

Item #2:
Report Of The PCZBA Meeting - May 5, 2015



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

Tuesday, May 5, 2015 at 7:00 P.M.

Village Hall, 3110 OLD MCHENRY ROAD LONG GROVE, ILLINOIS

- 1. Call to Order**
- 2. Visitor Business**
- 3. New Business;**

PUBLIC HEARING : Consideration of a request for variation of the corner yard setback requirement for property located at 6714 Indian Lane and zoned under the R-2 zoning district classification from the required 75 feet down to 72 feet (Diamond Lake Road frontage) to allow for an addition to an existing single family residence and an existing encroachment (concrete staircase) to remain on property submitted by Mr. Amias Turman, Airoom Architects on behalf of Mr. Bret Zacher property owner.

PUBLIC HEARING: Consideration of a request for a special use permit and/or additional relief necessary and/or appropriate under the zoning code to allow construction of an additional monopole telecommunications tower on property located at 5105 Arlington Heights Road and zoned under the R-2 zoning district classification as submitted by Mr. Ray Shinkle as agent for T-Mobile Central L.L.C .

- 4. Old Business; None.**
- 5. Approval of Minutes; November 4, 2014**
- 6. Other Business;**
- 7. Adjournment:**

Next Regular Meeting – June 2, 2015

Village Board Representative; (5/12/15) Commissioner Peltin.

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 David Lothspeich, 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
PROCEDURES**

Plan Commission meeting follow the procedures outlined below. In the spirit of fairness to all parties, any of these procedures may be modified for a particular item at the discretion of the Chair.

1. Introduction of item by the Chair.
2. Village Staff's summary of Petition.
3. Presentation by the Petitioner.
4. Public Testimony and Comment.
5. Cross-Examination.
6. Response by the Petitioner.
7. Questions by the Commission.
8. Commission Discussion and Deliberation.
9. Commission Action.

Item #2A:
Report Of The PCZBA Meeting - May 5, 2015
Variation Of Corner Sideyard Setback - Zacher



STAFF REPORT

TO: LONG GROVE PCZBA
 FROM: JAMES M. HOGUE, VILLAGE PLANNER
 DATE: 4.24.15
 RE: PCZBA REQUEST 15-01- Request for Variation; Submitted by Mr. Amias Turman; Airoom Architects on behalf of Mr. Bret Zacher, Property Owner.

Item: PCZBA PETITION 15-01

Status: Petition submitted 4/6/15. Referral by Village Board not required. Publication in news- paper completed 4/16/15 and is therefore timely.

History: Property is located within the Braeburn West Subdivision which was platted in 1960. The property is zoned under the R-2 District Classification and consists of 2.13 acres (92,930 sq. ft.). The property contains a single family residence constructed in 1975. The property was platted at approximately 2.13 acres of land area and has remained in the current configuration since platted.

Proposal: Consideration of a request for variations of the corner side yard set-back requirements from the required 75 feet down to 72 feet within the R-2 District for the construction of an addition to an existing single family dwelling and to allow and existing encroachment (concrete stairway) to remain.

Land Use, Zoning and Locational Data:

1. Proposed Zoning: The subject property will retain the R-2 District classification.
2. Surrounding Land Uses and Zoning;

<i>Direction</i>	<i>Existing Use</i>	<i>Land Use Plan Designation/Zoning</i>
NORTH	Vacant	Single Family Residential/"R-2".
SOUTH	Residential	Single Family Residential/"R-2".
EAST	Residential	Single Family Residential/"R-2"
WEST	Residential	Single Family Residential/"R-2".

3. Location; Lot 2 in Braeburn West; common address of 6714 RFD.
4. Acreage; 2.13 Acres +/- (92,930 Sq. Ft.)
5. Based upon information available through Lake County GIS, the property contains floodplain/flood hazard area & wetlands including the location of existing house and the area where the addition\ variation is proposed. (See Maps).
6. Topography; See attached topographic survey.

Zoning Data

	Existing	Proposed	Zoning Code	PUD
Lot Area	84,369* sq. ft. (Net lot area)	84,369 sq. ft.	2 Acre Minimum (R-2 Standard)	N/A
Floor Area (Total Floor Area)	3,137 sq. ft.	3,587 sq. ft.	8,800 sq. ft. +.025 for each sq ft. over 43,560; sq. ft.**	N/A
Lot Coverage (In Square Feet)	7,768 sq. ft. (9.2 %)	8,218 sq. ft. (9.7 %)	.40 (lot coverage) 33,747 sq. ft. max.	N/A
F.A.R.	3137 sq. ft. (3.7%)	3,587 sq. ft. (4.2%)	No Standard Identified	N/A
Height	13'	13'	35 ft.	N/A

* 84,369 sq. ft. is net lot area; total lot area is 92,930 sq. ft.
 ** Maximum Floor area is 10,034 sq. ft. on this parcel

Yard Requirements (Set-Backs):

	Existing	Proposed	Zoning Ordinance	P.U.D.
Front Yard (North)	130.11' +/- (Least dimension)	No Change	75'	N/A
Corner Side Yard (West)	73.65' +/- (Least dimension)	72 feet *	75'	N/A
Side Yard (East)	111' +/-	No Change	40'	N/A
Rear Yard (South)	125' +/-	No Change	40'	N/A

* Variation requested for proposed addition.

Conclusions:

As requested the petitioner is seeking a variation of corner side yard setback (west side only) requirement by three feet for an addition to an existing residential structure. Such variations may be considered as authorized variations under the Long Grove Village Code (5-11-15) (E) (1) (a). The proposed use of the property, as well as the zoning, remains residential. This is consistent with properties within the vicinity of the subject property as well as the Village Master Plan.

The property is presently non-conforming with regard to corner side yard setback on the west property line.

The property was platted at approximately 2.13 gross acres of land in the late 1960 and has remained in the same configuration since that time. Per the village code lot area is defined as follows;

LOT AREA: The area of horizontal plane bounded by the vertical planes through front, side, and rear lot lines, excluding, however, land areas subject to easements for public or private access or egress.

As such, the net lot area calculation of 84,396 sq. ft. is used in all bulk calculations.

The property in question contains substantial wetlands, floodplain and floodway. Placement of the addition as proposed is contiguous to the existing principal structure thereby keeping the encroachment compact and minimizing the impact on the “environmentally sensitive” features of the property. The existing structure (and existing encroachment are in the flood hazard area as well.

The proposal has been reviewed by the Village engineer. His comments are included for consideration by the PCZBA. Compliance with the Lake County Stormwater Management Ordinance will be required. The Village Engineer has requested a Watershed Development permit be submitted for the request. This is a separate issue from the setback variation as requested by the petitioner.

Curiously a building permit was issued (#213-97:11-25-97) in 1997 for the outside basement entry. This also constitutes a setback violation as well as encroachment into the floodplain\wetland on the property.

The relief requested by the petitioner appears to be the minimum amount of relief required to accommodate the proposed addition. No vision triangle or sightline issues are anticipated with the request.

The variation procedure is intended to provide a narrowly circumscribed means by which relief may be granted from unforeseen particular applications of this code that create practical difficulties or particular hardships on a particular property owner. Often these relate to the unique surroundings, configuration, or topography of a piece of property and are distinguished from a mere “inconvenience” should the regulations strictly implemented.

