

LAND USE APPLICATION

VILLAGE OF LIBERTYVILLE
COMMUNITY DEVELOPMENT DEPARTMENT
200 EAST COOK AVENUE
LIBERTYVILLE, IL 60048
(847) 918-2028
(847) 367-5148 (Fax)

DATE: 2/27/24



REQUESTED ACTION(S) (check all that apply)

<input type="checkbox"/> Comp. Plan	<input type="checkbox"/> Preliminary/Final Plat
<input type="checkbox"/> Comp. Plan Amendment	<input type="checkbox"/> Plat of Consolidation
<input type="checkbox"/> Map Amendment	<input type="checkbox"/> Site Plan Permit
<input type="checkbox"/> Planned Dev. (Concept/Final)	<input checked="" type="checkbox"/> Special Use Permit
<input type="checkbox"/> Planned Dev. (Final Amendment)	<input type="checkbox"/> Text Amendment
<input type="checkbox"/> Planned Dev. (Adjustment)	<input type="checkbox"/> Variation
<input type="checkbox"/> Planned Dev. (Master Plan)	<input type="checkbox"/> Zoning Appeal
<input type="checkbox"/> Planned Dev. (Master Plan Amendment)	

TO THE VILLAGE PRESIDENT, VILLAGE BOARD OF TRUSTEES AND THE ZONING BOARD OF APPEALS OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS 60048.

The applicant(s) Shane Wimmer represents that they are the OWNER _____, CONTRACT PURCHASER _____, LESSEE , AUTHORIZED AGENT _____ (please check correct term) of the following described real estate: (Insert or attach legal description of the real estate)

*For legal description, see "Parcel 1" of the attached sheet named: "Exhibit A"

PROPERTY TAX IDENTIFICATION NUMBER (P.I.N. #): 1116400006
The property is also known as: (street address) 625 N. 2nd St.

If someone other than the applicant(s) has the title to the property, include the name, address, trust number with beneficiaries (if applicable), and phone number of such owner(s). **A written, notarized statement from the owner(s) which acknowledges and consents to this request must be provided.**

LAND USE APPLICATION

PAGE 2

The property is now classified under the Libertyville Zoning Code and is located in the I-2 District.

FOR VARIATION ONLY: Please check the type of variation(s) requested:

<input type="checkbox"/> Front Yard Setback	<input type="checkbox"/> Sign
<input type="checkbox"/> Corner Side Yard Setback	<input type="checkbox"/> Fence
<input type="checkbox"/> Side Yard Setback	<input type="checkbox"/> Lot Coverage
<input type="checkbox"/> Rear Yard Setback	<input type="checkbox"/> Building Coverage
<input type="checkbox"/> Perimeter Landscaped Open Space	<input type="checkbox"/> Building Height
<input type="checkbox"/> Other (specify) _____	

Please attach a detailed narrative description of the requested development action(s).

See attached narrative

Architect:

Robert F. Bleck

Name

200 E. Church St.

Libertyville, IL 60048

Address

847-247-0303

Phone Number

rbleck@bleckarchitects.com

Email

Shane Wimmer

applicant/representative signature

Shane Wimmer

please print full name

1711 Saddle Hill Rd.

Libertyville, IL 60048

address of applicant/representative

224-931-8508

phone number

shane@gourminis.com

e-mail

NOTE! If several parties are involved with the project (i.e., architect, engineer, consultant, etc.), please attach a list including the names, addresses and phone numbers of such parties. This application must be complete before it will be accepted by the Village.

VILLAGE OF LIBERTYVILLE
PROPERTY OWNER'S AUTHORIZATION
FOR PC/ZBA/ARC/HPC

DATE: 2/23/24

I, EDWARD HERCHENBACH, Owner of the
Property Owner

property located at 625 2ND ST, do hereby
Address/Location

authorize SHANE WIMMER to represent me in the following
Authorized Agent

PC/ZBA/ARC/HPC matter(s),
Special Use Application
Action(s)

in the Village of Libertyville.

