



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

Tuesday, August 15, 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 July 18, 2023 Meeting Minutes
- 5. OLD BUSINESS**
 - a. PCZBA-06-2023 – Public Hearing – LGFD Aptakistic Road Station – 5159/5161 Aptakistic Road
- 6. NEW BUSINESS**
 - a. *PCZBA-08-2023 – 4359 IL Route 22 – Religious Facility

*the public hearing on the application for a special use permit at 4359 Illinois Route 22 that had been noticed for August 15, 2023 shall be continued. A future notice will be published and posted on the Village website once the new hearing date is set.
- 7. QUESTIONS AND COMMENTS**
- 8. ADJOURNMENT**

UPCOMING MEETING: Next regular meeting: September 5, 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 – July 18, 2023

Long Grove Village Hall

3110 Old McHenry Road, Long Grove, Illinois 60047

Present:

PCZBA Commissioners Helen Wilson, Chair, Magdalena Dworak-Matthews, Charles Cohn, Jeff Kazmer and Richard Terrett.

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

Absent: Sheldon Rubin and Brooke Bauer

Applicants: Applicant Kevin Rose (owner of 3305 Old McHenry Road) and Richard Grossman (attorney for Applicant Rose), Applicant Paul Segalla, Fire Chief for Long Grove Fire Protection District

Call to Order:

The meeting was called to order by Chairperson Wilson at 7:04 pm.

Visitor Business/Public Commentary:

There was no visitor business.

Approval of Minutes:

The minutes from the June 6, 2023 meeting were up for approval. Chair Wilson is abstaining because she did not attend the June 6, 2023 meeting. Commissioner Kazmer made a motion and Commissioner Dworak seconded the motion to approve the minutes. On a vote, the motion passed 3-0.

[WE DID NEW BUSINESS A. FIRST BECAUSE WE WERE WAITING FOR ANOTHER COMMISSIONER TO SHOW UP]

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. At the May 2, 2023 meeting, the Committee requested a continuation to allow additional time for Applicant Rose and neighboring owners (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. At the June 6, 2023 meeting, the Committee voted on the request and denied the request on a 2-1 vote. On a roll call vote, Applicant Rose's request was denied 2-1 with Commissioner Bauer voting against the motion to deny. Acting Chairperson Dworak abstained.

Planner Wegryzn stated that the request has not changed. Applicant Rose is still requesting a 15 foot setback variance. Planner Wegryzn presented a summary of the history of the application. After the June 6th meeting, the Village Board considered the request at the June 27, 2023 meeting. The Village Board passed a motion to remand the petition back to the PCZBA for an additional public hearing and a desire to see a larger number of votes cast by the PCZBA. Thus, this is considered a new public hearing and open to new testimony.

Applicant Rose asked a question as to why the Board requested a continuation at the May 2, 2023 meeting. Commissioner Cohn stated that the Board wanted to afford the Applicant and the Kuglers an opportunity to reach a compromise. A discussion ensued between Applicant Rose, Planner Wegryzn, Commissioner Kazmer and Commissioner Cohn regarding same including the location of the current driveway, the effect of placing impervious materials close to the property line, the effect on the trees located on the Kuglers' property, the view from the Kuglers' property, putting in an alternative driveway, planting an additional line of trees, etc. Attorney Grossman for Applicant Rose stated that based on the location of utility easements, etc., it will be difficult to construct a new driveway and that any gaps in the landscaping between the two properties will be filled in with additional landscaping.

Thomas Hood, attorney for the Kuglers, spoke on behalf of the Kuglers. He mentioned that a 50 foot setback is very deep and is one of the reasons why the Kuglers moved to Long Grove. He also said that a 35 foot variance request is material and unusual. Attorney Hood went through the standards that Applicant Rose has to satisfy fully in order to receive the requested variance and presented his opinion that Applicant Rose has not satisfied all such standards. Mr. Kugler then spoke about his feelings on the proposed garage. Mrs. Kugler then spoke about moving to Long Grove for privacy and that the garage will have a detrimental effect on her ability to enjoy her house. Applicant Rose pointed out that most of his neighbors have much larger garages. A discussion ensued between all the parties regarding the garage.

Chairperson Wilson asked if there is additional public commentary. There was no additional public commentary. Chairperson Wilson asked if any commissioners have comments or questions. Commissioner Cohn stated that the Applicant has not proved that the garage cannot be located anywhere else on the property and due to the fact that the zoning code has a 50 foot setback and the objection from the Kuglers, the setback should be enforced and the variance not approved. Commissioner Dworak once again stated her reason for abstaining since she is a neighbor to the Applicant and the Kuglers. Chairperson Wilson pointed to the variance standards and that such standards have not been fully satisfied.

Chairperson Wilson then asked for a motion to approve, deny or continue Applicant Rose's request. Commissioner Kazmer made a motion to deny the request. Commissioner Cohn

seconded the motion. On a roll call vote, Applicant Rose's request was denied 4-0. Commissioner Dworak abstained.

New Business:

a. PUBLIC HEARING – PCZBA-07-2023 – Food Truck Text Amendment

Planner Wegryzn does not have a presentation for the proposed text amendment because it does not involve a specific property. At the May 23, 2023 meeting, 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. The Village Board authorized the staff to fully implement the food truck program. There is one technicality that requires the approval of a change to the zoning code as follows:

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.”*

Commissioner Kazmer and Commissioner Dworak both asked questions regarding the food truck program which Planner Wegryzn answered. Commissioner Kazmer made a motion to adopt the language to amend the ordinance. Commissioner Dworak seconded the motion. The motion was unanimously passed 4-0.

b. PUBLIC HEARING – PCZBA—08-2023 – Public Meeting – LGFD Aptakisic Road Station – 5159/5161 Aptakisic Road

Planner Wegryzn presented his report. The property is located at 5159/5161 Aptakisic Road. It is currently zoned R2 single-family residential and has a single-family home and is approximately 7.5 acres. The request is a petition by the Long Grove Fire Protection District for a special use permit to construct and operate a fire station. The municipal code allows fire and police stations in all residential zoning districts as a special use. The fire department would relocate from the existing Old McHenry Road location. The proposed site plan was presented by Planner Wegryzn. Planner Wegryzn presented the standards for the issuance of a special use permit. The standards are as follows:

- (a) It is deemed necessary for the public convenience at that location;
- (b) It is so designed, located and proposed to be operated that the public health, safety and welfare will be protected;
- (c) It will not cause substantial injury to the value of other lots in the neighborhood in which it is located;
- (d) It conforms to the applicable regulations of the district in which it is to be located, except as may be recommended by the plan commission and approved by the village board or, except in the case of a planned development; and

(e) Owner can demonstrate, to the satisfaction of the village, that it has the capability and capacity, including, without limitation, the technological, personnel, and financial resources, to complete the project as proposed.

Chairperson Wilson asked if the Commissioners had any questions. Commissioner Cohn and Chairperson Wilson had a discussion regarding the location of the subject property.

Applicant Segalla, as the Fire Chief of the Long Grove Fire Protection District (the "District"), stated that they have outgrown its existing facility and wants to provide a more rapid response to the community. This new location is centrally located and provides access to two (2) major roads. The bond referendum was approved in the previous election and the funds exist to acquire the property and construct the station. The District expects to close on the property by the end of August, commence construction in April, 2024 and be completed and occupied by August, 2025. Commissioner Kazmer asked why a substation wasn't constructed. Applicant Segalla stated that for financial reasons, the District can only afford to staff one station and that the existing station will be sold. A discussion ensued regarding operating expenses, staffing, parking, traffic signaling, sale of the existing station, etc. The contract for this new location is subject to the receipt of the special use permit.

Chairperson Wilson went through the standards to grant a special use permit and asked if the new station will cause substantial injury to the value of other lots in the neighborhood. Applicant Segalla stated that he did not think the adjacent property owners values will be adversely affected. Chairperson Wilson asked if there any other alternative locations. Applicant Segalla stated that all other locations that were considered were not practical in terms of providing a timely response to the community. Applicant Segalla stated that the response time study was made available to the Village Board and is public record. Applicant Segalla also stated that there will obviously be noise but they will do their best to mitigate such noise and that the existing location has more neighbors.

Chairperson Wilson then opened up the meeting to public commentary:

1. Chickee Johnson of 5244 RFD asked about the ongoing renovations to Aptakistic Road and whether the road will have to be renovated again post-construction. Applicant Segalls stated that they are working with the Township to work together to minimize impact.
2. Greg Abshire of 5123 Arlington Heights Road stated that he is a former Lake County police officer and doesn't think the fire station on Aptakistic is practical. He thinks there are better locations.
3. David Weiner of 5281 RFD in Briarcrest stated that he feels like the referendum was pushed through and is concerned that with 25% of all calls from the assisted living facilities, that the new location is going to cause slower response times.
4. Jim Zuckleman if 5161 Aptakistic stated that he owns the neighboring Mulch Center and stated his support for the new locaiton but has some concerns. He would like to be connected to public water. He is also concerned about the noise.
5. Bill and Jane Brand of 5219 RFD in Briarcrest are concerned about the noise and resale value. They also are concerned about the financial viability of the project and the potential increase in traffic.

6. David Gould of 5259 Hilltop in Briarcrest stated that he is concerned about the location and the size of the building. He feels like there more due diligence needs to be performed with respect to the viability of alternative locations.

Applicant Segalla stated his gratitude for the appreciation from the Long Grove residents. A discussion ensued with the visitors regarding the proposed location of the new fire station. Chairperson Wilson asked how many people know about this new location and had hoped that more people would have shown up to this meeting to express their views and thinks that there should be another meeting to allow additional residents to attend and voice their opinions. Commissioner Cohn proposed a continuance of the special use permit request until August 15th to allow for additional public commentary. Planner Wegryzn stated that additional public notice is not required. Chairperson Wilson stated that she has serious concerns about the location of the proposed station and that Applicant Segalla needs to present additional evidence that the new location is the best location. Commissioner Terrett seconded the motion. The motion passed unanimously 5-0 to continue the request until the August 15, 2023 meeting to allow for additional public notice and to allow Applicant Segalla an opportunity to provide additional evidence to support the special use permit. A discussion ensued between the Commissioners regarding providing additional notice for the next meeting.

Questions and Comments:

Commissioner Rubin has retired from the PCZBA after 30 years of service. Chairperson Wilson wants to make sure he is recognized by the Village Trustees. No further questions or comments.

Adjournment:

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

The meeting was adjourned at 9:28 pm.

Respectfully Submitted,

Brett Smith

Brett Smith, PCZBA Secretary

PCZBA-06-2023

5159 Aptakisic Road /

5161 Aptakisic Road



PLAN COMMISSION/ZONING BOARD OF APPEALS STAFF REPORT

To: Chairperson Wilson
PCZBA Commissioners

From: Taylor Wegrzyn, Planner

Meeting Date: August 15, 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 Original Application Submittal
3. Certificate of Publication
4. Petitioner’s Revised Application Submittal
5. Referendum Extract
6. Public Comments Received Between 7.18 and 8.10

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 Aptakistic Road. We strongly recommend the Fire Department coordinate with LCDOT so the access improvements can be coordinated so that LCDOT could construct the necessary improvements within the Aptakistic Road right-of-way.
- The improvements are on the western property line, which does not allow for transitional grading could result in offsite stormwater runoff, which will not be allowed.
- The plans will need to show the ADA compliant parking stalls along with the accessible route to the building and to the Aptakistic Road right-of-way, connecting to the future pathway.