Standards for Variations are found in Section 5-11-15 of the Zoning Code for the Village of Long Grove. Excepts of these regulation follow;

5-11-15 VARIATIONS

(A) **Authority.** The board of trustees shall have the authority, by Ordinance duly adopted, to grant variations from the provisions of this code, but only in compliance with the procedures set forth in subsection (D) of this section and in those specific instances enumerated in subsection (E) of this section and then only in accordance with each of the standards enumerated in subsection (F) of this section.

(E) **Authorized Variations.**

1. **Permitted Variations.** The board of trustees may vary the provisions of this code only as provided in this paragraph (E) 1. The authority of the board of trustees to vary the provisions of this code is subject to the prohibitions set forth in paragraph (E) 2 of this section and proof by the owner of each of the standards set forth in subsection F of this section.

Under no circumstances shall the list of permitted variations in this paragraph (E) 1 be construed as an entitlement, right, or claim for any owner.

The board of trustees may vary the provisions of this code in the following cases and in no others:

- (a) **To permit a yard less than the yard required by the applicable regulations.**
- (b) To permit the use of a lot for a use otherwise prohibited solely because of the insufficient area of the lot, but in no event shall the area of the lot be less than ninety percent (90%) of the required lot area.
- (c) To permit variations from the sign regulations contained in section 5-9-5 of this code for businesses in the B1 and B2 districts.

2. **Prohibited Variations.** Notwithstanding any other provision of this section, no variation shall be granted that:

- (a) Is intended as a temporary measure only; or
- (b) Is greater than the minimum variation necessary to relieve the particular hardship or practical difficulty demonstrated by the owner.

(F) Standards for Variations.

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

- (a) That the lot in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located;
- (b) That the plight of the owner is due to unique circumstances; or
- (c) That the variation, if granted, will not alter the essential character of the locality.

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

- (a) That the particular physical surroundings, shape or topographical conditions of the specific lot involved would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out;
- (b) That the conditions upon which the petition for variation is based would not be applicable generally to other lots within the same zoning classification;
- (c) That the purpose of the variation is not based exclusively upon a desire to make more money out of the lot;
- (d) That the alleged difficulty or hardship has not been created by any person presently having an interest in the lot;
- (e) That the granting of the variation will not be detrimental to the public welfare or injurious to other lots or improvements in the neighborhood in which the lot is located; or
- (f) That the proposed variation will not impair an adequate supply of light and air to adjacent lots or substantially increase the danger of fire or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.

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

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

- (H) Conditions on Variations. The zoning board of appeals may recommend and the board of trustees may impose such specific conditions and limitations concerning use, construction, character, location, landscaping, screening, and other matters relating to the purposes and objectives of this code upon the premises benefited by a variation as may be necessary or appropriate to prevent or minimize adverse effects upon other lots and improvements in the vicinity of the subject lot or upon public facilities and services. Such conditions shall be expressly set forth in the Ordinance granting the variation. Violation of any such condition or limitation shall be a violation of this code and shall constitute grounds for revocation of the variation.
- (I) Effect of Grant of Variation. The grant of a variation shall not authorize the establishment or extension of any use nor the development, construction, reconstruction, alteration, or moving of any building or structure, but shall merely authorize the preparation, filing, and processing of applications for any permits and approval that may be required by the codes and ordinances of the village including, but not limited to, a certificate of zoning compliance, a building permit, a certificate of occupancy, and subdivision approval.
- (J) Limitations on Variations. Subject to an extension of time granted by the building superintendent pursuant to section 5-11-1 of this code, no variation from the provisions of this code shall be valid for a period longer than one year unless a building permit is issued and construction is actually begun within that period and is thereafter diligently pursued to completion or unless a certificate of occupancy is issued and a use is commenced within that period.

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

The ZBA should review this petition in accordance with the criteria identified above, and in particular the "Standards for Variation", and make their findings of fact accordingly.

Respectfully Submitted,

James M. Hogue
Village Planner

Lake County, Illinois



 **LakeCounty**
Geographic Information System

Lake County
Department of Information Technology
18 N County St
Waukegan IL 60085
(847) 377-2373



Map Printed on 4/24/2015

 Tax Parcels

Disclaimer:

The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.

Lake County, Illinois



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-  Tax Parcels
-  ADID
-  ADID 100 Boundary
-  Special Flood Hazard Areas
-  Wetlands

Disclaimer:

The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.

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APR 0 6

VILLAGE OF LONG GROVE

April 2, 2015

Application for Variation – 6714 Indian Lane Long Grove, Il.

REQUEST for a ZONING VARIATIONS

We hereby make a request for a variation to the corner side yard setback requirement of Section 5-3-12 / R-2. The variation request is to reduce the required corner side yard setback from 75 feet to 72 feet. The existing structure has a concrete stairwell that is non-conforming. We propose to incorporate the existing concrete stairwell to build a one story addition.

Total Lot Area: 93,007 sq.ft. / 2.14 Acres

Existing Floor Area: 3137 sq.ft.

Proposed Addition: 292 sq.ft.

- 1 **The proposed addition to the residence is an essential element of modern living. There is no reasonable alternative to alter the existing stairwell to conform to the current zoning ordinance.**
- 2 **The existing concrete stairwell currently does not comply with the zoning ordinance. The existing concrete stairwell was constructed in 1997 and issued a building permit by the Village of Long Grove (attached). The current zoning ordinance was adopted in 2009. It is this unique circumstance that creates the non-conformity.**
- 3 **The proposed addition to the residence will not affect the adjacent property owners or result in any further encroaching than what currently exists. Moreover, the visual impact of the addition will not create a hazardous condition. The proposed addition will not alter the supply of light and air to the adjacent properties.**
- 4 **The hazard from fire and other damages will not increase as the proposed improvements will comply with the current village building code standards, including fire and life safety requirements.**
- 5 **The proposed addition to the residence will be an improvement to the property, which will increase the taxable value of the local properties.**
- 6 **The structure will continue to be used as a single-family residence in the R-2 district.**
- 7 **The public health, safety, comfort, morals and welfare of the inhabitants of the Village will not be otherwise impaired.**



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APR 06 2015

VILLAGE OF LONG GROVE

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

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: AMIAS TURMAN - AIROOM
Address: 6825 N. LINCOLN AVE. LINCOLNWOOD, IL. 60712
Telephone Number: 847-213-5253 E-mail Address: ATURMAN@AIROOM.COM
Fax number: 847-763-1110
Applicant's Interest in Property: GENERAL CONTRACTOR

1.2 Owner (if different from Applicant).

Name: BRETT ZACHER
Address: 6714 INDIAN LANE LONG GROVE, IL. 60047
Telephone Number: 847-949-7997 E-mail Address:
Fax number:

1.3 Property.

Address of Property: 6714 INDIAN LANE
Legal Description: Please attach Parcel Index Number(s): 05-06-301-006
Present Zoning Classification RZ Size of Property (in acres) 2.13
Has any zoning reclassification, variation, or special use permit/PUD been granted for the Property?
Yes: No: X
If yes, please identify the ordinance or other document granting such zoning relief:

Describe the nature of the zoning relief granted: _____

Present use of Property:

Residential Commercial _____ Office _____ Open Space _____ Vacant _____

Other (explain) _____

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

	Zoning Classification	Land Use
North:	<u>R2</u>	<u>VACANT</u>
South:	<u>R2</u>	<u>SINGLE FAMILY</u>
East:	<u>R2</u>	<u>SINGLE FAMILY</u>
West:	<u>R2</u>	<u>SINGLE FAMILY</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 checked="" type="checkbox"/> Variation	<input 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):