Linda M. Sajdyk
Notary Signature

[Signature]
Property Owner Signature



EDWARD HERCHENBACH
Property Owner Printed Name

1080 E. PARK AVE
LIBERTYVILLE, IL 60088
Address

847-312-1304
Phone Number

GourminiS 625 2nd St. Special Use Proposal Narrative

For as long as I can remember, hand-crafting the finest quality caramels and chocolates has been my greatest passion, and with GourminiS, I am proud to be able to share the results of this passion and hard work with others. My name is Shane Wimmer and I have been a Libertyville resident for all 20 years of my life, and I have always admired the community I live in. I first found my passion for candy making at eight years old when watching a cooking show, and later the same night, I taught myself how to make my very first sea salt caramels. From that moment forward, I knew that I wanted to learn everything I could about candy making and chocolate. I soon began to sell my gourmet creations to friends, family, and neighbors. After years of dedication, I was honored by the cofounder of The French Pastry School in Chicago, Jacquy Pfeiffer, as he could see that my passion for what I do was genuine and strong. As time passed, I attended Libertyville High School, and after my freshman year, I worked with the health department in order to start selling at the Libertyville farmers market at just 15 years old—not even able to drive yet. Years later, and multiple summers of successful farmers markets, I graduated from Libertyville High School in 2022 and soon moved to eastern France in order to apprentice under the Champion of France chocolatier Franck Kestener. I knew that having this authentic experience would benefit me and my ability to provide gourmet sweets to Libertyville and everywhere else. Since my return, I have continued to grow my business, sharing my first commercial space with The Libertyville Coffee Company. I soon expanded to five markets a week, bought my first company vehicle, and hired my first team. As I continued to grow, there was a realization that there simply wasn't enough room for me at The Libertyville Coffee Company, which leads me to the present day. I am working to continue the upward growth of my company, and working as hard as possible to remain in the place I call home: Libertyville. In this narrative, I plan to offer insight into what I plan to do in my proposed space, how I plan to complete the process up to standard, and ultimately, how I view the inclusion of a new GourminiS into Libertyville will benefit the town for years to come.

Although I plan on turning the space at 625 2nd St. into the new location of GourminiS, I plan to do so with minimal interference or modifications to the existing historical building. I plan on using the main floor of the building in order to carry out the cooking, processing, packaging, and shipping of my caramels and chocolates. Since I already own all of the equipment I need to carry out my process, I plan on simply moving in the existing equipment without the need to permanently modify the building. I plan to set up in the main floor's kitchen space, two side rooms, and a large front area. Due to the limited space of 750 square feet, I do not plan on incorporating retail customer sales into the space, which in turn reduces the need for amenities that would need to be offered to customers. Contingent upon health department inspection and approval, I plan on moving in my current equipment into the space and not modifying it, in order to make sure I can continue production in my hometown while also staying within my limited budget.

Although chocolate and candy making may seem complicated to most, my 12 years of experience of failures and successes through my self training have helped me streamline the processes that will take place in the day-to-day operations in the proposed space. Many people might question the experience a 20 year old may have, but at such a young age, I have already claimed 12

wonderful years of invaluable experience and a great understanding of what is needed for my operation. For the processes that are to take place in the space, everything starts out with the cooking of my caramel or other candies in the existing kitchen. I plan to use an electric stove to do the cooking that not only doesn't lead to any gasses or fumes being let off, but also is silent and efficient. I also plan on storing ingredients in a standard sized fridge there and washing dishes in the sink there. In the west room across from the kitchen, I plan on having work tables and also a chocolate tempering machine where I would chocolate dip my candies. This equipment also is very quiet and doesn't let off fumes, simply it uses hot air to melt chocolate. Moving down the hallway to the east room, I plan to use this as a small office and photography space, as well as have small racks to store dry ingredients and tools. Lastly, moving into the main room at the front, in this area, I plan on having some work tables and small storage racks. In this area, finished chocolates will be packaged and orders for shipping will be prepared, and chocolates for markets will also be boxed here. I plan on having one to two employees at a time helping me with the production and all steps included in these areas, and the employees and I will park our vehicles in one of the five parking spaces directly in front of the building. I plan to keep most production between the hours of 8am and 8pm, although for markets, employees may arrive as early as 5:30am in order to drive the company van to farmers markets. Since the equipment used is no louder than a standard conversation, and all lighting is indoors, the disruption to surrounding areas, even directly outside the building, will be minimal to none. I do not plan on having customers visiting the location, and furthermore, all ingredients sourced are from me driving the small company van to the nearest Restaurant Depot, which causes no more disruption than a simple passenger vehicle on the street. Lastly, for the shipment of orders to take place, no large vehicles will be used, as there will not be the loading of trailers to ship the goods, rather standard UPS package pickups and dropoffs.