Zoning Department:

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

Comprehensive Plan and Planning Documents

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

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

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

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

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

Special Use Permit Standards

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

1. *General Standards.* No special use permit shall be recommended or granted pursuant to this section unless the owner shall establish that:
 - (a) It is deemed necessary for the public convenience at that location;
 - (b) It is so designed, located and proposed to be operated that the public health, safety and welfare will be protected;
 - (c) It will not cause substantial injury to the value of other lots in the neighborhood in which it is located;
 - (d) It conforms to the applicable regulations of the district in which it is to be located, except as may be recommended by the plan commission and approved by the village board or, except in the case of a planned development; and
 - (e) Owner can demonstrate, to the satisfaction of the village, that it has the capability and capacity, including, without limitation, the technological, personnel, and financial resources, to complete the project as proposed.
2. *Special Standards for Specified Special Uses.* When the district regulations authorizing any special use in a particular district impose special standards to be met by such use in such district, a permit for such use in such district shall not be recommended or granted unless the owner shall establish compliance with such special standards.
3. *Considerations.* in determining whether the owner's evidence establishes that the foregoing standards have been met, the plan commission shall consider:
 - (a) *Public Benefit.* Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.
 - (b) *Alternative Locations.* Whether and to what extent such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site.
 - (c) *Mitigation of Adverse Impacts.* Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.

July 18, 2023 PCZBA Meeting

The PCZBA first considered the Applicant's petition on July 18, 2023 during the PCZBA's regularly scheduled meeting. During that meeting, Chief Paul Segalla provided testimony, members of the public provided commentary, and the PCZBA discussed the petition. A motion was made to continue the public hearing until the

August 15th meeting to allow the petitioner an opportunity to provide additional information and to allow additional time for public commentary. That motion passed by a vote of 5-0.

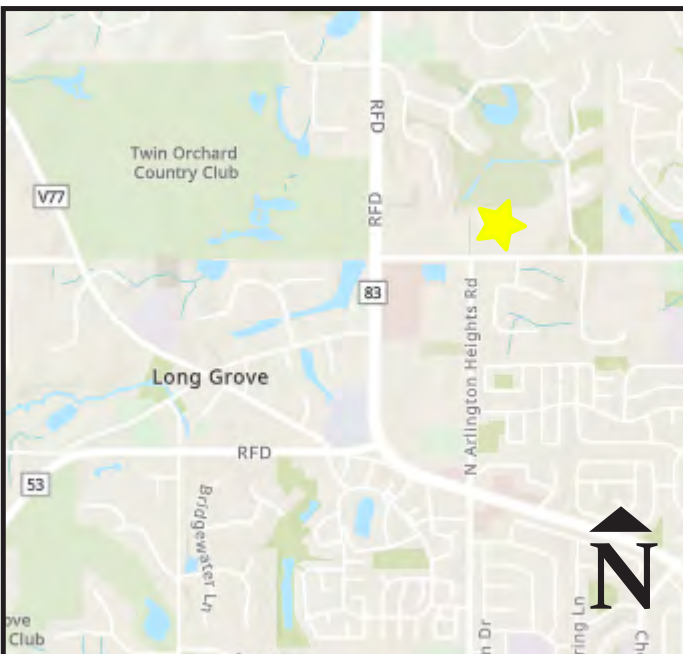
Conclusions

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

PLAN COMMISSION ZONING BOARD OF APPEALS GENERAL ZONING APPLICATION

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

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

1.2 Owner (if different from Applicant).

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

1.3 Property.

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

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

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

Present use of Property:

Residential Commercial _____ Office _____ Open Space _____ Vacant _____

Other (explain) n/a

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

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

1.4 Trustees Disclosure.

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

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

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

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

1.6 Supplemental Information (General):**

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

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

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

1.7 Supplemental Information (per specific request):

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

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

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

1.8 Consultants.

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

For owner: Name: <u>Law Offices of James R. Nelson</u>	For applicant: Name: <u>Ottosen DiNolfo Hasenbalg & Castaldo, Ltd</u>
Professional: <u>Attorney, James Nelson</u>	Professional: <u>Attorney, Adam Hudoba</u>
Address: <u>800 W. Central Road Mt. Prospect, IL 60056</u>	Address: <u>1804 N. Naper Blvd., Suite 350 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).

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

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

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

- 3.2 The Applicant acknowledges that the Village may seek additional information relating to this Application and agrees to provide the Village with such information in a timely manner. Failure to provide such information may be grounds for denying an Application.
- 3.3 The Applicant and Owner agree to reimburse the Village for any and all costs relating to the processing of this Application, including any consultants' fees. By signing this Application, Applicant and Owner agree to be jointly and severally liable for such costs, and Owner further agrees to the filing and foreclosure of a lien against the Property for all such costs plus all expenses relating to collection, if such costs are not paid within 30 days after mailing of a demand for payment.
- 3.4 The Applicant agrees that the Village and its representatives have the right, and are hereby granted permission and a license, to enter upon the Property, and into any structures located there on, for purposes of conducting any inspections that may be necessary in connection with this Application.
- 3.5 The Owner, Applicant, and/or designated representative is required to be present during the meeting.

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



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

FORM "B"

In addition to the information required by the General Zoning Application, the Applicant must provide specific supplemental information as required below for Applications for a Special Use Permit (non-PUD).

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

- (a) A survey, certified by a registered land surveyor, showing existing lot lines and dimensions, lot area, all easements, all public and private rights-of-way, and all streets across and adjacent to the lot.
- (b) A statement concerning the conformity or lack of conformity of the approval being requested to the official comprehensive plan and the official map of the village. When the approval being requested does not conform to the official comprehensive plan or the official map, reasons justifying the approval despite such lack of conformity shall be stated.

Fee Schedule for Special Use Permits (Per 12-12-2 Village Code)

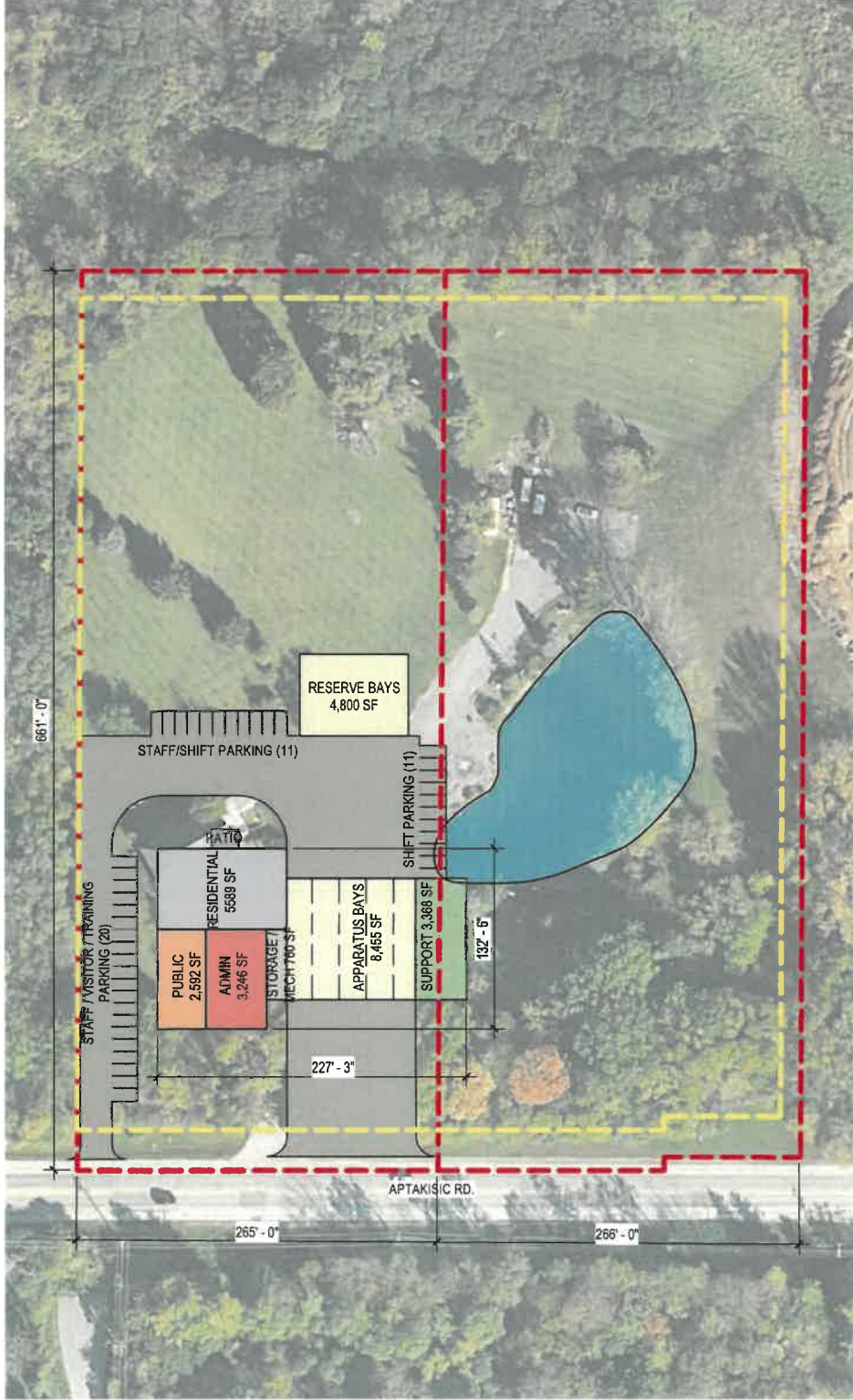
1. Filing fee	100.00
2. Planning fee	1,000.00
3. Professional fee escrow minimum deposit, which may be greater as determined by the village manager commensurate with scope of project	5,000.00**

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

ATTACHMENT 1.6(a)

LONG GROVE FPD HQ SPACE STUDY

5159 Aptakisic Road, Long Grove, IL 60047



AERIAL SITE VIEW

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



ATTACHMENT 1.6(b)

Total Lot Area:

Acres Combined 7.3930 acres
Square Feet Combined 322,039 square feet

Existing and Proposed Area:

Acres Combined 2.2039
Square Feet Combined 96,000 square feet of building, parking
and landscaping

Percentage of Total Development area Combined 30%

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

ATTACHMENT 1.6(c)

*Applicant will supplement this information at a future date.

ATTACHMENT 1.6(d)

*Applicant will supplement this information at a future date.

ATTACHMENT 1.6(e)

*Applicant will supplement this information at a future date.

ATTACHMENT FORM "B" (a)

Survey

*Applicant will supplement this information at a future date.