- N/A Appeals, Code Interpretations, and Variations: See 5-11-8(E)3, 4, & 5 of the Zoning Code and Form "A"
- N/A Special Use Permit (non-PUD): See 5-11-8(E)7 of the Zoning Code and Form "B"
- N/A Zoning Map Amendment (rezoning): See 5-11-8(E) 8 of the Zoning Code and Form "C"
- N/A Zoning Code Text Amendment: See Form "D"
- N/A Preliminary PUD Plat: See 5-11-18(D)(2) of the Zoning Code and Form "E"
- N/A 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: LANCE SHALZI Name: _____
Professional: DIRECTOR OF ARCHITECTURE - AIRROOM Professional: _____
Address: 1825 N. LINCOLN AVE. LINCOLNWOODS Address: _____
Telephone: 847-763-1100 Telephone: _____
E-mail: PERMITS@AIRROOM.COM E-mail: _____

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

1.9 Village Officials or Employees.

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

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

1.10 Successive Applications (5-11-9).

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

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

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

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

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

- Fully completed Application with applicable supplementary information
- Non-refundable Filing Fee. Amount: \$ 150
- Planning Filing Fees. Amount: \$ 200
- Minimum Professional Fee/deposit Escrow. Amount \$ 500

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.

BRET ZACHER
 Name of Owner
Bret Zacher 3/30/15
 Signature of Owner Date

AMIAS TURMAN
 Name of Applicant
Amias Turman 3/30/15
 Signature of Applicant Date



VILLAGE OF LONG GROVE

BUILDING APPLICATION AND PERMIT

NOTE: NO PERMIT SHALL BE ISSUED UNTIL THIS APPLICATION HAS BEEN COMPLETELY FILLED IN AND EXECUTED BY THE APPLICANT, FEES REMITTED TO THE VILLAGE OF LONG GROVE, AND ALL DOCUMENTS PROVIDED IN A FORM REQUIRED BY THE LONG GROVE CODE AND BUILDING COMMISSIONER.

FOR OFFICE USE ONLY

Date Reviewed: 11-25-97

PERMIT NO. 213-97

DATE ISSUED: NOVEMBER 25, 1997

Township VERNON NW1/4 SW1/4

Sec. 6 T. 43 R. 11

PIN # 15-6-300-006

Zoning R-2

STATE OF ILLINOIS)

COUNTY OF LAKE)SS

Applicant's Name: GORDON W. JOHNSON

Property owner(s) name: BRETT ZACHER

Property owner(s) present address: 6714 RFD, INDIAN LANE, LONG GROVE, IL 60047

Legal description of property which this permit application is requested: LOT # 2 SUBDIVISION NAME: Braeburn

LAKE COUNTY HEALTH DEPARTMENT ISD #

or LAKE COUNTY PUBLIC WORKS SEWER PERMIT #

Postal Address: 6714 RFD, LONG GROVE, IL 60047

Location: 6714 Indian Lane

Application is hereby made for permission to erect, construct, alter or install structures or facilities as checked or described below:

FEES AND BONDS

- Single Family (YES) Area: Square feet
Commercial Volume: Cubic feet
Office/Research Number of Bedrooms:
Public/Religious Plumbing Fixtures:
Institutional Electrical:
Interior Alteration Stories:
Exterior Addition (YES) Basement:
Attached Garage Water Supply: Well
Detached Garage Connection to existing main or well:
Patio/Breezeway Supply System for two families or more:
Barn/Storage Shed Supply System for other than residential:

- General Building \$ =====
Electric \$ =====
Heating \$ =====
Air Conditioning \$ =====
Water Supply \$ =====
Sanitary \$ =====
Plumbing \$ =====
Driveway \$ =====
Inter Agency Fees \$ =====
Refundable Bonds \$ =====
Fire Sprinkling \$ =====
Occupancy Permit \$ =====
Plan Examination \$ 30.00
Conservancy Signs \$ =====
Code Book \$ =====
Other (BASEMENT ENTRY) \$ 90.00

Other OUTSIDE BASEMNT ENTRY

NOTE:

TOTAL VALUE OF PROJECT \$ 9,000.00

TOTAL FEES AND BONDS \$ 120.00

Plumbing Contractor's Name:

Address: City: State: Zipcode: Phone:

State License #

Roofing Contractor's Name:

Address: City: State: Zipcode: Phone:

State License #

Architect/Engineer:

Address: City: State: Zipcode: Phone:

Contractor/Builder: GORDON W. JOHNSON

Address: 8623 NORTH SPRINGFIELD City: SKOKIE State: IL Zipcode: 60076 Phone: 679-5443

BUILDING APPLICATION AND PERMIT

BUILDING INSPECTION PROCEDURE:

Do not work on a project until after a permit has been issued and the permit placard posted in a prominent place on the premises, visible from the road. To do so will result in a fine and will cause the cost of the permit to be double the normal permit.

All bearers of building permits are required to give the inspectional officials 24 hours advance notice with regard to the following stages of construction: (GIVE PERMIT NUMBER, SUBDIVISION AND LOT NUMBER).

1. Before moving any form of equipment on site for excavating, etc.
2. After the foundation corners are staked for setback verification.
3. Inspection and approval of forms before pouring footings, walls, and garages and basement floors.
4. Inspection and approval of footing drains and insulation before backfilling.
5. Inspection of superstructure for carpentry and brickwork after roof on, windows in, but not closed up.
6. Inspection of plumbing and wiring, to be made before insulating.
7. Sewage disposal drain field or service line must be inspected and approved by the Lake County Health Department or the Lake County Public Works Department before backfilling is permitted.
8. Inspection of completed well installation.
9. Inspection of the driveway, culvert, and drainage ditch or swale.
10. Final inspection prior to issuance of Certificate of Occupancy, subject to satisfactory completion and acceptance of the project.

YOUR COOPERATION WILL HELP TO PREVENT DELAYS OR STOPPAGES IN CONSTRUCTION.

In consideration of this application and attached forms being made a part thereof, and the issuance of permits, I/we will conform to the regulations set forth in the Long Grove Code Book and any other applicable regulations. I/we also agree that all work performed under said permit will be accordance with the plans and plot diagram which accompanies this application, except for such changes as may be authorized by the building official, and that I/we will use the building only for the purpose as stated in this application.

I/we further state that I/we make this application in order to induce the Department of Building and Zoning of the Village of Long Grove, Illinois to issue its official permit for the uses stated herein.

I/we being duly sworn upon my/our oath have reviewed the permit application and state that all items completed are accurate and correct. I/we hereby acknowledge that it is unlawful to occupy a residence without a Certificate of Occupancy. One will not be issued until the structure conforms to all applicable ordinances and unless and until the project is serviced by an approved septic or sanitary sewer where applicable and required. I/we further acknowledge that this permit application will become null and void if the proper inspection schedule is not followed by our contractors and subcontractors.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25 DAY OF November, 1997 [Signature]
Address: 8623 N SPRINGFIELD Signature of owner or authorized agent

Witness: Jean Anderton Date: 11-25-97

PERMIT

This permit is granted upon the expressed condition that only such construction or improvements as located on the application with plot plan forming a part hereof and described in the application, that no error or omission in either plans or application, whether said plans and application have been approved by the Village of Long Grove or not, shall permit the applicant to construct the work in any manner other than provided for in the ordinances of Long Grove, Illinois.