I chose this site in particular because I want GourminiS to remain in Libertyville where I have been making my candies since I was eight years old. This location is ideal for me because not only is it a couple hundred feet away from the previous space I was in, but it is relatively close to the downtown area, while being far enough away from houses so as to not cause disruptions. Also, since I live in Green Oaks, the location is ideal for a short commute for me and the location is affordable as a step up in my business timeline. My goal is to use this space for as long as possible while also growing my business, and the smaller size of this location means that it is a perfect stepping stone for my business. The property itself is home to two other buildings and the addresses: 627, 629, and 639 2nd Street, which are all occupied by the company Eiserman & Associates. Furthermore, there is a large blacktop area that connects the parking spaces of 625 2nd Street and the other tenant, which are illuminated by exterior lighting on the east and north sides of the connected buildings. With this large lot and ample parking space, my utilization of the building at 625 2nd Street will be able to occur without any disruption to Eiserman & Associates' current daily functions. Hopefully, the acceptance to use this location will lead to more growth, which in turn will allow me to scale up to a larger industrial location still in Libertyville someday.

Since the flow of traffic is a concern of the village of Libertyville, especially with residences nearby, I have come up with ways in order to make the impact of my use of this space no greater than

that of a house that might have a few vehicles come and go throughout the span of a day. As mentioned before, in order to make sure no large food service deliveries will occur to the property, I myself will be making trips to the local Restaurant Depot in my compact delivery van. Any additional ingredients that I may need to order will arrive the same way a standard UPS or other delivery will, leading to no additional disruption as these deliveries will occur at a frequency that is a few times a week at most—although usually less frequent, and will be standard sized packages, such as those of a regular residential UPS delivery service in the area. Without the arrival of customers to the site, there will be no regular increased traffic, which not only means no road congestion or road parking, but this also means no disruption to the flow of vehicles to and from the neighboring tenant: Eiserman & Associates. For any early morning work that may need to be done, no more than two personal vehicles of employees and the company van will be arriving and parking in the existing spaces. Additionally, unless there is overnight work done by myself, the lot will be empty when no work is being done, as my company van is small enough that I park it at my home at night, and not in the building's lot. With every measure planned out, the flow of traffic to and from the property will be no greater than a few standard-sized vehicles per day, leading to no disruptions of the surrounding areas.

As with any new business into the area, I plan on not only providing high quality gourmet candies to the community, but also providing numerous other benefits. With being able to use this property, I get to keep my business in the community, as my roots are here and I have built up a following with my years at the Libertyville Farmers Market. The community already has Rocky Mountain Chocolate Factory, but with the addition of my business, I am providing 100% handmade products that have a history with this town. I myself have gone to school here my whole life, from preschool through high school, and staying in this area has provided me with a chance to give back to the community too. During my years at LHS, I raised almost \$2,000 during the holiday season in order to fund gifts for multiple families with the WISH program. Last year, I also was able to gift caramels for the D128 charity auction and I worked with the high school's French program in order to raise almost \$2,500 for the French students to be able to go on a summer trip to Quebec. Being able to remain in the community has made me fortunate enough in order to give back to others, and by continuing to stay within Libertyville, I hope to continue supporting local organizations and giving back to where I came from. Another benefit to doing business in the community, even with nationwide shipping orders, is that the taxes received from those orders are then received by the village, which would not be possible without being located within Libertyville. Furthermore, with all of the local farmers markets I've done, I've provided a handful of jobs for high school students and other young adults looking for seasonal or holiday work. Not only do these jobs provide these young adults with a job paying above minimum wage, but they also give the people the experience of working for a local small business, helping strengthen ties to the community. Although I don't operate a large corporation, the amount I've been able to give back and the opportunities for work experience I've provided for young adults only benefits the community and hopefully will for years to come.