ATTACHMENT FORM "B" (b)

Conformity Statement

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

APPLICANT:

LONG GROVE FIRE PROTECTION DISTRICT

BY: Paul Segalla

Date: 6/12/2023

ALTA/NSPS LAND TITLE SURVEY

OF

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



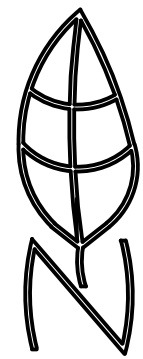
LOCATION MAP

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

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

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

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



40' 20' 0' 40'

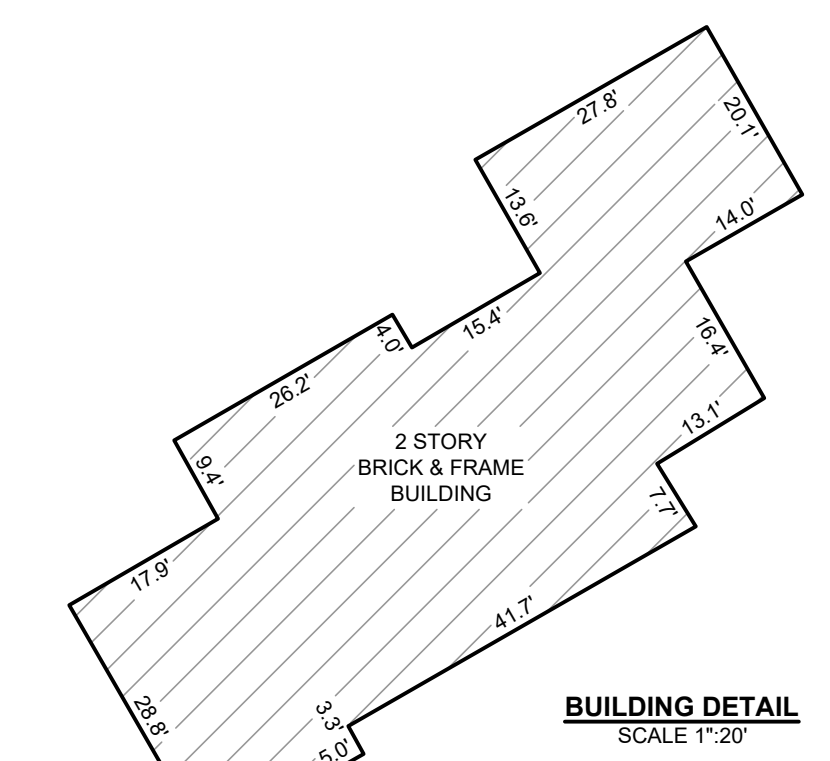
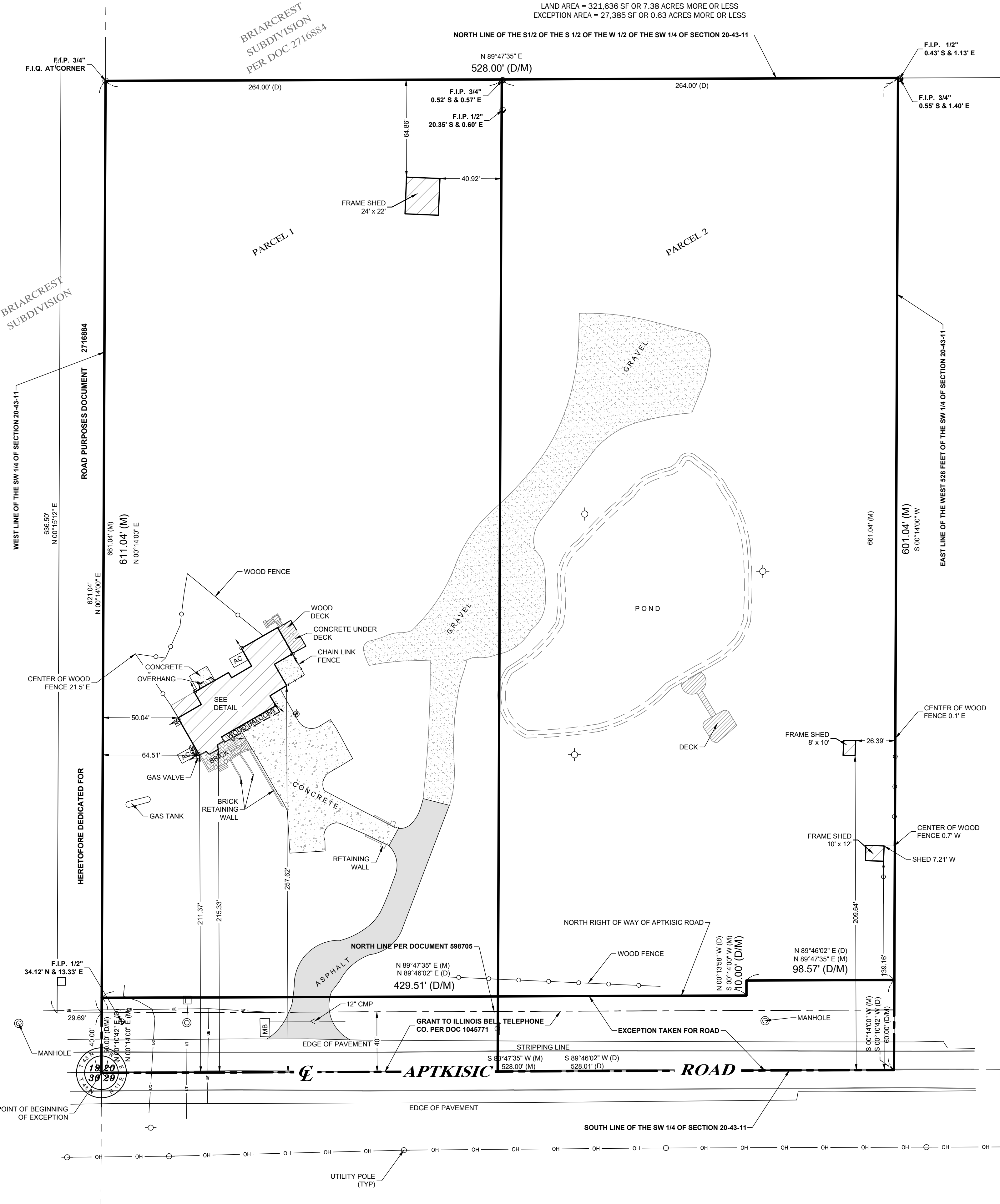
BASIS OF BEARING:
WESTERLY LINE OF PARCELS AS FOUND
MONUMENTED AND OCCUPIED
N 00°14'00" E (ASSUMED)

P.I.N.:

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

LEGEND

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



BUILDING DETAIL
SCALE 1"=20'

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

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

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

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

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

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

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



Know what's below.
Call before you dig.

PRELIMINARY

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

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 Special
Use Permit and/or any other necessary or appropriate
zoning relief relating to a proposed Fire Station on the
property described below, all in accordance with the 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 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



August 10, 2023

via e-mail

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

Dear Honorable Commissioners,

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

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

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

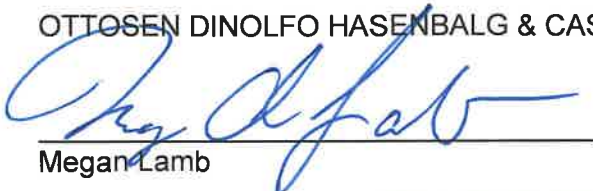
- The table requested at Section 1.6(c).
- The certificate of a registered architect requested at Section 1.6(d).
- The landscape development plan, as requested at 1.6(e).

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

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

Sincerely,

OTTOSEN DINOLFO HASENBALG & CASTALDO, LTD.



Megan Lamb



3110 Old McHenry Road 60047-9635
Phone: 847-634-9440 Fax: 847-634-9408
www.longgroveil.gov

PLAN COMMISSION ZONING BOARD OF APPEALS GENERAL ZONING APPLICATION

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

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

1.2 Owner (if different from Applicant).

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

1.3 Property.

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

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

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

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

Present use of Property:

Residential Commercial _____ Office _____ Open Space _____ Vacant _____

Other (explain) n/a

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

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

1.4 Trustees Disclosure.

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

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

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

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

1.6 Supplemental Information (General):**

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

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

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

1.7 Supplemental Information (per specific request):

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

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

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

1.8 Consultants.

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

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

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

1.9 Village Officials or Employees.

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

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

1.10 Successive Applications (5-11-9).

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

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

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

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

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

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

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

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

- 3.2 The Applicant acknowledges that the Village may seek additional information relating to this Application and agrees to provide the Village with such information in a timely manner. Failure to provide such information may be grounds for denying an Application.
- 3.3 The Applicant and Owner agree to reimburse the Village for any and all costs relating to the processing of this Application, including any consultants' fees. By signing this Application, Applicant and Owner agree to be jointly and severally liable for such costs, and Owner further agrees to the filing and foreclosure of a lien against the Property for all such costs plus all expenses relating to collection, if such costs are not paid within 30 days after mailing of a demand for payment.
- 3.4 The Applicant agrees that the Village and its representatives have the right, and are hereby granted permission and a license, to enter upon the Property, and into any structures located there on, for purposes of conducting any inspections that may be necessary in connection with this Application.
- 3.5 **The Owner, Applicant, and/or designated representative is required to be present during the meeting.**

Name of Owner

Name of Applicant

Signature of Owner Date

Signature of Applicant Date



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

FORM “B”

In addition to the information required by the General Zoning Application, the Applicant must provide specific supplemental information as required below for Applications for a Special Use Permit (non-PUD).

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

- (a) A survey, certified by a registered land surveyor, showing existing lot lines and dimensions, lot area, all easements, all public and private rights-of-way, and all streets across and adjacent to the lot.
- (b) A statement concerning the conformity or lack of conformity of the approval being requested to the official comprehensive plan and the official map of the village. When the approval being requested does not conform to the official comprehensive plan or the official map, reasons justifying the approval despite such lack of conformity shall be stated.

Fee Schedule for Special Use Permits (Per 12-12-2 Village Code)

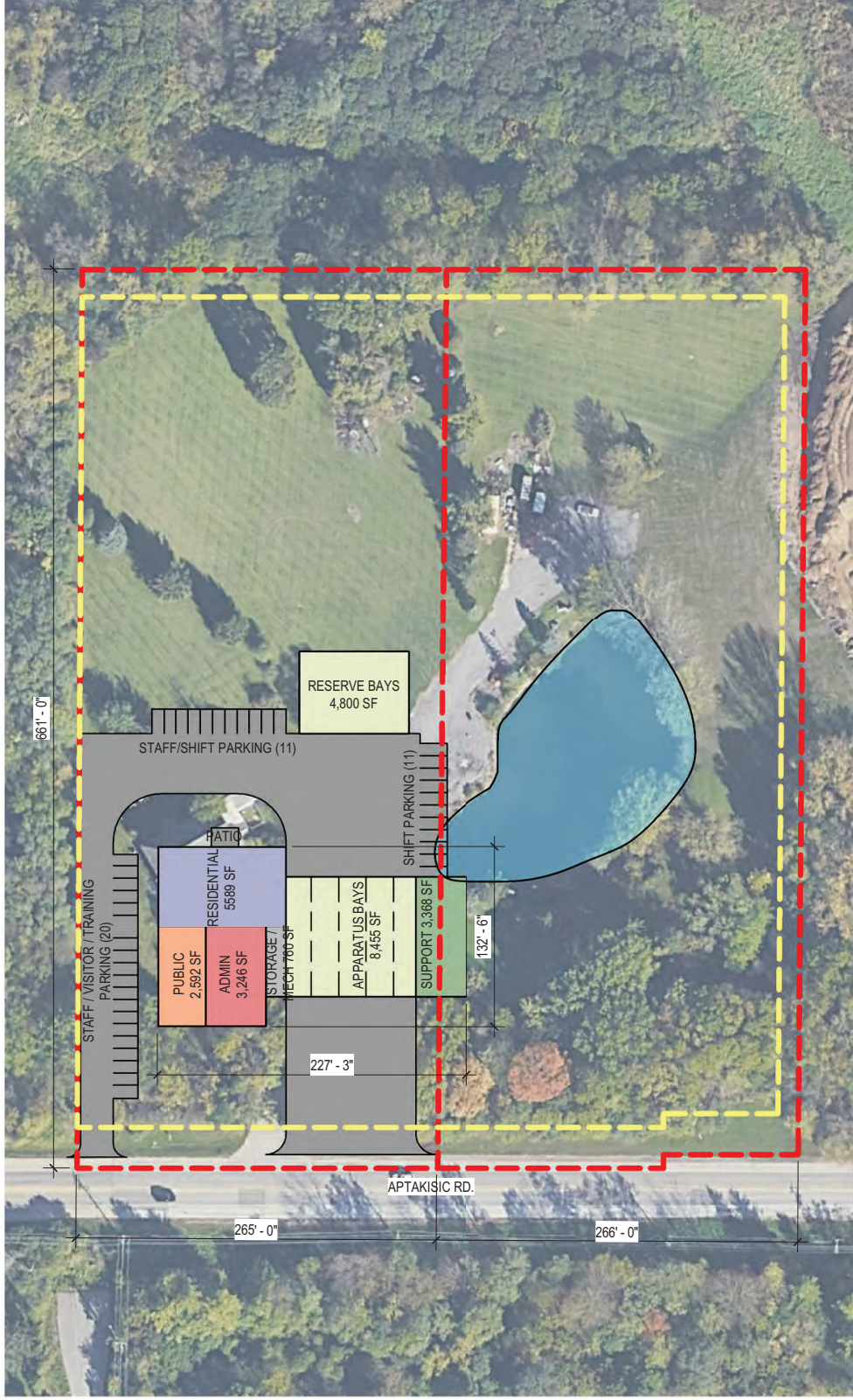
1. Filing fee	100.00
2. Planning fee	1,000.00
3. Professional fee escrow minimum deposit, which may be greater as determined by the village manager commensurate with scope of project	5,000.00**