PERMIT NO. 213-97

Fee of \$ 120.00 paid 11-25, 1997 Date of Issuance 11-25-97

[Signature]
Village Official

RECEIVED

FEB 06 2015

VILLAGE OF LONG GROVE

GHA GEWALT HAMILTON
ASSOCIATES, INC.

CONSULTING ENGINEERS

February 5, 2015

Mr. Amias Turman
6825 North Lincoln Avenue
Lincolnwood, Illinois 60712

625 Forest Edge Drive, Vernon Hills, IL 60061
TEL 847.478.9700 ■ FAX 847.478.9701

www.gha-engineers.com

Re: 6714 Indian Lane / Lot 2 Braeburn West
Proposed Residential Addition
Engineering Plan Review #1

Dear Mr. Turman:

We have completed our initial review of the engineering site plan for the above referenced residential addition prepared by Airoom Architects & Builders, dated October 6, 2014, and received by our office on January 27, 2015. Our review was for the site plan only (Sheet 1 of 16) and did not include review of the architectural sheets. Based on our review, the following revisions are needed prior to approval:

1. A stormwater permit will be required for this development; please submit a completed Watershed Development Permit Application to our office.
2. The unnamed creek on the eastern portion of the property is within the 100-year floodplain, which appears to encompass the existing house. The proposed addition will need to comply with the provisions of the Lake County Watershed Development Ordinance for development within the floodplain. Please submit information on the base flood elevation of the 100-year floodplain; perhaps a Letter of Map Amendment has been issued on this property, which would have that elevation.
3. Please confirm the vertical datum used for the topographic survey; either NAVD 88 or NGVD 29.
4. Please confirm that the septic field will not be impacted by the proposed construction.
5. The plan should show a swale along the west side of the addition to convey runoff.
6. Silt fence should be installed along the south and east sides of the construction area.
7. Tree protection fence should be installed around the two trees shown to remain south of the addition.
8. No sediment track-out will be allowed on the adjacent roads at any time during construction. Please add a note to the plan indicating this requirement. In addition, please note that if track-out occurs, it must be mechanically cleaned immediately.

If you have any questions regarding the above, please do not hesitate to call.

Sincerely,
Gewalt Hamilton Associates, Inc.


Geoffrey Perry, P.E.
Assistant Village Engineer

cc: Ms. Margerita Romanello, Building Commissioner – Village of Long Grove (via email)
Mr. Michael T. Shrake, P.E., Village Engineer – GHA (via email)
5000.503 Lot 2 Braeburn West - Plan Review #1.docx

3600 I-70 Drive SE, Suite E, Columbia, MO 65201 ■ TEL 573.397.6900 ■ FAX 573.397.6901
The Monadnock Building, 53 W. Jackson Blvd., Suite 924, Chicago, IL 60604 ■ TEL 312.329.0577 ■ FAX 312.329.1942

6714 Indian Lane Long Grove

Lot 2, in Unit Number 1, Braeburn West, being a Subdivision of part of Government Lot 2, of the Southwest $\frac{1}{4}$ of Section 6, Township 43 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded on November 15, 1960 as Document Number 1089479, in Book 35 of Plats, on Page 62, in Cook County, Illinois.

LEGAL NOTICE
VILLAGE OF
LONG GROVE, ILLINOIS
NOTICE OF A PUBLIC
HEARING FOR CONSID-
ERATION OF A VARIA-
TION OF THE CORNER
SIDE YARD SETBACK RE-
QUIREMENT FOR LOT 2
IN UNIT #1 OF THE BRAE-
BURN WEST SUBDIVI-
SION AND ZONED UNDER
THE R-2 ZONING DIS-
TRICT CLASSIFICATION
WITHIN THE VILLAGE
OF LONG GROVE, ILLI-
NOIS

PUBLIC NOTICE IS
HEREBY GIVEN that on
Tuesday, May 5, 2015 at 7:00
p.m., a public hearing will
be held at the regular meet-
ing of the Plan Commission
& Zoning Board Appeals of
the Village of Long Grove,
at the Long Grove Village
Hall, 3110 RFD, Long
Grove, Illinois 60047, Lake
County, Illinois, (unless oth-
erwise posted) in connection
with a petition for variation
for a reduction of the corner
side yard set-back require-
ment from the required 75'
feet down to 72' feet, within
the R-2 Zoning District, for
the construction of an addi-
tion to an existing residence
and to allow an existing en-
croachment (concrete stair-
well) to remain on the prop-
erty. No reclassification of
the subject property is re-
quested. The subject prop-
erty is legally described as
follows:

LOT 2 IN UNIT NUMBER 1,
BRAEBURN WEST, BE-
ING A SUBDIVISION OF
PART OF GOVERNMENT
LOT 2, OF THE SOUTH-
WEST QUARTER OF SEC-
TION 6, TOWNSHIP 43
NORTH, RANGE 11 EAST
OF THE THIRD PRINCI-
PAL MERIDIAN, ACC-
ORDING TO THE PLAT
THEREOF RECORDED
ON NOVEMBER 15, 1960 AS
DOCUMENT NUMBER
1089749, IN BOOK 35 OF
PLATS, ON PAGE 62, IN
LAKE COUNTY ILLINOIS.
Commonly known as: 6714
RFD, Long Grove, Illinois,
60047.

PIN: 05-06-301-006
Persons attending the hear-
ing shall have the opportu-
nity to provide written and
oral comments and ques-
tions concerning the propo-
sal. The above information,
together with the plans for
the property, will be avail-
able for inspection at the
Long Grove Village Hall,
3110 RFD, Long Grove, Illi-
nois during regular business
hours.

The Plan Commission &
Zoning Board of Appeals re-
serves the rights to continue
the hearing to a later date
and time and place should
that become necessary.
James M. Hogue
Village Planner
Village of Long Grove
Published in Daily Herald
April 16, 2015 (4404567)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

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 **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora

County(ies) of Cook, Kane, Lake, McHenry
and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

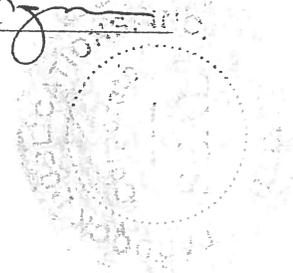
I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published April 16, 2015 in said **DAILY HERALD**.

IN WITNESS WHEREOF, the undersigned, the said **PADDOCK PUBLICATIONS, Inc.**, has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Shula Baltz
Authorized Agent

Control # 4404567



From: Jane Wittig [<mailto:jkwittig@comcast.net>]
Sent: Wednesday, April 29, 2015 5:50 PM
To: Sherry Shlagman
Cc: Bret.zacher@gmail.com
Subject: RE: PCZBA Meeting Agenda 5-5-15

Sherry-

As neighbors of Bret Zacher, we received an invitation to attend the Zoning Board of Appeals meeting due his request for a setback variance.

While we will not attend that meeting, this email serves as our statement that we have no objection to the Zacher's request and we hope that the PCZBA approves his request.

Please forward this information to the members of the committee.

Thank you,

Kenneth and Jane Wittig
6716 Indian Lane
Long Grove

From: Sherry Shlagman [<mailto:sshlagman@longgrove.net>]
Sent: Monday, April 27, 2015 11:22 AM
Subject: PCZBA Meeting Agenda 5-5-15

Attached is the Plan Commission Zoning Board of Appeals meeting agenda for Tuesday, May 5 at 7 p.m.