Special Use Standards to be Addressed

Code and Plan Purposes

While working with the zoning board and the Village of Libertyville, this project is planned out in order to remain up to the standards for Special Use. I have worked with the village in order to find out all steps necessary to complete this project while staying within the requirements, as it is of utmost importance to me to be able to operate my business here while being in harmony with the rest of the village.

Adverse Impact

Since I have worked with the published guidelines for our community and its development, there is no foreseeable adverse impact to the property or the surrounding properties and area. From measures such as mitigating traffic to and from the property, to keeping a quiet and clean operation, the installation of my business here aims to only benefit the community, not harm it in any way. Keeping a quiet and clean operation furthermore ensures that the character of the area is kept to the highest standard, and potentially even improving it by adding a legitimate and high quality business to the area. Similarly, by also working with the Lake County Health Department and its inspectors, the building and project itself are assured to meet and/or surpass the necessary health and safety standards, ensuring a delicious product and safe consumers near and far.

Interference with Surrounding Development

Due to the small size of the property and minimal development, the business is poised to operate while making minimal to no disruptions to the surrounding area and neighboring businesses. With limited vehicle traffic and designated parking for the building, the daily operations will be out of the way of community and business vehicle traffic and operations. Similarly, without the addition of a retail space within the building, the business will not dominate the immediate vicinity and allow for the continuing of standard neighboring business activities. Since no additions to the building or construction to it is planned, not only will the business operations not be in the way of surrounding businesses, but whatever development they may plan in the future can be done without needing to alter the operation of my business, which will provide a positive relationship between my business and its neighbors.

Adequate Public Facilities

Since the building already has its own parking, plumbing, and street access, the property is able to adequately accommodate its needs to function as a small-scale food manufacturing place. In order to properly dispose of waste and recycle the proper materials, I will be using the currently available common trash and recycling bins at the property. With existing plumbing, electrical access, and wastewater removal, the building is already set up in order to provide a hygienic and proper environment in order to provide the community with gourmet sweets.

Traffic Congestion

As stated and described earlier, the planning of this space ensures that there will be no significant changes or increase to the local traffic flow. With limited vehicle traffic to and from the

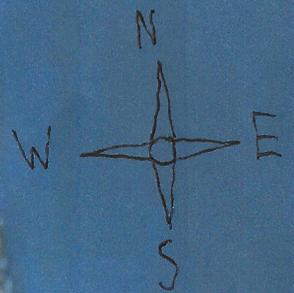
building and property due to my business, and direct access to 2nd street, GourminiS will not have a marked impact on local traffic. Furthermore, without direct customer visits to a dedicated retail space, there will be no increase in traffic compared to if this space remained as office use as it had been in the past. If any issues ever arise over the traffic to and from the property, I will work with the village in order to ensure that any potential disruptions to the area will be mitigated.

Destruction of Significant Features

Without plans for construction or changes to the building, especially not to the facade, it will be ensured that this historic building, built in 1930, will be preserved and maintain its historic look and importance. Although no construction is planned, in the event of a future need of construction or modification, no changes will be made to the exterior of the building and no additions will be made, ensuring that the historical value of the building will always be maintained as long as GourminiS is a tenant. Likewise, without changes to the exterior of the building, including landscaping, the business will also be able to function while maintaining the state of the nature on the property in order to keep the building in a pleasant and positive state. With no changes to the exterior of the property, it can be ensured that the historic, natural, and scenic presence of the building will be maintained to its current standards.

Considerations and Summary

By taking into consideration all possible factors and benefits of taking on this project, I can state with confidence that the acceptance of this proposal will result in not only minimal to no adverse effects, but that the community can benefit. This location not only provides Libertyville residents with a way to have access to my gourmet sweets year round—as opposed to only summer markets—but it provides job opportunities and a larger variety of options to the community for gourmet sweets as well. I have been searching for a suitable location for well over a year now to move my business into and in my opinion, this location has been the best fit I have found so far. With the ability to move into a small and inexpensive space that also will be a commercial kitchen, this space provides an option like no other available to me. Most spaces I have already looked into are either too large and too much of a financial burden to me, or have proved to need too much work and are too far away. Being able to operate from this building allows me the unique opportunity to have a commercial space without construction and at a low cost, which in turn allows me to continue to find new business and continue to grow my brand and sales. Similarly, at my young age of 20 years old and with high interest rates, I can continue to operate my business in this location without having to take on significant financial burdens and less than prime rates and deals due to my age. Conversely, other spaces I have looked into would force me to take on long term financial debts that would follow me even if I moved into a different space, which would also hinder my ability to purchase or finance housing for myself in the future. Taking into consideration the effects my business will have on the community, the great opportunity this location presents to me, and my future for growth, I view this space and plan as the ideal next step in the future of GourminiS, and for the future of my great hometown of Libertyville.