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

ATTACHMENT 1.6(a)

LONG GROVE FPD HQ SPACE STUDY

5159 Aptakisic Road, Long Grove, IL 60047



AERIAL SITE VIEW

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



ATTACHMENT 1.6(b)

Total Lot Area:

Acres Combined 7.3930 acres
Square Feet Combined 322,039 square feet

Existing and Proposed Area:

Acres Combined 2.2039
Square Feet Combined 96,000 square feet of building, parking and landscaping
Percentage of Total Development area Combined 30%
gross and net floor area devoted to residential uses, business uses, office uses, college uses, and institutional uses Combined 24,000 sq foot fire station and 4,800 square foot vehicle storage

ATTACHMENT 1.6(c)

*Applicant will supplement this information at a future date.

ATTACHMENT 1.6(d)

*Applicant will supplement this information at a future date.

ATTACHMENT 1.6(e)

*Applicant will supplement this information at a future date.

ATTACHMENT FORM "B" (a)

Survey

*Applicant will supplement this information at a future date.

ATTACHMENT FORM "B" (b)

Conformity Statement

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

APPLICANT:

LONG GROVE FIRE PROTECTION DISTRICT

BY: _____

Date: _____

LEGAL DESCRIPTION OF PROPERTIES

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

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

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

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

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

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

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

EXHIBIT A

ALTA/NSPS LAND TITLE SURVEY

OF

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



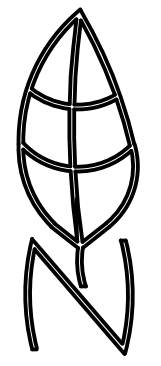
LOCATION MAP

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

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.

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

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



40' 20' 0' 40'

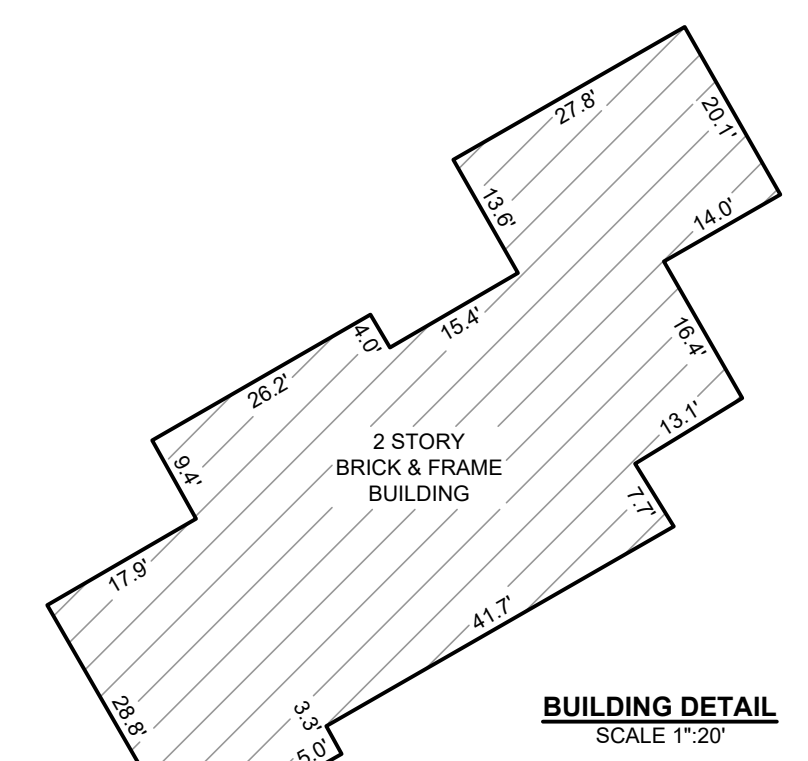
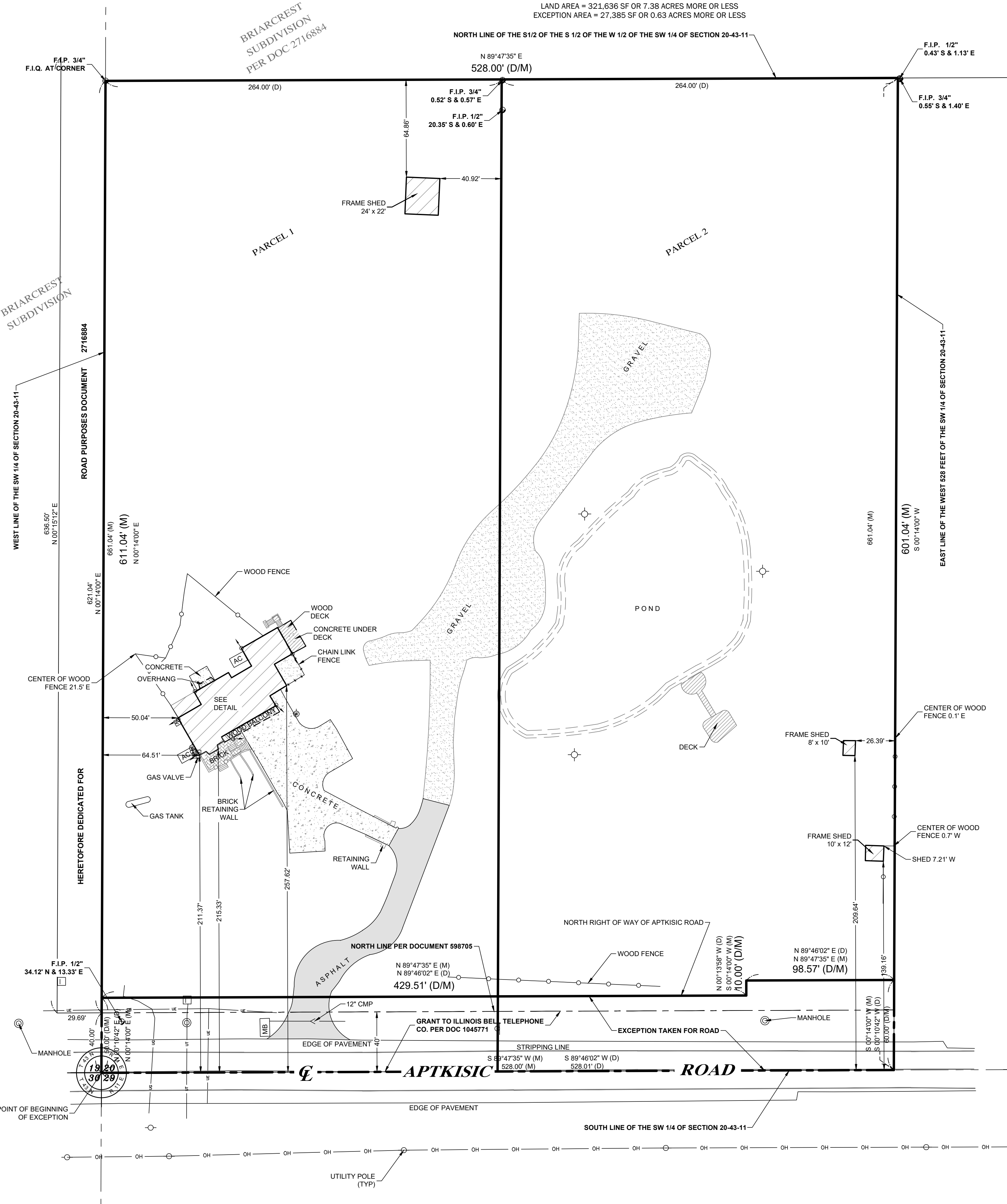
BASIS OF BEARING:
WESTERLY LINE OF PARCELS AS FOUND
MONUMENTED AND OCCUPIED
N 00°14'00" E (ASSUMED)

P.I.N.:

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

LEGEND

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



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

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

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

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

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD 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

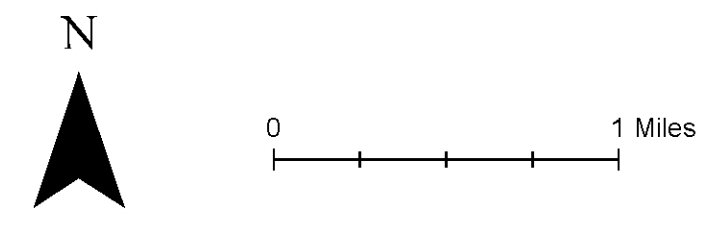


PRELIMINARY



DATE		<h2>EXHIBIT B</h2>	<p>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</p>	<p>ALTA/NSPS LAND TITLE SURVEY 5159 & 5161 APTAKISIC ROAD LONG GROVE, ILLINOIS 60047</p>	FIELD CREW: PW	<p>SHEET 1 OF 1 SHEETS PROJ # 23-06-6000</p>
1						
2						
3						
4						
5						

Long Grove Fire District Response Time Map 2023 1165 Old McHenry



● **1165 Old McHenry**
 Long Grove Fire District
Time:
 0 - 3.5 min
 3.5 - 5 min
 5 - 6.5 min
 6.5 - 8.75 min

