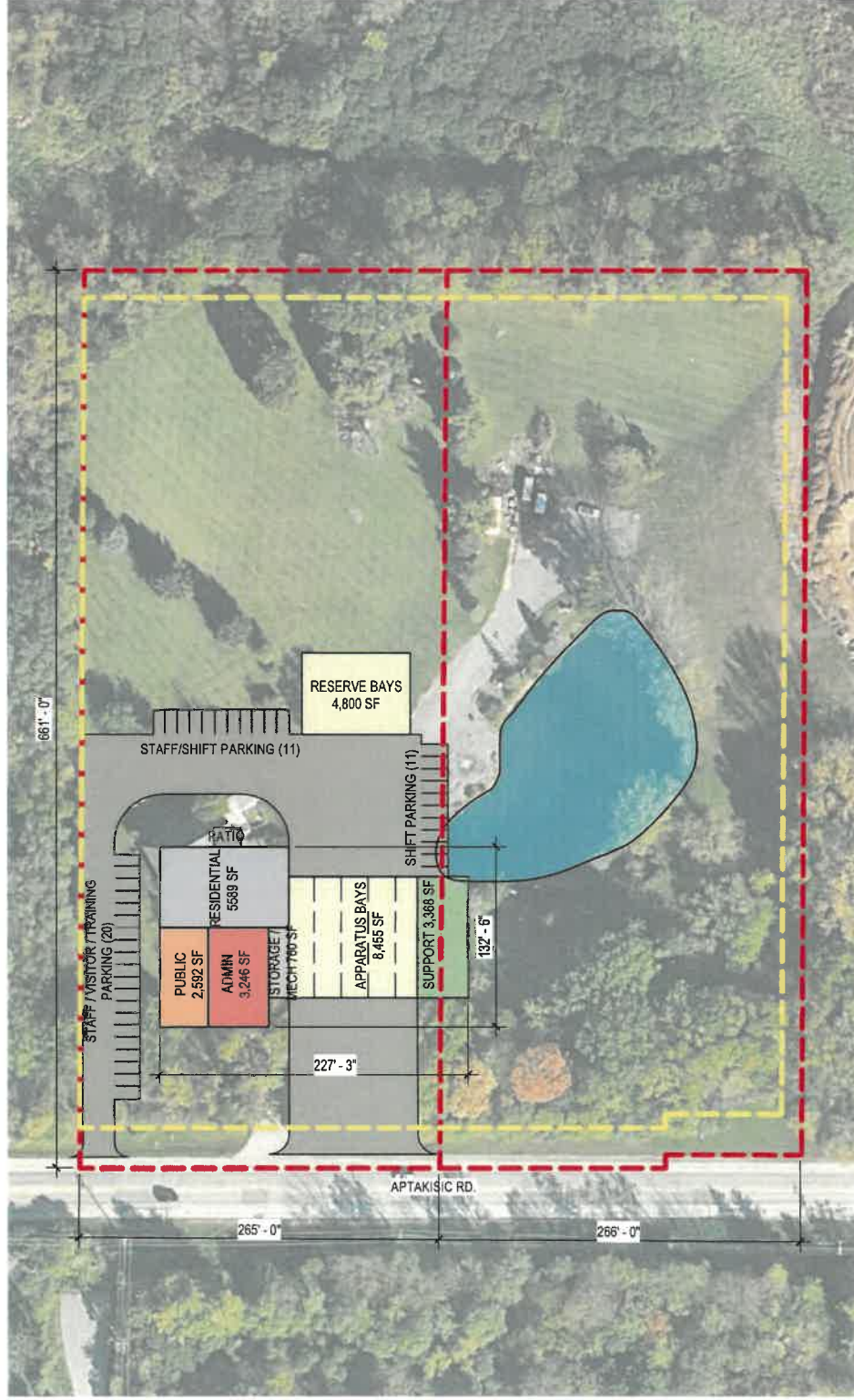
1. Filing fee	100.00
2. Planning fee	1,000.00
3. Professional fee escrow minimum deposit, which may be greater as determined by the village manager commensurate with scope of project	5,000.00**

**\*\* 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  
Job No. 23-3652.01  
Published 06/01/23  
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fgma



**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

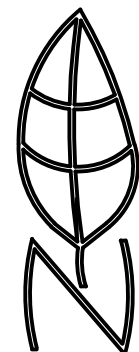
PROPERTY ADDRESS: 5159 & 5161 APTAKISIC ROAD, LONG GROVE, ILLINOIS

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'