Appley Ave

W Oak Spring

Eiserman & Associates

625 2nd St.



Second St

Libertyville Unique Indoor Comfort - Now...

G & R Auto Repair

1st St

North Ave

Google

North Ave

HLP Systems, Inc

Ame
Builc

HOME OFFICE:
 218 N. County Street
 Waukegan, IL 60085
 Phone: 847-336-2473
 Fax: 847-336-2113



E-MAIL AND INTERNET ADDRESSES:
<http://www.matc.com> AND sales@matc.com

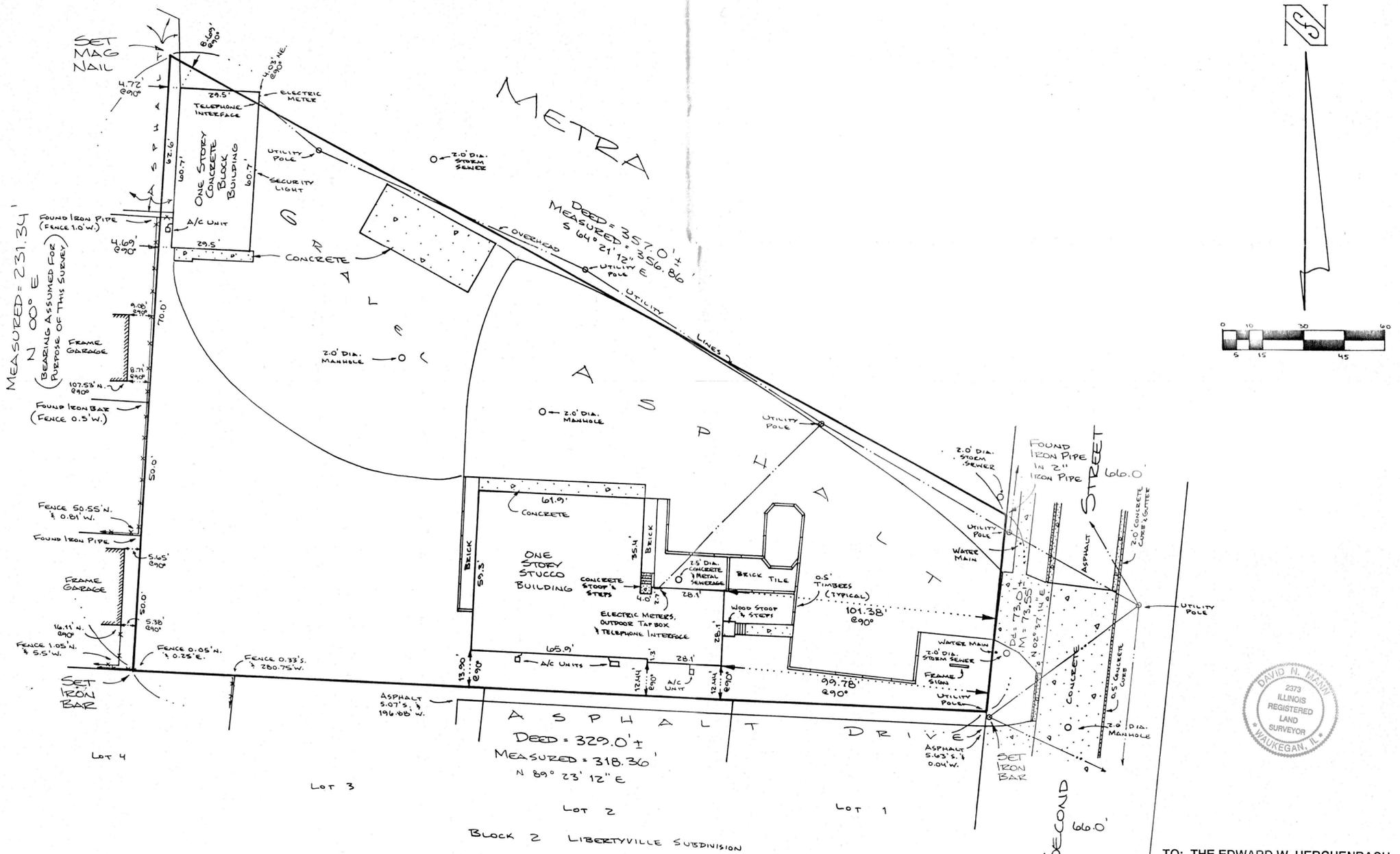
9800 S. Roberts Road
 Palos Hills, IL 60465
 Phone: 708-430-4077
 Fax: 708-598-0696