Agendas, meeting minutes, and packet materials can be viewed online at www.longgrove.net.

Sherry Shlagman
Administrative Assistant
Village of Long Grove
O: 847-634-9440
F: 847-634-9408



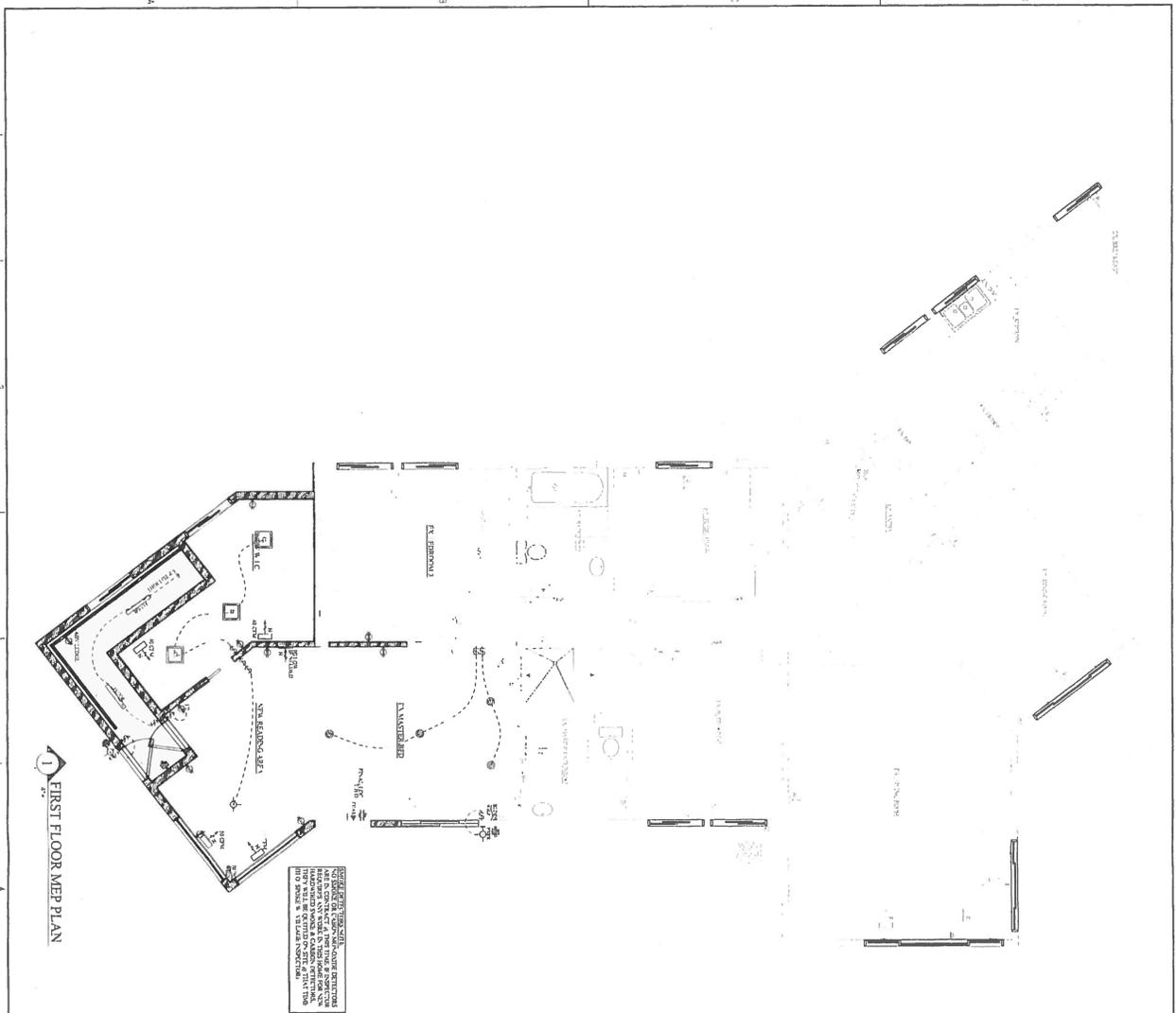
Legal Description
Lot 2, in Unit Number 1, Braeburn West, being a Subdivision of part of Government Lot 2, of the Southwest 1/4 of Section 6, Township 43 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded on November 15, 1960 as Decumber Number 1089479, in Book 35 of Plats, on Page 62, in Cook County, Illinois Commonly Known as 6714 Indian Lane, Long Grove, Illinois
Area of Land Described: 93,007 Sq. Ft.



NOTE: Property corners were NOT staked per customer.
Elevations are derived from BM 4232.3 (71.8 43 USGS)
Scale: 1 inch equals 20 Feet
Sounding: ASPOON
2004-11-09
Assume no dimensions from existing site plan. Compare all points before building and report any differences at once. For building maintenance refer to your architect, client, contract and local ordinances.

State of Illinois)
County of Cook)
I, **William R. Vobe**,
Professional Design Firm Land Surveying LLC (P184-004113)
Dated this 13th day of November 2014
Professional Design Firm Land Surveying LLC (P184-004113)





1 FIRST FLOOR MEP PLAN

NOTES:
 1. ALL ELECTRICAL SYMBOLS AND NOTATIONS SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70-1996.
 2. ALL MECHANICAL SYMBOLS AND NOTATIONS SHALL BE IN ACCORDANCE WITH THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME) AND THE INTERNATIONAL MECHANICAL ENGINEERING ASSOCIATION (IMECH) STANDARDS.
 3. ALL PLUMBING SYMBOLS AND NOTATIONS SHALL BE IN ACCORDANCE WITH THE PLUMBING CODE AND THE INTERNATIONAL ASSOCIATION OF PLUMBERS AND PIPEFITTERS (IAPMO) STANDARDS.

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140145

FIRST FLOOR MEP PLAN & SCHEDULE

7B
OR 15

ANY CELL: (847) 276-6110
HOME: (847) 949-9977
***BRET CELL: (847) 949-9997**

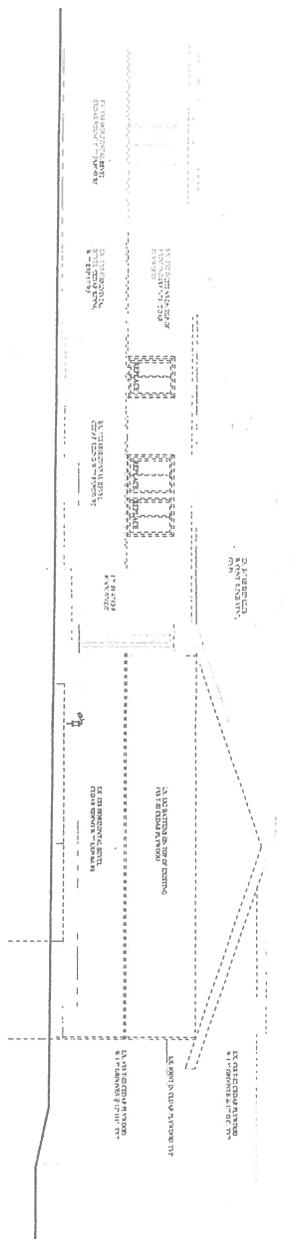
MARY WARNER
LANCE A. SHALIZI
MARTY MEADOW