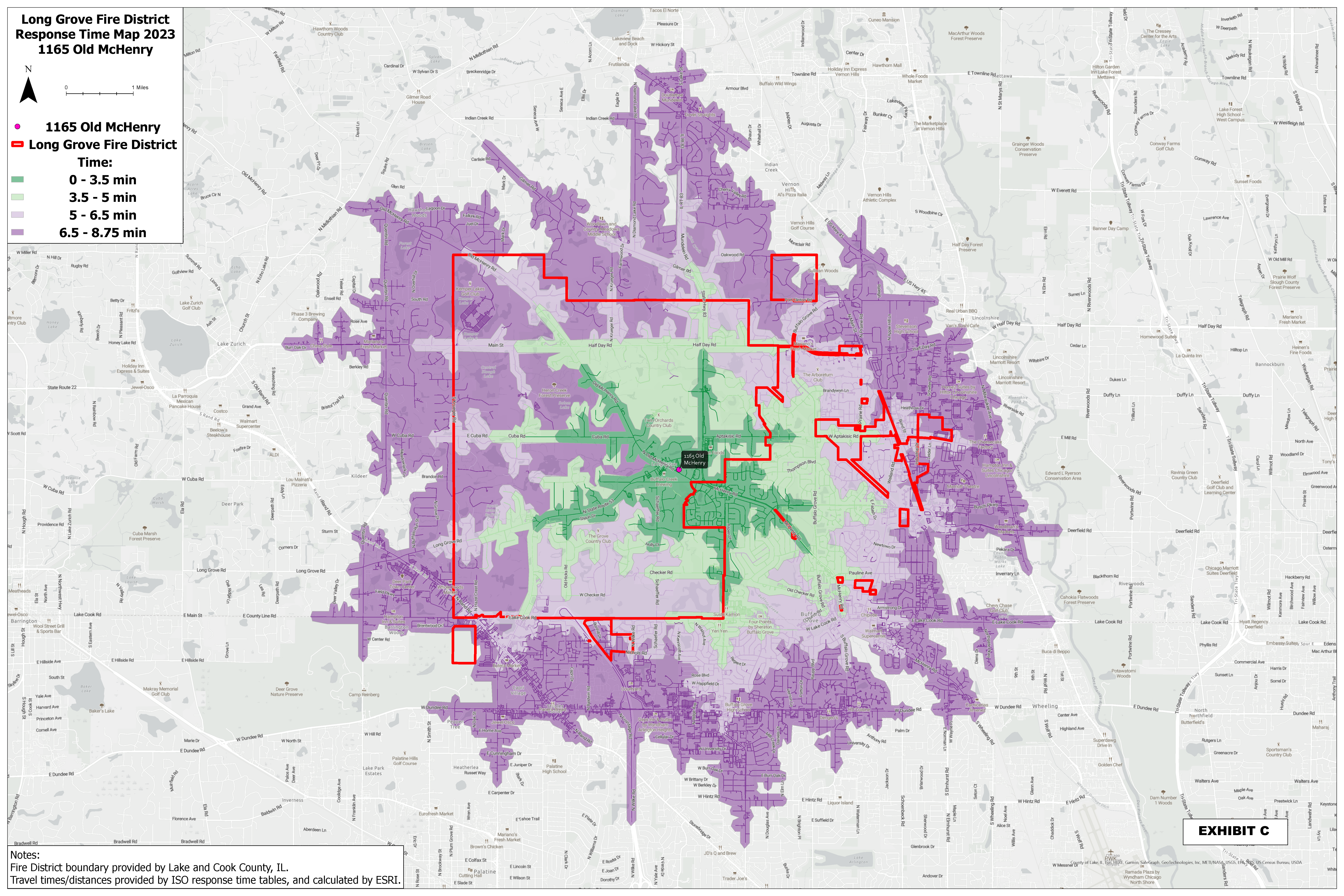
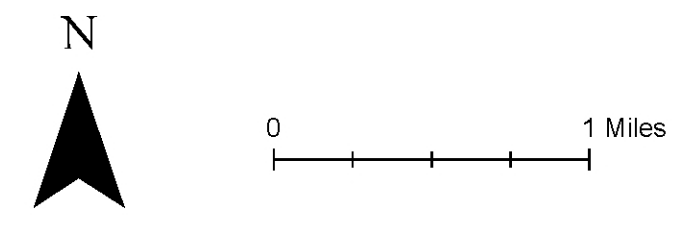


EXHIBIT C

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

**Long Grove Fire District
Response Time Map 2023
5132 Aptakisic**



5132 Aptakisic

Long Grove Fire District

Time:

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

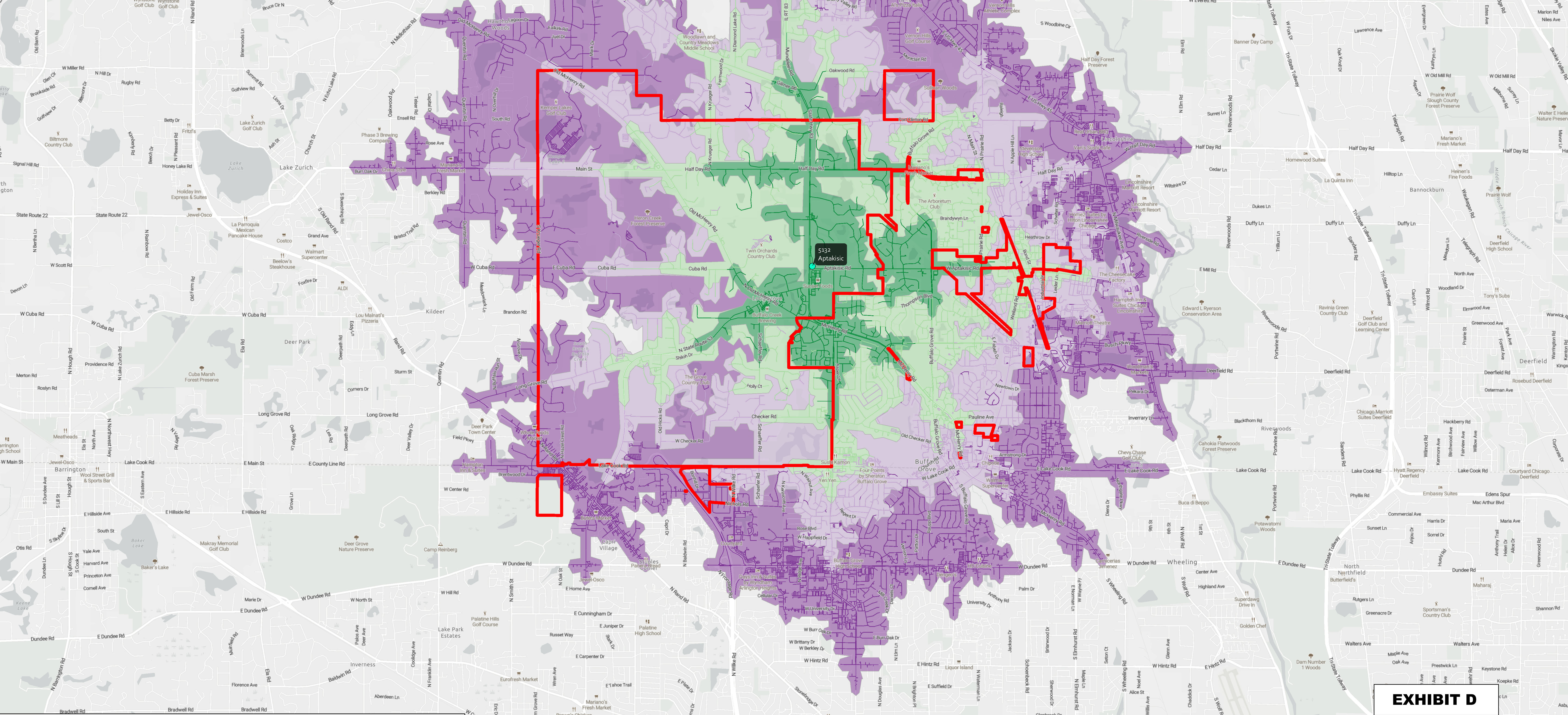


EXHIBIT D

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

ABSTRACT OF VOTES

QUESTION OF PUBLIC POLICY ONLY

LONG GROVE FIRE PROTECTION DISTRICT

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

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

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

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

REFERENDUM **PASSED** X **FAILED** _____ **TOTAL FOR:** 440 **AGAINST:** 358

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



Anthony Vega
Lake County Clerk
Election Authority

To whom it may concern,

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

Thank you for your time and consideration.

Sincerely,

The Jackson Family

PCZBA-08-2023
4359 IL Route 22



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

To: Chairperson Wilson
PCZBA Commissioners

From: Taylor Wegrzyn, Planner

Meeting Date: August 15, 2023

Property: 4359 IL Route 22

Re: PCZBA-08-2023
Religious Facility

Attachments: 1. Location Map
2. Certificate of Publication
3. Public Hearing Notice of Continuation
4. Petitioner's Submittal
5. Plat of Survey
6. Public Comments Received (by 8.10.23)

Status: Continuation Requested
Referral by Village Board: Not required
Publication: Not required – published on 7/27/2023

Applicant Sai Shiv Mandir & Spiritual Center
4359 IL Route 22
Long Grove, IL 60047

Owner Laxmi Dubey
8872 Jody Lane, #1C
Des Plaines, IL 60016

Request

The Petitioner is requesting approval of a Special Use Permit for a Religious Facility on the Subject Property which is located within the R1 Zoning District. Section 5-3-6(B) of the Long Grove Code of Ordinances permits a Religious Facility as a Special Use Permit within the R1 Zoning District.

Petition Status

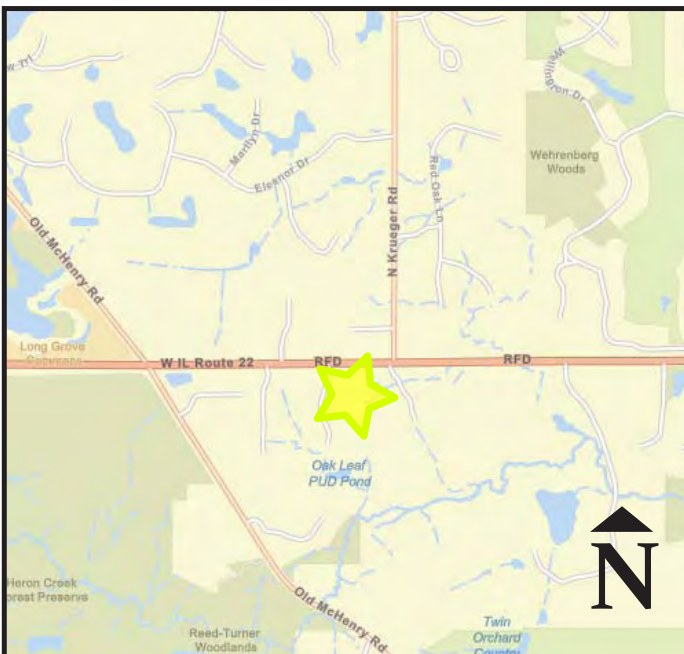
On July 27, 2023 a public hearing notice was published, posted, and mailed pursuant to the requirements of Section 5-11-10 of the Long Grove Code of Ordinances. Following the publication of this notice, the Village received numerous requests from members of the public and the petitioner to continue the public hearing. After consultation with the Village Attorney, it was determined that a continuation would be an appropriate measure to allow additional preparation time for all parties. A second public notice was mailed out to those who received the initial notice and emailed to those who had submitted comments to the Village. Additionally, copies were posted on the Village website and at Long Grove Village Hall. A copy is included within this agenda packet.

Recommendation

It is the recommendation of the Village Attorney and staff that the PCZBA move to continue the public hearing. Since additional information may be submitted during the continuation period, it is recommended that discussion be stayed until the continuation of the hearing. Members of the public may continue to submit public commentary during this period by email to longgrove@mundelein.org. Written comments should include the full name and address of the author and include in the subject line "Re: 4359 IL Route 22." 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."

TW

Location Map: 4359 IL Route 22



Legend

 Subject Property



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

PUBLIC NOTICE IS HEREBY GIVEN that on August 15, 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 Sai Shiv Mandir and Spiritual Community Center for a Special Use Permit and/or any other necessary or appropriate zoning relief relating to a proposed Religious Facility on the property described below, all in accordance with the application on file with the Village of Long Grove. The property that is the subject of said application is located at 4359 IL Route 22, Long Grove, IL 60047.
P.I.N. 14-24-200-040

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 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: 4359 IL Route 22." 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 25th day of July 2023

Helen Wilson

Chair, Village of Long Grove PCZBA

Published in Daily Herald July 27, 2023 (4603326)

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 07/27/2023 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 *Doula Baltz*
Designee of the Publisher of the Daily Herald

Control # 4603326





**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 the public hearing on the application for a special use permit at 4359 Illinois Route 22 that had been noticed for August 15, 2023 shall be continued. A future notice will be published and posted on the Village website once the new hearing date is set. The property that is the subject of said application is located at 4359 IL Route 22, Long Grove, IL 60047.