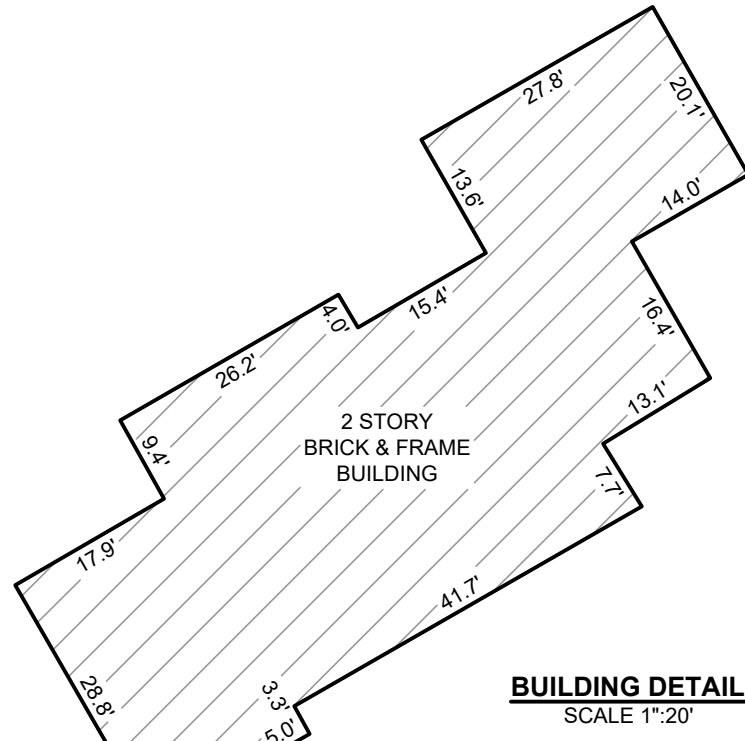
BASIS OF BEARING:  
WESTERLY LINE OF PARCEL AS FOUND  
MONUMENTED AND OCCUPIED  
N 00°14'00" E (ASSUMED)

P.I.N.:

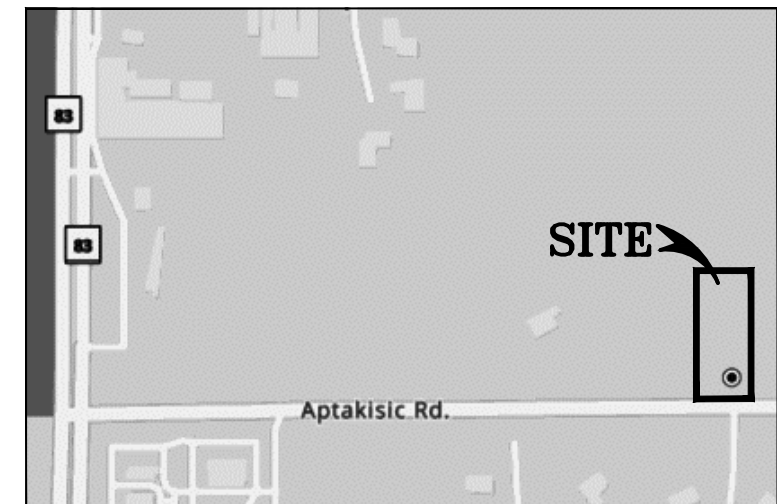
15-20-300-016-0000  
15-20-300-017-0000

LEGEND

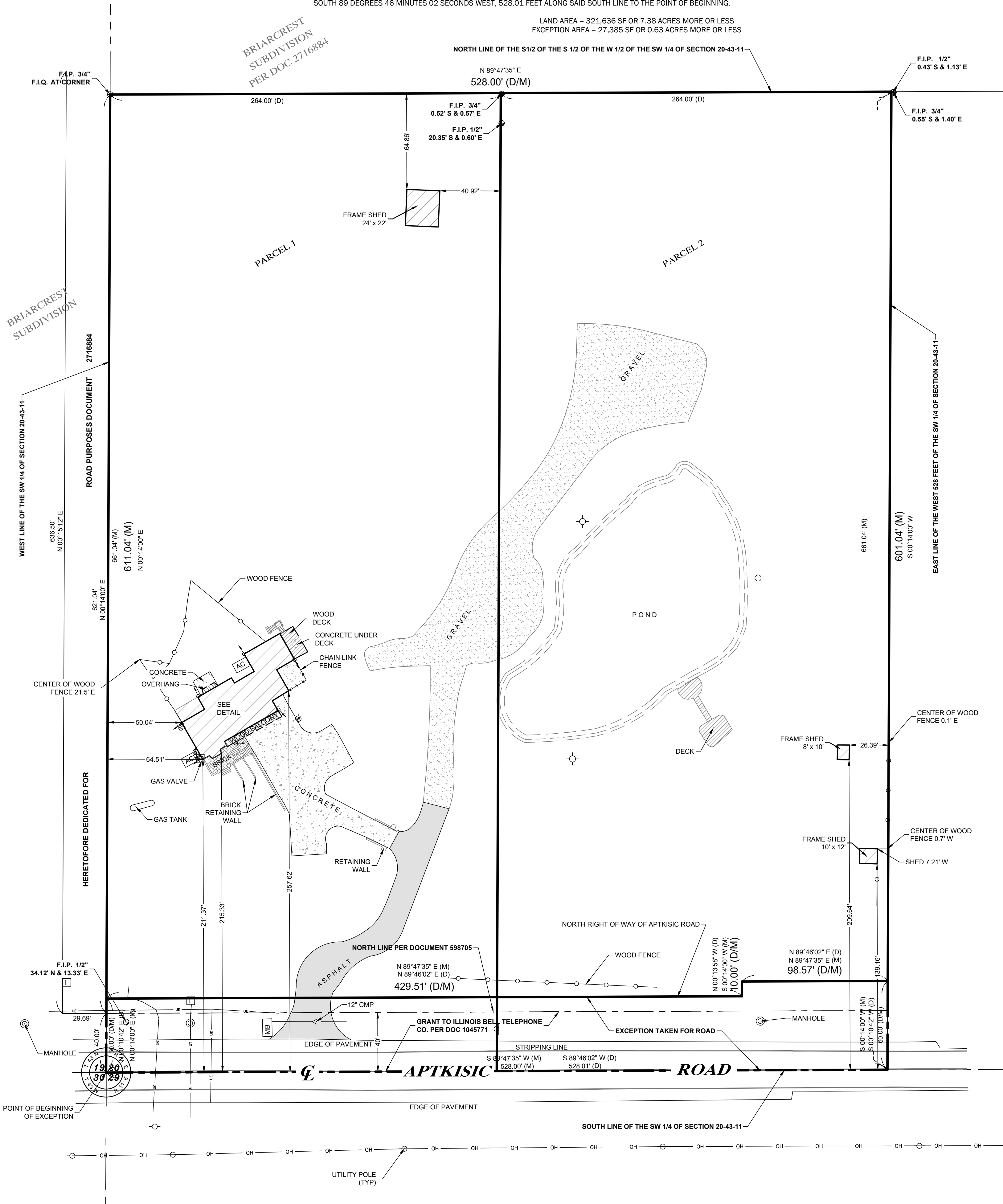
- |                           |                     |
|---------------------------|---------------------|
| EXISTING BOUNDARY         | MANHOLE             |
| EXISTING EASEMENT         | EXIST. CATCH BASIN  |
| EXISTING SETBACK          | EXIST. CURB INLET   |
| EXISTING CHAIN LINK FENCE | STORM SEWER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



BUILDING DETAIL  
SCALE 1"=20'



LOCATION MAP



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 JURISDICTION'S 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. 17097C0261K 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.



Know what's below.  
Call before you dig.

STATE OF ILLINOIS )  
COUNTY OF DUPAGE )

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 SURVEYING 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



DATE		
1		
2		
3		
4		
5		
6		



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  
DRAWN BY: NG  
CHECKED BY: TJC  
APPROVED BY: TJC  
DATE: 7/03/2023  
SCALE: HORIZ 1"=40'  
VERT NONE

SHEET  
1  
OF 1 SHEETS  
PROJ # 23-06-6000



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 July 18,  
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 Com-  
mission & 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 peti-  
tion by the Long Grove Fire Protection District for a Spe-  
cial 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 appli-  
cation 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 opportu-  
nity to make oral comments and ask questions concerning  
the proposed development and requested zoning relief de-  
scribed in this notice.

Additionally, any person may submit written comments re-  
garding 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 in-  
clude 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 in-  
cludes the following statement: "The comments herein  
provided are true to my best knowledge and belief under  
penalty of perjury."

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 28th day of June 2023

Helen Wilson  
Chair, Village of Long Grove PCZBA  
Published in Daily Herald June 29, 2023 (4602022)

## 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 06/29/2023

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 # 4602022