ZACHER
BRET & AMY

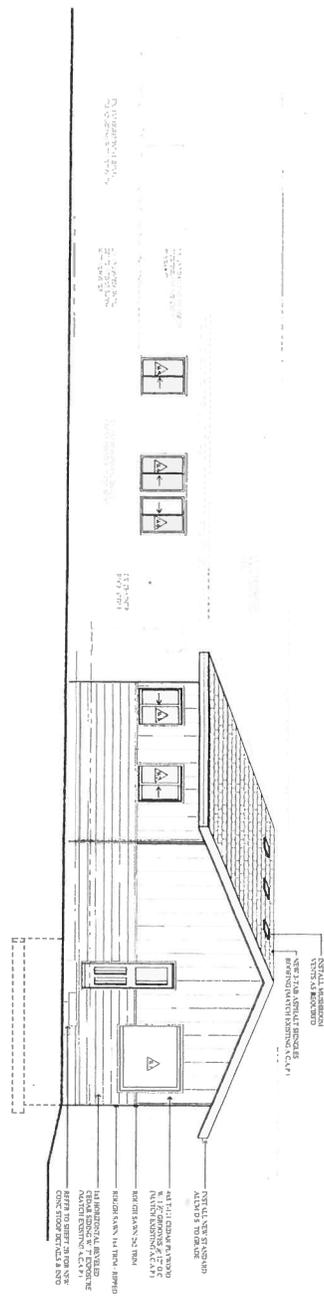
6714 INDIAN LANE
 LONG GROVE, IL 60047

AIRROOM
 ARCHITECTS & BUILDERS
 SINCE 1958

6835 N. Lincoln Avenue
 Lombard, Illinois 60172
 Phone: (847) 763-1100 Fax: (847) 699-4444
 Website: www.airroom.com
 E-mail: info@airroom.com



1 DEMO SOUTH ELEVATION



2 NEW SOUTH ELEVATION

AIRROOM
 ARCHITECTS & BUILDERS
 SINCE 1958
 Airroom Architects Corp.
 6333 N. Lincoln Avenue
 Lincolnwood, Illinois 60712
 Phone: (847) 763-1100 Fax: (847) 676-0446
 Website: www.airroom.com
 E-mail: info@airroom.com
 Fax: (847) 676-0446

ISSUE NO.	DATE	DESCRIPTION
1	2013	ISSUED FOR PERMIT
2	2013	ISSUED FOR PERMIT #1
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ANY CELL, (847) 376-6310
 HOME, (847) 648-9976
 *BBET CELL, (847) 949-7997

ZACHER
 BBET & AMY
 6714 INDIAN LANE
 LONG GROVE, IL 60047

MARY WANNER
 LANCE A. SHAULZ
 MARTY MEADOW

140145

ELEVATIONS

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 ZACHER, CHARLIE DING
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 OF 15

Item #2B:

Report Of The PCZBA Meeting - May 5, 2015
Special Use Permit For Second Monopole, T-Mobile



STAFF REPORT

TO:	Long Grove PCZBA
FROM:	JAMES M. HOGUE, VILLAGE PLANNER
DATE:	4/27/15
RE:	PCZBA REQUEST 15-02; Consideration of a request for special use permit and/or additional relief necessary and/or appropriate under the zoning code to allow construction of an additional monopole telecommunications tower on property located 5105 Arlington Heights Road and zoned under the R-2 Zoning District classification submitted by Mr. Ray Shinkle as agent for T-Mobile Central LLC.

Item: PCZBA PETITION 15-02 submitted April 16, 2015. Referral by Village Board not required. Publication in news paper completed 4/16/2015 and is therefore timely.

History: The subject property consists of two (2) 2.5 acre parcels of land zoned R-2 Residential District. The "Korean Full Gospel Church" (formerly "Life on the Vine" Christian Church) building and residence are located on the north parcel. The existing monopole cell tower facility and parking are located on the southern parcel of land. Both parcels are owned by the church.

In 1999 a special use permit (Ord. 99-O-13) was granted to allow the construction and maintenance of a 125' cell tower on the property at 5105 Arlington Heights Road. In 2005 that special use permit was amended (Ord. 2005-O-15) to allow Verizon Wireless to co-locate personal wireless services antenna and an equipment structure on the property. This allowed four (4) antennas to be placed on the monopole tower and limited construction of the of the equipment shelter to the plans submitted with that application. This special use permit was further modified in 2008 (Ord. 2008-O-18; attached) which allowed for an additional antenna array and equipment shelter. Ordinance 2009-O-37 again modified the existing monopole by adding and additional antenna array and platform. Further additions to the monopole structure have not been possible as it was determined after the 2009 modification that the monopole structure was at its structural capacity and could not support additional weight without structural modifications.

In 2010 an additional application for a wireless antenna was received. Due to the structural capacity issue on the 5105 site a cell antenna was located in the cupola of the former Midwest Bank Building. With the approval of the Harbor Chase redevelopment proposal for the former bank property the cupola antenna & equipment must be relocated. The relocation of this facility to the 5105 Arlington Heights Road site is the basis for the request.

Proposal: Consideration of a request for a special use permit and/or additional relief necessary and/or appropriate under the zoning code to allow construction of an additional monopole telecommunications tower on property located at 5105 Arlington Heights Road and zoned under the R-2 zoning district classification as submitted by Mr. Ray Shinkle as agent for T-Mobile Central L.L.C.

Land Use, Zoning and Locational Data:

- Proposed Zoning: No reclassification of property; Special Use Permit requested.
- Surrounding Land Uses and Zoning;

<i>Direction</i>	<i>Existing Use</i>	<i>Land Use Plan Designation/Zoning</i>
NORTH	Residential	Residential; R-2
SOUTH	Commercial	Village of Buffalo Grove
EAST	Residential	Village of Buffalo Grove
WEST	Vacant/Agricultural	Part of the B-1A Sub-Area; R-2

- The property is located on the west side of Arlington Heights Road. The existing cell tower and accessory equipment storage structures are located in the southwest corner of the property. The proposed tower would be on the same lot or record, but separate lease area (i.e. "zoning lot") and located approximately 55' north of and adjacent to the existing tower facility.
- Acreage; The 5105 property contains 5.0 +/- acres (2 parcels) of land area. The existing cell tower & equipment storage occupy approximately 80' x 60' (4800 +/- sq. ft.) on the south parcel of the five acre piece. A 30' x 30' (900 sq. ft.) leased area is proposed for the second tower facility on the property.
- Based upon information available through Lake County GIS, the property is free of FEMA Floodplain, Flood of Record area and/or wetlands (LCWI & ADID). (See Maps).
- Topography; See attached Map from Lake County GIS.

Zoning Data	Existing	Proposed	Zoning Code	PUD
Lot Area	217,800 sq. ft.	No Change	2 acres (87,120 sq. ft.)	N/A
Floor Area (Total Floor Area)	N/A	N/A	N/A	N/A
Lot Coverage (In Square Feet)	43,100 (19.7%)	44,000 (20%)	40% (87,120 sq. ft.)	N/A
Height	125'	125'*	125'	N/A

*Height of proposed new monopole

Yard Requirements (set-backs);

	Existing	Proposed*	Zoning Ordinance (R-2 Standards)	P.U.D.
Front Yard (East/ AHR)	N/A	550'	75'	N/A
Side Yard (North)	N/A	16'	40'	N/A
Side Yard (South)	N/A	115'	40'	N/A
Rear Yard (West)	N/A	43'	40'	N/A

*Measured to the edge of the lease area; monopole will be set 55' from the west property line.