Dated at Long Grove, Illinois this 2nd day of August 2023

Helen Wilson
Chair, Village of Long Grove PCZBA



PARIKH LAW GROUP, LLC

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Chicago, Illinois 60606

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www.plgfirm.com

July 10, 2023

Village of Long Grove
Plan Commission Zoning Board of Appeals
Attn: Mr. Gregory Jackson, Village Manager
3110 Old McHenry Road
Long Grove, Illinois 60047
Via E-mail: gjackson@longgroveil.gov

Re: *Special Use Permit Application*
4359 IL 22, Long Grove, Illinois 60047

Dear Mr. Jackson:

As you know, our firm represents Mrs. Laxmi Dubey (“Mrs. Dubey”) and Sai Shiv Mandir & Spiritual Center. My client, Mrs. Dubey, is the current record title holder of the property located at 4359 IL 22, Long Grove, Illinois 60047 (“Property”). Please allow this letter to provide information pertaining to the enclosed application for a special use permit.

First, please be advised that my clients are interested in using the Property as the location for their proposed temple. Although there will be denominational services being provided to those who identify as Hindus, please further note that the proposed temple will likewise be used as a center that is open to the community at large and providing additional, non-denominational services such as yoga and meditation. We believe the use of this Property as a temple will benefit the Long Grove community, provide an additional place of worship for practitioners, and provide other spiritual and health services.

The Property appears to be surrounded by residential properties. To the North of the Property is 4501 Krueger Court which is approximately 495 feet from the Property and which is a residential dwelling. To the Northwest of the Property is 4392 IL 22 which is approximately 605 feet from the Property and which is a residential dwelling. To the West is 4361 IL 22 which is approximately 272 feet from the Property and which is a residential dwelling. To the East of the Property is 4355 Blackhawk Lane which is approximately 365 feet from the Property and which is a residential dwelling. There are no properties to the South of this Property as this Property sits approximately 1200 feet deep. A graphical depiction of the surrounding properties is included herein.

Enclosed herein are the following:

- 1) Village of Long Grove Plan Commission Zoning Board of Appeals General Zoning Application;

RECEIVED

JUL 14 2023

Community Development
Village of Mundelein

- 2) Special Use Permit Application;
- 3) Survey/Parking Plan for Proposed Special Use;
- 4) Legal Description of the Property; and,
- 5) Trustee's Deed Evidencing Title to the Property

We appreciate the Village's review of the enclosed. Please advise of any questions or comments you may have. We look forward to working with you to get this special use permit in place. Thank you!

Sincerely,

/s/ Anish Parikh



3110 Old McHenry Road • Long Grove, IL 60047-9635

Phone: 847-634-9440 • Fax: 847-634-9408

www.longgroveil.gov

PLAN COMMISSION ZONING BOARD OF APPEALS GENERAL ZONING APPLICATION

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

1.1 **Applicant Name:** Sai Shiv Mandir & Spiritual Community Center

Address: 4359 IL 22, Long Grove, IL 60047

Telephone Number: 872-203-4502 Fax number: _____

E-mail Address: rajpandit5678@gmail.com

Applicant's Interest in Property: Proposed Temple Location

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

Name: Laxmi Dubey

Address: 8872 Jody Lane, #1C, Des Plaines, IL 60016

Telephone Number: 773-312-2835 Fax number: _____

E-mail Address: _____

1.3 **Property.**

Address of Property: 4359 IL 22, Long Grove, IL 60047

Legal Description: Please attach Parcel Index Number(s): 14242000400000

Present Zoning Classification: R1 - Residential Size of Property (in acres): Appx. 7.62 Acres

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

If yes, please identify the ordinance or other document granting such zoning relief: _____

Describe the nature of the zoning relief granted: Desired Special Use Approval to Operate Temple

Present use of Property:

Residential R1 Commercial _____ Office _____ Open Space _____ Vacant _____

Other (explain) _____

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

	Zoning Classification	Land Use
North:	_____	_____
South:	_____	_____
East:	_____	_____
West:	_____	_____

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).

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

1.6 Supplemental Information (General):**

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

- (a) A description or graphic representation of any development or construction that will occur or any use that will be established or maintained if the requested relief is granted. No exterior or interior changes to the structure at this time.
- (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 REDOING DRIVEWAY ONLY
 - 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. NONE
- (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. Open to Village Requirements based on sq. footage
- (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): Village shall provide requirements

- 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: <u>Marc Tudor</u>	Name: <u>Sergei Safonov</u>
Professional: <u>Civil Engineer Contractor</u>	Professional: <u>Architect</u>
Address: _____	Address: <u>1750 Charles Drive, Wheeling, IL 60090</u>
Telephone: <u>312-593-3747</u>	Telephone: <u>847-980-7440</u>
E-mail: <u>marctudor@yahoo.com</u>	E-mail: <u>sergei@studiosaf.com</u>

Name: <u>Zisong Feng</u>	Name: _____
Professional: <u>Architect</u>	Professional: _____
Address: <u>651 W. Washington Blvd.</u>	Address: _____
Telephone: <u>312-399-2089</u>	Telephone: _____
E-mail: <u>zfeng@zfengarchitect.com</u>	E-mail: _____

1.9 Village Officials or Employees.

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

Laxmi DUBEY
Name of Owner

Laxmi 06/12/2023
Signature of Owner Date

× Hemraj DUBEY
Name of Applicant

[Signature] 06/12-23
Signature of Applicant Date



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

FORM "B"

In addition to the information required by the General Zoning Application, the Applicant must provide specific supplemental information as required below for Applications for a Special Use Permit (non-PUD).

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

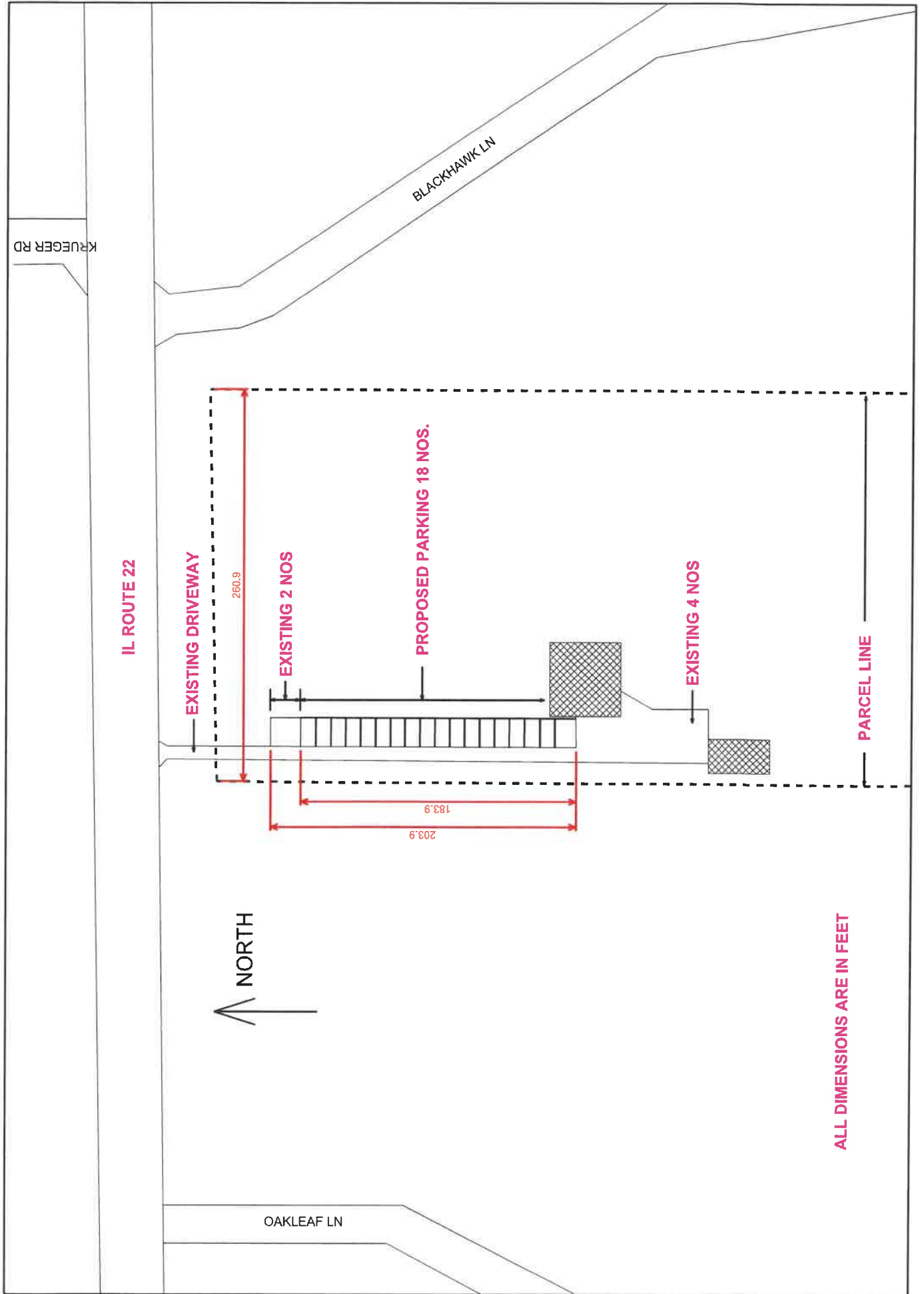
- (a) A survey, certified by a registered land surveyor, showing existing lot lines and dimensions, lot area, all easements, all public and private rights-of-way, and all streets across and adjacent to the lot.
- (b) A statement concerning the conformity or lack of conformity of the approval being requested to the official comprehensive plan and the official map of the village. When the approval being requested does not conform to the official comprehensive plan or the official map, reasons justifying the approval despite such lack of conformity shall be stated.

Fee Schedule for Special Use Permits (Per 12-12-2 Village Code)

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

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

PARKING PLAN
4359 IL ROUTE 22, LONG GROVE, IL



LEGAL DESCRIPTION

PARCEL 1:

THE EAST 8 RODS OF THE WEST 67 RODS OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 5 RODS WEST OF THE NORTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE RUNNING WEST 8 RODS TO A POINT 67 RODS EAST OF THE NORTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 80 RODS TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE EAST ON SAID SOUTH LINE OF SAID QUARTER QUARTER SECTION, 8 RODS TO A POINT 5 RODS WEST OF THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTH 80 RODS TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS

EXCEPTING:

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST COMER OF LOT 1, ALSO BEING THE INTERSECTION OF THE EASTERLY LINE OF SAID LOT 1 WITH THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 22, IN OAK LEAF SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 23RD, 1988 AS SAID DOCUMENT NUMBER 2713655; THENCE ON AN ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 BEARING OF NORTH 00 DEGREES 06 MINUTES 53 SECONDS WEST, 46.10 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 38 MINUTES 52 SECONDS EAST, 263.08' ALONG SAID NORTH LINE; THENCE SOUTH 00 DEGREES 11 MINUTES 07 SECONDS WEST, 57.79 FEET; THENCE WESTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 55057.65 FEET, HAVING A CHORD BEARING OF SOUTH 89 DEGREES 13 MINUTES 27 SECONDS WEST, A CHORD LENGTH OF 262.79 FEET, FOR AN ARC DISTANCE OF 262.79 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 53 SECONDS WEST, 13.63 FEET ALONG SAID EASTERLY LINE OF LOT 1 TO THE POINT OF BEGINNING; PER DEED CONVEYS TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION, RECORDED OCTOBER 27, 2017 AS DOCUMENT NUMBER 7438705, IN LAKE COUNTY, ILLINOIS.