NORTHWEST SUBURBS:
 Phone: 847-392-7600
 Fax: 847-393-7719

ALTA/ACSM LAND TITLE SURVEY

DUPAGE AND KANE COUNTIES:
 Phone: 630-690-3733
 Fax: 630-690-3735

THAT PART OF LOT 12 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH EAST CORNER OF LOT 1 IN BLOCK 2 IN THE ORIGINAL TOWN OF LIBERTYVILLE, AS SHOWN BY A PLAT THEREOF, RECORDED IN BOOK "A" OF PLATS, PAGE 42; THENCE NORTH 5 AND ONE-HALF DEGREES EAST 73 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILWAY COMPANY; THENCE WESTERLY ALONG SAID SOUTHERLY LINE 357 FEET, MORE OR LESS, TO THE NORTH EAST CORNER OF LAND CONVEYED TO JOHN CARLSON AND MATILDA CARLSON, BY WARRANTY DEED RECORDED AUGUST 29, 1928 AS DOCUMENT NO. 323629, IN BOOK 327 OF DEEDS, PAGE 136; THENCE SOUTHERLY ON SAID CARLSON'S EAST LINE TO THE NORTH EAST CORNER OF LAND CONVEYED TO HARRY H. HELFER, BY WARRANTY DEED RECORDED MARCH 7, 1925 AS DOCUMENT NO. 253592, IN BOOK 270 OF DEEDS, PAGE 615; THENCE SOUTHERLY ON THE EASTERLY LINE OF SAID HELFER'S LAND TO THE SOUTHERLY LINE OF LOT 12 IN SCHOOL TRUSTEE'S SUBDIVISION IN SECTION 16, AFORESAID; THENCE SOUTH 87 DEGREES, EAST 329 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.



TO: THE EDWARD W. HERCHENBACH
 REVOCABLE TRUST
 TRANSNATION TITLE COMPANY

STATE OF ILLINOIS)
)S.S.
 COUNTY OF LAKE)

ON BEHALF OF MID AMERICA SURVEY COMPANY, I HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1997, AND INCLUDES ITEMS 1, 4, 7, 8, 10, 11 AND 13 OF TABLE A THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

DATED AT WAUKEGAN, ILLINOIS, 3/22/00

BY: *David N. Mann*
 DAVID N. MANN, IL LAND SURVEYOR NO. 2373

All distances shown are in feet & decimal parts thereof. No angles or distances are to be determined by scaling.



Scale 1" = 30'
 Job No. 64446
 Address 627 N. Second St.
 LIBERTYVILLE, IL
 P.I.N. 11-16-400-006
 Township LIBERTYVILLE
 Ordered By RICHARD BLONDI/294764

CALL JULIE
 800 892 0123
 48 Hours
 Before
 You Dig

NOTES:

Compare your description and site markings with this plat and at once report any discrepancies which you may find.





















625

1930







625





















627



EISERMAN
& ASSOCIATES

garden design installation maintenance

629



Turcotte O'Keeffe, Inc.
tokooperative.com | a digital agency

O'keeffe
GRAPHICS
okeeffegraphics.com
Digital Printing Services

625



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DRYWALL**

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LEASE**
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HELP WANTED
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G&R
Auto Repair