Issues & Conclusions:

The wireless facility on the 5105 site has been amended numerous times since being granted a SUP in 1999. Per the activity and interest in this location it appears to be geographically "key" to providing cell phone coverage in the area. As noted above this location was the first choice for the "cupola antenna" however the existing monopole structure could not accommodate the additional antenna.

The petitioner has submitted graphics illustrating existing coverage, coverage without the proposed tower and coverage with the proposed tower. Without the existing or proposed towers several gaps in coverage exist in the area. With the inclusion of the proposed tower coverage is actually improved over what currently exists with the "cupola" antenna in the bank building.

As proposed the monopole is at the maximum height permitted height of 125' per 5-9-6 of the Village Zoning Code. The (excerpts follow);

Height. Unless otherwise authorized and approved as a special use, personal wireless services antennae, support structures, or personal wireless services facilities may extend to the following heights:

- (a) *Towers and Monopoles. Personal wireless services antenna support structures of a tower or monopole design may extend to a height of not more than 125 feet*

Additionally, the height of the proposed dish antenna is 120 feet. This is acceptable per the Village Code as follows;

- (c) *Directional or Panel Antennae. Directional or panel antennae may not extend above the highest point of the support structure on which it is mounted.*

Section 5-9-6 of the Zoning Code promotes the co-location of antennas on existing monopoles (or other lawful structure) when possible;

Location. *Personal wireless services antennae shall be mounted on existing antenna support structures or other lawfully existing buildings, unless otherwise provided in this ordinance. No more than one antenna support structure shall be permitted on any one zoning lot.*

Co-Location. *Unless otherwise authorized by the Village for good cause shown, every newly constructed personal wireless services antenna support structure shall be designed, constructed and installed to be of a sufficient size and capacity to allow the commercially feasible location of antennae for additional personal wireless service providers on such structure in the future.*

Petitioners are creating a 30' x 30' zoning lot upon which the tower and equipment pad will be located. Although on the same lot or record, both towers and equipment pads sit on separate lease areas (i.e. "zoning lots") which meet the location criteria listed above. It is anticipated that this tower will have capacity for a total of three (3) antenna platforms. This should be confirmed through testimony however.

The Village code also requires a separation from adjoining structures as follows;

Be separated from any building on an adjoining lot by a distance that is not less than one hundred ten percent (110%) of the height of the antenna support structure and be designed to withstand a wind force of one hundred twenty (120) miles per hour without the use of supporting guywires. For the purposes of this requirement, this distance shall be measured horizontally from the center of the base of the antenna support structure to the point where the ground meets a vertical wall of such building; and

With the exception of the existing tower facility to the south the nearest building (the church building) will be approximately 175' from the proposed tower which exceeds the 110% requirement of 137.5 feet. The petitioner has indicated this information will be available and submitted with applications for building permits.

Equipment to be used in conjunction with the new antennas will be housed in a proposed equipment structure on-site. This will be located on the south side of the 30'x 30' lease area and nearest to the existing tower facility and measures approximately 18' x 8' (144 sq. ft.) which is within the 150 sq. ft. maximum established by Village Code. The lease area will be fenced and landscaping installed around the lease site in a manner similar to the adjacent existing facility. The equipment structure will be identical to the equipment structure at the existing tower facility.

The proposal appears to meet most of the requirements of the Village Code with regard to Personal Wireless Services Antennas. The following require consideration by the PCZBA;

Separation From Residential Districts And Properties: *Personal wireless services antennas, support structures, and personal wireless services facilities shall not be located within five hundred feet (500') from the nearest outside wall of any single-family dwelling in existence prior to the commencement of construction of such personal wireless services antennas, support structures, or personal wireless services facilities.*

As proposed the tower facility is situated to maximize the distance from single family residential structures. However, there is a residential structure on-site (possibly a rectory) which is slightly shy of the 500' separation requirement. Staff calculates this structure to be approximately 490' feet from the proposed tower. All other residential structures are beyond the 500' separation requirement.

Setback: Although the church controls both parcels they have not been combined in to a single lot. Therefore, the setback is measured from the north lot line of the south parcel. If the lots were combined the location as proposed would not be an issue. Moving the tower north could potentially solve this problem but would move the tower closer to existing residences and further away from necessary infrastructure such as electrical power. The placement of the tower as proposed appears to have the least amount of impact to area from the aesthetic and impact to surrounding property owner perspectives. The setback issue should be addressed by the PCZBA.

Special Standards:

The PCZBA should consider the following standards with regard to the proposed tower and in particular the relief required/requested for the placement of tower.

Special Standards: The village shall consider the following factors in determining whether to issue a special use permit, although the village may waive or reduce the burden on the applicant of one or more of these criteria if the village concludes that the goals of this chapter are better served thereby:

1. Height of the proposed tower;
2. Proximity of the tower to residential structures and residential district boundaries;
3. Nature of uses on adjacent and nearby properties;
4. Surrounding topography;
5. Surrounding tree coverage and foliage;
6. Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness; and
7. Proposed ingress and egress; and
8. Availability of suitable existing towers and other structures. No new tower shall be permitted unless the applicant demonstrates to the reasonable satisfaction of the village that no existing tower or structure can accommodate the applicant's proposed antenna. Evidence submitted to demonstrate that no existing tower or structure can accommodate the applicant's proposed antenna may consist of any of the following:
 - (a) No existing towers or structures are located within the geographic area required to meet applicant's engineering requirements.
 - (b) Existing towers or structures are not of sufficient height to meet applicant's engineering requirements.
 - (c) Existing towers or structures do not have sufficient structural strength to support applicant's proposed antenna and related equipment.
 - (d) The applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing towers or structures, or the antenna on the existing towers or structures would cause interference with the applicant's proposed antenna.

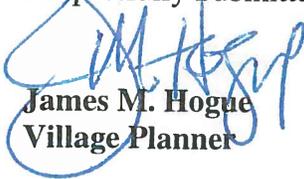
(e) The fees, costs, or contractual provisions required by the owner in order to share an existing tower or structure or to adapt an existing tower or structure for sharing are unreasonable. Costs exceeding new tower development are presumed to be unreasonable.

(f) The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable. (Ord. 2007-O-04, 4-24-2007)

PCZBA may also wish to consider, at a minimum the following conditions;

- 1). The proposal be in conformance with the site plan and specifications as submitted with the application.
- 2). Prior to the issuance of any building permits the applicant supply documentation indicating the structural integrity of the monopole and antenna platform.

Respectfully Submitted,



James M. Hogue
Village Planner

Lake County, Illinois



 **LakeCounty**
Geographic Information System

Lake County
Department of Information Technology
18 N County St
Waukegan IL 60085
(847) 377-2373

Map Printed on 4/27/2015



 Tax Parcels

Disclaimer:

The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.