Prepared By
Peter J. Wifler
Salvi, Salvi & Wifler, P.C.
335 Chancery Lane
Lake Zurich, IL 60047

Mail to:
Ronak Desai, Attorney at Law
150 S. Wacker Drive, Suite 2600
Chicago, IL 60606

Taxpayer:
Laxmi Dubey
Surendra Ram
4359 IL Route 22
Long Grove, IL 60047

We certify that this is a true, correct, and accurate copy of the original instrument.
Chicago Title and Trust Company
By 

-Above Space for Recorder's Use-

TRUSTEE'S DEED

THE GRANTORS, DAVID A. HEMBD and PETER J. WIFLER, Co-Trustees of the HW Ventures Land Trust, Trust Number 07-01 dated June 29, 2007, of the County of Lake, State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the power and authority vested in the Grantors as Trustees,

CONVEY TO: LAXMI DUBEY ^{* named} and SURENDRA RAM, ^{* unnamed, as joint tenants} ~~Husband and Wife~~, of the City of Des Plaines, County of Cook, State of Illinois, GRANTEES, the following described real estate situated in the County of Lake, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO

Permanent Index Number: 14-24-200-040
Address of Property: 4359 IL Route 22, Long Grove, IL 60047

Subject to: General Real Estate Taxes for the year 2022 and subsequent years, building lines and building restrictions of record, zoning and building laws and ordinances, public and utility easements, covenants and restrictions of record.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Dated this 18th day of October, 2022.

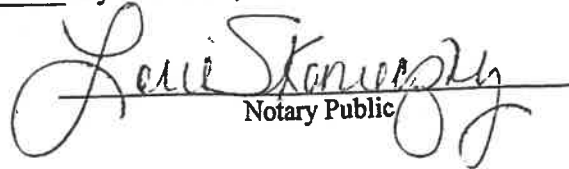

DAVID A. HEMBD, Co-Trustee (Seal)


PETER J. WIFLER, Co-Trustee (Seal)

STATE OF ILLINIOS)
)
COUNTY OF LAKE)

The undersigned, a Notary Public in and for Lake County, State of Illinois, DO HEREBY CERTIFY, that DAVID A. HEMBD and PETER J. WIFLER, Co-Trustees of the HW VENTURES LAND TRUST, TRUST NUMBER 07-01 DATED JUNE 29, 2007, personally known to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 18th day of October, 2022.


Notary Public

Name/Address of Grantee:

Laxmi Dubey
Surendra Ram
4359 IL Route 22
Long Grove, IL 60047



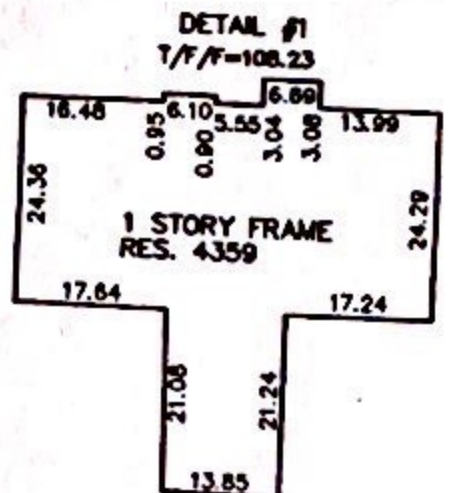
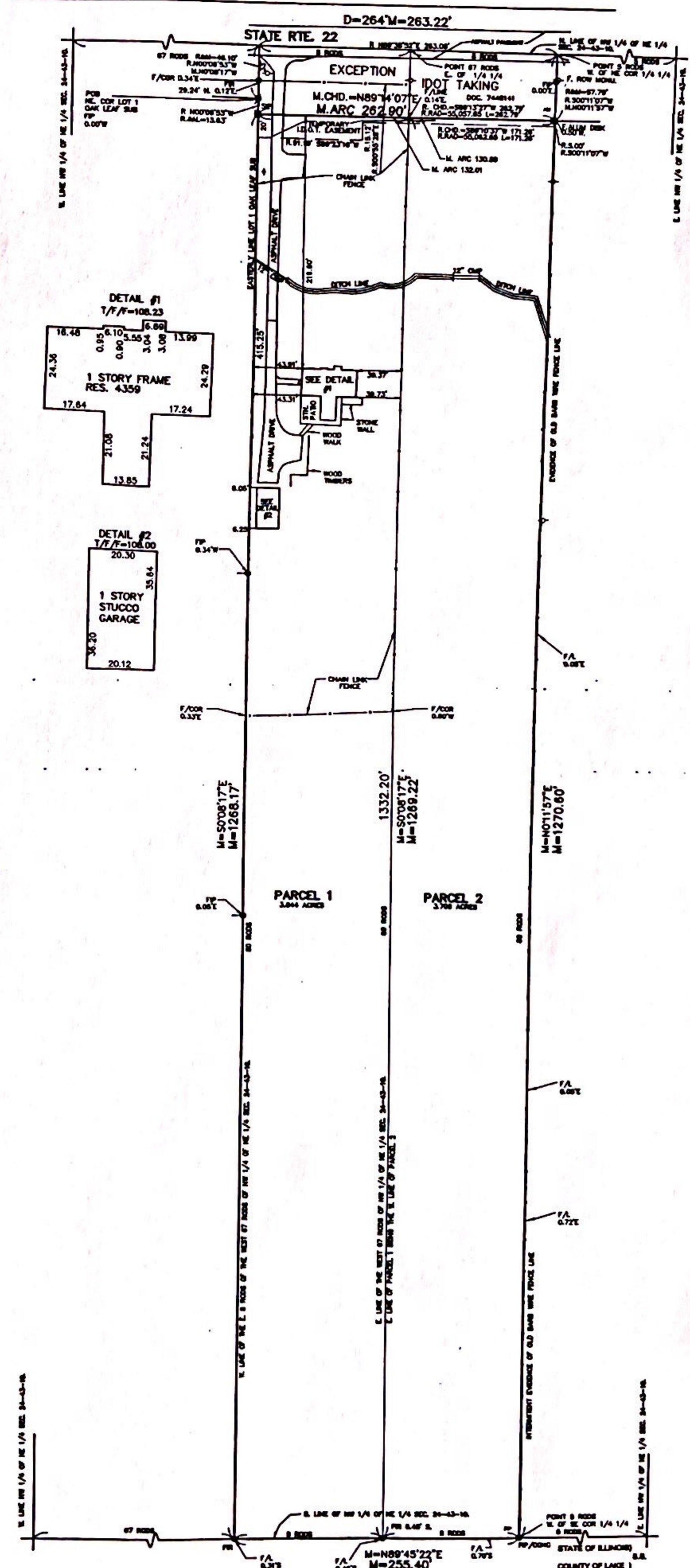
PLAT OF SURVEY

PARCEL 1
THE EAST 8 RODS OF THE WEST 67 RODS OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

PARCEL 2
THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 8 RODS WEST OF THE NORTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE RUNNING WEST 8 RODS TO A POINT 67 RODS EAST OF THE NORTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 89 DEGREES 08 MINUTES 03 SECONDS WEST, 48.10 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 08 MINUTES 03 SECONDS EAST, 263.07' ALONG SAID SOUTH 89 DEGREES 08 MINUTES 03 SECONDS WEST, 48.10 FEET; THENCE WESTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 262.79 FEET, FOR AN ARC DISTANCE OF 262.79 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 13.83 FEET ALONG SAID EASTERLY LINE OF LOT 1 TO THE POINT OF BEGINNING; PER DEED CONVEYS TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION, RECORDED OCTOBER 27, 2017 AS DOCUMENT NUMBER 7436708, IN LAKE COUNTY, ILLINOIS.

EXCEPTING:
THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, ALSO BEING THE INTERSECTION OF THE EASTERLY LINE OF SAID LOT 1 WITH THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 22, IN OAK LEAF SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED ON ALGOLIST 22ND, 1988 AS SAID DOCUMENT NUMBER 271388A; THENCE ON A ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, HAD 89 NORTH LINE, THENCE SOUTH 00 DEGREES 11 MINUTES 07 SECONDS WEST, 57.79 FEET; THENCE WESTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 262.79 FEET, FOR AN ARC DISTANCE OF 262.79 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 13.83 FEET ALONG SAID EASTERLY LINE OF LOT 1 TO THE POINT OF BEGINNING; PER DEED CONVEYS TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION, RECORDED OCTOBER 27, 2017 AS DOCUMENT NUMBER 7436708, IN LAKE COUNTY, ILLINOIS.



- LEGEND**
- FOUND IRON PIPE
 - FOUND IRON ROD
 - ALUMINUM MARKING
 - POWER POLE
 - CHAIN LINK FENCE BARRIED WIRE

PRECISION LAND SURVEYORS, INC.
A S. TERATEX, INC.
SURVEYORS-ENGINEERS-CONSULTANTS
PROFESSIONAL DESIGN FIRM
LICENSE (04-0043) EXPIRES 4/30/2023
602 E. BARNETT ROAD
ISLAND LAKE, IL 60048
(815) 467-8800

DRAWING NO. P220048
OWNER BY HENRI/WFLR
DATE BY 01
FIELDWORK COMPLETED 5/21/22
REVISION FROM DEEDS AND RECORDS
BASED ON BEARING S. HAD 89 EAST
SCALE 1"=60'

COMMONLY KNOWN AS 4389 RT. 23
LINDS DRIVE E. 60047
LOT AREA 28895 S.F.

DOC. NUMBER 277883 GRANTS VARIANCE
TO SIDE YARD SETBACK ON PARCEL 2.

COMPARE LEGAL DESCRIPTION ABOVE AND
DRAWING WITH DEEDS FOR BUILDING
RESTRICTIONS AND EASEMENTS NOT
SHOWN, REFER TO DEED, ABSTRACT
BOOKS AND LOCAL MUNICIPAL CODES.
NOTIFY SURVEYOR IMMEDIATELY OF ANY
DISCREPANCY.



I, DAVID A. HENICK, AN ILLINOIS REGISTERED LAND SURVEYOR, CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THE 17 DAY OF SEPTEMBER 2022.

David A. Henick
DAVID A. HENICK, L.P.L.S.
REGISTRATION NO. 008-002147
EXPIRES 11-30-22

Dear Chairwoman Wilson:

I want to thank you for your very thorough response to my earlier inquiry about 4359 Illinois 22, and I also am grateful to the Village President and Village Manager for being very informative.

As you no doubt know the Owners of 4359 Illinois 22 have formally applied for a variance to allow the residential property to be used for non-residential use to which is something the neighboring houses object in the strongest possible way. It is the right of the property owners to initiate the process to ask for a variance, but those of us who neighbor the property in question very much have a stake in keeping the area residential and not allowing something that would alter the character of the area from residential to non-residential.

As you need no reminding, a house is the biggest investment that a person/family makes in their lifetimes, and to have anything affect the value of one's nest egg is going to be traumatic. The reason why we had purchased our homes where we did was with the reasonable understanding that the area would only have homes in it, and there was no way we could have anticipated that a large, non-residential structure would come up directly next to our homes due to some quirk in the Village Ordinance allowing for religious structures on residential properties. This is not an issue of views or changes to the area but rather a very reasonable expectation that when one purchases in a dense residential area that one's neighbor will be a house and not a factory, gas stations, high volume religious organization, etc.

In short, my Homeowner's Association has the following concerns:

1. The date for the meeting regarding 4359 Illinois 22 is very close appearing to be on August 15th barely giving neighbors any time to understand what is happening.
 - a. There should be at least a thirty day window giving neighboring property owners time to adjust their schedules to attend the meeting. We ask that the meeting be postponed to thirty days so that sufficient notice can be given to area property owners.
2. The property owner is asking for parking spaces without the following being done:
 - a. Traffic studies especially on a stretch of Illinois 22 that is very challenging due to the intersection of Illinois 22 and North Kruger Road.
 - b. Impact on water drainage especially on properties in my Association
 - c. The impact on old, established trees
 - d. How the wetlands will be affected
3. If the property is going to be used for non-residential purposes, then how will the following be handled:
 - a. How will the aquifer that handles all of the area houses be affected by a defacto commercial structure going up among houses?
 - b. How will septic and grey water be handled from increased use of sewage?
 - c. How will garbage collection be handled?
4. Harassment
 - a. As of late my Association has noticed that members of the religious group that owns 4359 Illinois 22 have been driving up and down our privately owned roadway checking out our houses.
 1. This is not a simple mistake of going down the wrong road but rather temple members observing people and their homes which is not proper.
 - b. If the owners of 4359 Illinois 22 are violating our property rights before even being approved by the Planning Board, then how will they behave once they get their foot in the door?
 - c. The organization in question is basically having defacto religious services albeit in a smaller form despite a cease and desist from the Village.
 - d. The property owners of 4359 Illinois 22 initiated religious services despite not getting approval from the Village or Fire Marshal.
 - e. If the property owners are not respecting rules and regulations at this stage of the process, then what is going to happen if they get established in the Village? The property owners have not been good

neighbors thus far, and I doubt that things will get better because they will simply ignore any understandings they sign.

5. Prior religious organization

a. A Korean religious organization was denied constructing a church on a property that was far better suited for such purposes.

b. By some accident of history 4359 Illinois 22 is an abnormally narrow property which can barely handle the small house and garage on the lot. For developers to pass up on the lot due to its size shows the major limitations on constructing on the property.

6. Pilgrimage

a. By its very nature the religious organization that is envisioned for 4359 Illinois 22 will become a place of pilgrimage since it will become a defacto shrine. There is no way our residential neighborhood can handle the throngs of worshipers coming in to visit a shrine.

b. When special events are done at this organization, then our neighborhood will be jammed packed with people, and none of the roads here can handle those kinds of numbers.

c. How will the rural character of the area be protected when trees will need to be felled to accommodate parking for those coming for pilgrimages?

7. Yoga

a. The reality is that yoga is a money maker for different organizations, and the property owner will be running a defacto business out of a residential property.

b. It is one thing to have a Yoga studio in the shopping center on Illinois 22 and Old McHenry Road, but to have one in the middle of houses is beyond belief.

In short, we ask the following:

1. That the date of the meeting be postponed giving us at least thirty days to study the situation.
2. That the proposed change to change the property from residential to non-residential be denied since it would greatly damage the rural character of our neighborhood especially when de facto community center is envisioned for the area.

Respectfully yours,

Benjamin Mathew,
4369 Oakleaf Lane, Long Grove

Dear Village Manager Jackson:

My homeowner's association recently received documentation about what the owners of 4359 Illinois 22 envision with the property, and we as taxpaying voters are concerned about the following issues:

1. The sign indicating the meeting in which the proposed change to the property has been deliberately hidden by the property owner in high grass to obscure it from interested parties.
2. There is no date for the proposed meeting regarding the property on the sign. It appears the date has been carefully removed.
3. Based upon what my neighbors had found out the date for the meeting (August 15th I believe) seems to be very close literally giving surrounding property owners less than thirty days to do their research and to find out what is going on. At this stage we are down to fourteen days for those affected to be informed about such a major change.

In short, the following must be done:

1. A larger, more prominent sign placed at eye level indicating the date, time, and venue of the meeting affecting this property must be put up so that all stakeholders can see it. The property owner's obscuring the sign in the hopes that nobody will notice it is inappropriate.
2. The proposed meeting for this major change should be pushed back at least to thirty days. This is Summer with many people taking vacations or doing events, and literally giving surrounding neighbors fourteen days to figure things out is not proper at all.
3. The property owner should not alter or damage the sign indicating what is going on.

Also, I want to make clear to the Village the following issues:

1. There is still defacto worship going on at the property in question albeit in stealth and in smaller numbers. The property owner clearly has no respect for Village ordinances and codes, and our concern as surrounding land owners is that the Village is simply abandoning us instead of advocating for homeowners most of whom pay quite a bit of money in property taxes. Putting up loud speakers and having a large event that is defacto worship is not something that the property owner should be doing based upon the letter you had sent to the group. I am deeply concerned about the Village's enforcement powers at this point and its desire to protect long time homeowners in the face of a non-residential structure going up among their midst.
2. A home is the biggest investment a person makes in their lives, and I have a concern that this process is being railroaded giving the property owner of 4359 Illinois 22 carte blanche to do whatever they want at the expense of neighbors.
3. Members of the Temple have been going down my Association's road way checking out the various houses in the area. This is not some innocent sightseeing, and this is a campaign of harassment against us. This clearly shows that the owners of 4359 Illinois 22 are not going to be good neighbors and will use aggressive means to get their way. This should sound familiar as everyone should remember when a branch of the organization that has purchased 4359 Illinois 22 terrorized a small Oregon town during the 1980s: [Rajneeshees](#). There is a good chance the branch of that same organization is looking to terrorize our town, and we should be wary otherwise something small will end up turning things upside down in our quiet, peaceful village.



Rajneeshees

Bhagwan Shree Rajneesh, a spiritual teacher who developed a substantial international following in Pune, India, ...

In short, the property in question is barely able to support a small house and garage due to its very narrow width and proximity to neighbors, and I am utterly confused on why the Village is being so aggressive in allowing this group to go in cut down trees, damage wetlands, and harass neighbors?

Respectfully yours,

Benjamin Mathew
4369 Oakleaf Lane, Long Grove

Dear Mr. Wegrzyn:

My name is Benjamin Mathew, and I live in the Oakleaf Homeowner's Association that is adjacent to 4359 Illinois 22 which is a property which is petitioning for a zoning variance.

The property owners of 4359 Illinois 22 have their rights to request a hearing with the Planning Commission and ultimately with the Village Board. The issue that my Association and I have is that there are problems with the sign advertising the upcoming meeting regarding 4359 Illinois 22 which includes the following:

1. The sign is missing the address of where the hearing shall be held.
2. There is no information on the sign about the time of the meeting.
3. The sign itself is extremely small easily obstructed by the high grass growing alongside Illinois 22.

What I ask includes the following:

1. The sign includes the address of the meeting
2. The sign must include the time of the meeting.
3. That the sign be replaced with a much larger sign that is well above the grass line and is easily observed by passing motorists and neighbors
4. That a sign is installed that is similar to a road construction sign that is high and visible to anyone passing by with lettering that can be read by someone driving by close to highway speeds.

My neighbors and I have noticed a pattern about the sign advertising the zoning change with its being turned around to cover it up; knocked down to conceal its existence; and the part of the sign advertising the meeting being deliberately concealed. My neighbors and I have a strong suspicion that the property owners are doing something to the sign to prevent people from being able to see it which is not proper at all especially since we as neighbors have the right to know about a potential change happening in our area and to be able to attend the meeting deciding that. The owners of 4359 Illinois 22 have an obligation to protect and upkeep the sign and not try to obscure its presence in the hopes that people will not come to know of their plans. Especially if the owners of 4359 Illinois 22 are doing their best to prevent the sign from being noticed, then that should be a cause for concern for the Planning Commission and the Village Board since we are dealing with a group of people who do not want to operate by an accepted set of rules and regulations.

I hope that the sign advertising the desire for a change of zoning at 4359 Illinois 22 can be remedied to be easily visible to everyone passing by rather than the small, flimsy sign that currently exists that has been manipulated by the owners of 4359 Illinois 22.

Respectfully yours,

Benjamin Mathew

Jeffrey B. Blackburn
4355 RFD / Blackhawk Lane
Long Grove, IL 60047

August 8, 2023

e-mail recipient: longgrove@mundelein.org

Re: 4359 IL Route 22 P.I.N. 14-24-200-040

I have received Notice of a Public Hearing concerning the above referenced property to be held on August 15, 2023. I am unable to attend this meeting, but I understand that my questions and comments (which follow immediately) will become part of the record of this hearing.

I am the owner of the property immediately to the east of the referenced property and have been a resident here since 1999. For the last 24 years, 4359 has been owned by one family—and, as I understand it—zoned for residential occupancy. Aside from occasional parties and/or holidays, I have almost never had any noise issues; and I have never seen more than five vehicles in the driveway areas. I believe that for most of these years, the full-time residents of this property were 5 or fewer persons.

From the Notice—I now understand that 4359 is being considered for use by a religious organization: “Sai Shiv Mandir and Spiritual Community Center”.

My questions and comments are:

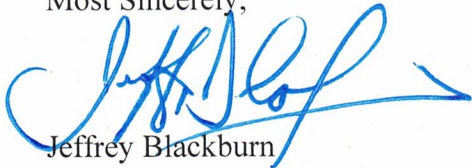
- Will this property be re-zoned from residential to some category of non-for-profit/religious use? If so, I object to the Village of Long Grove/Lake County from reducing the tax rolls (proceeds) from this parcel. Doing so will unnecessarily increase the property tax burden on Long Grove residents.
- What is the allowed capacity for this Special Use? I am concerned that the participants in the religious activities on this property will be far in excess of the concentration of my former, residential neighbors. I do not want to go from 2-to-5 vehicles in the driveway areas to 15/20/30 vehicles. This will change the noise, motion, and otherwise peacefulness of the west side of my property—especially since my back yard looks directly at the buildings currently on this parcel.
- Will religious services be allowed OUTSIDE of the buildings? Such as, cookouts, religious holiday celebrations? Will there be any outside noise? (such as music, speakers, sermons/messages?) I do not want my new neighbors to the west to significantly alter the noise levels I have enjoyed for the last 24 years.
- Is there a building-capacity restriction? If so, what is it? I assume that with any religious organization their stated or unstated goal is to GROW. So, what might start out as 12 people having a prayer service in 2024---might turn into 50 people in 2026?

- How will compliance with any Special Use be monitored? Who will perform such monitoring? Lake County?/Long Grove?
- Will there be any construction to facilitate this new use? Will there be any paving?

I reserve the right/request the right to raise further objections and/or comments based upon the response that I receive from this letter.

Furthermore, the comments herein provided are true to my best knowledge and belief under penalty of perjury.

Most Sincerely,



Jeffrey Blackburn

JB:jbb

Dear Dr. Wilson,

My property shares a boundary with the subject property to the West. We have owned it since 1998. As you might imagine, I am greatly concerned about any potential zoning changes that could affect mine and plan to attend all meetings in that regard.

I previously rearranged travel plans to attend the posted meeting ,originally scheduled for August 15, 2023, which I first learned about on August 1, 2023 after calling the Village of Mundelein phone number posted on the sign which at the time lacked even the meeting date.

I just learned Monday afternoon (8/7) that the August 15, 2023 PCBA commission meeting had been postponed and that the next meeting date had not been determined.

It appears that your next scheduled meeting date is September 5, 2023. I would greatly appreciate knowing when this application is scheduled for review so that I can plan my travel accordingly.

Please let me know as soon as possible.

Thank you,

Edward Maher
4361 Oakleaf Ln
Long Grove, IL 60047