Lake County, Illinois



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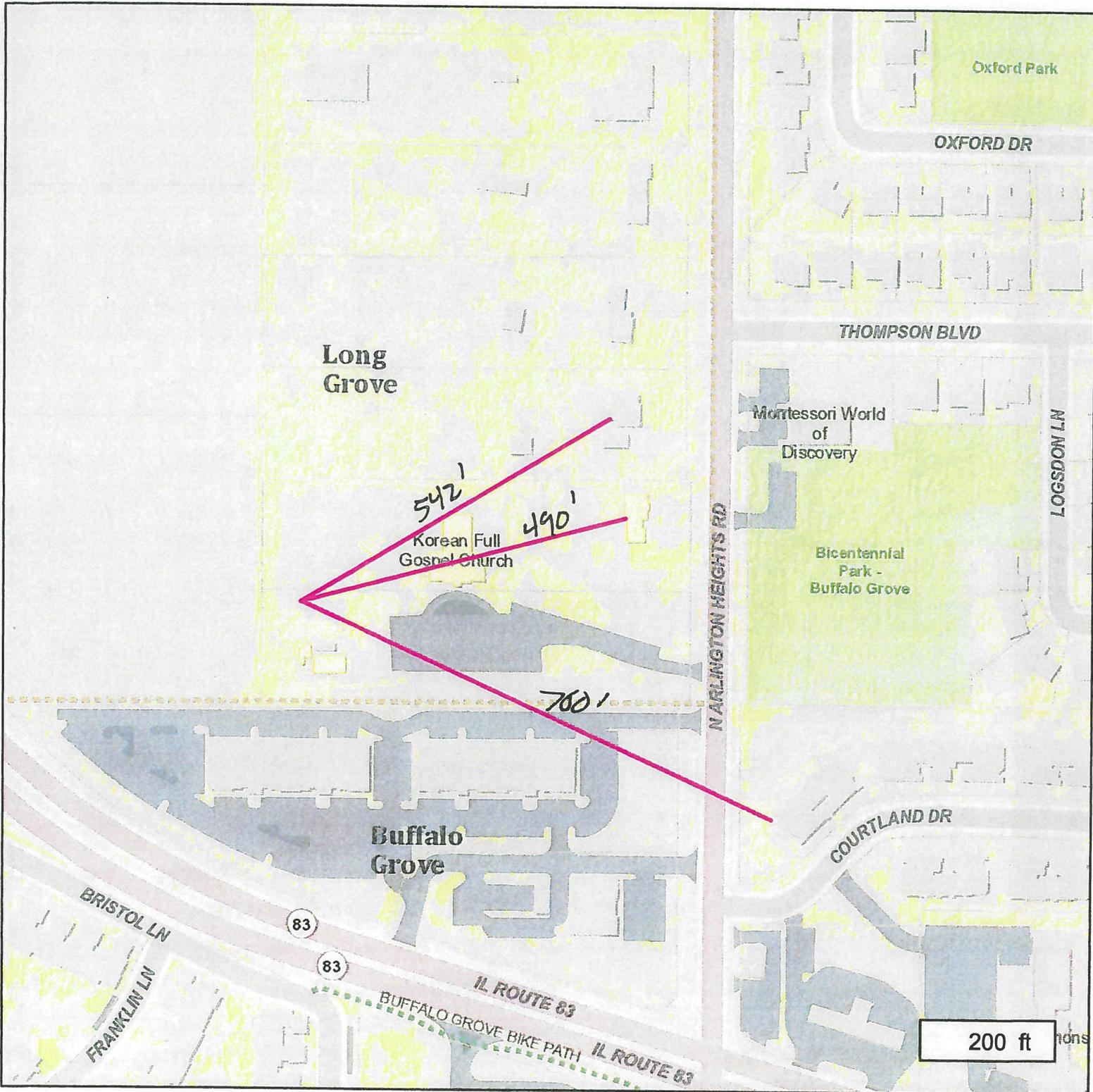


-  Tax Parcels
-  Special Flood Hazard Areas
-  Wetlands

Disclaimer:

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Lake County, Illinois



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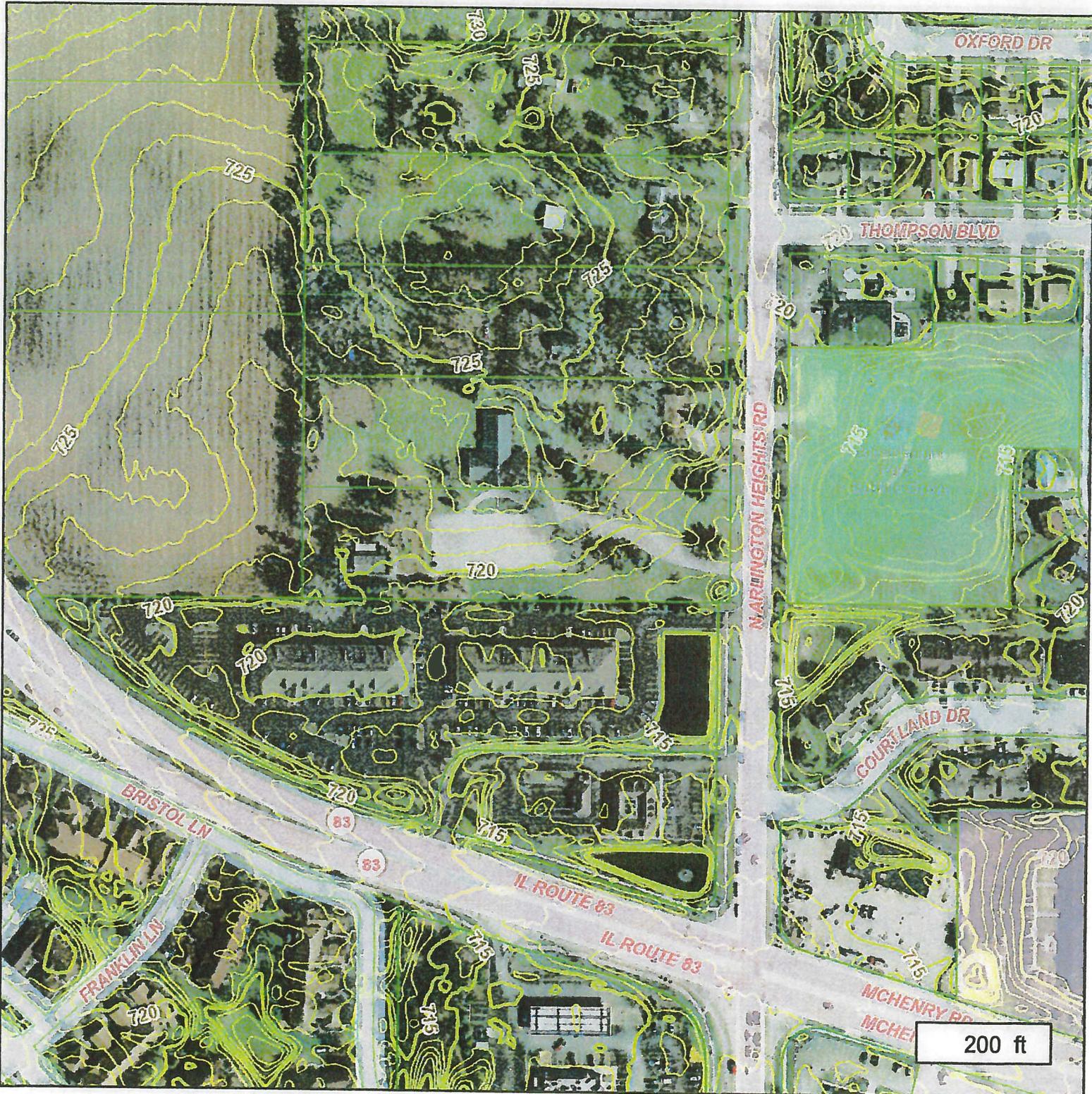
-  Tax Parcels
-  Municipalities
-  Trails

Selected Features:
Various

Disclaimer:

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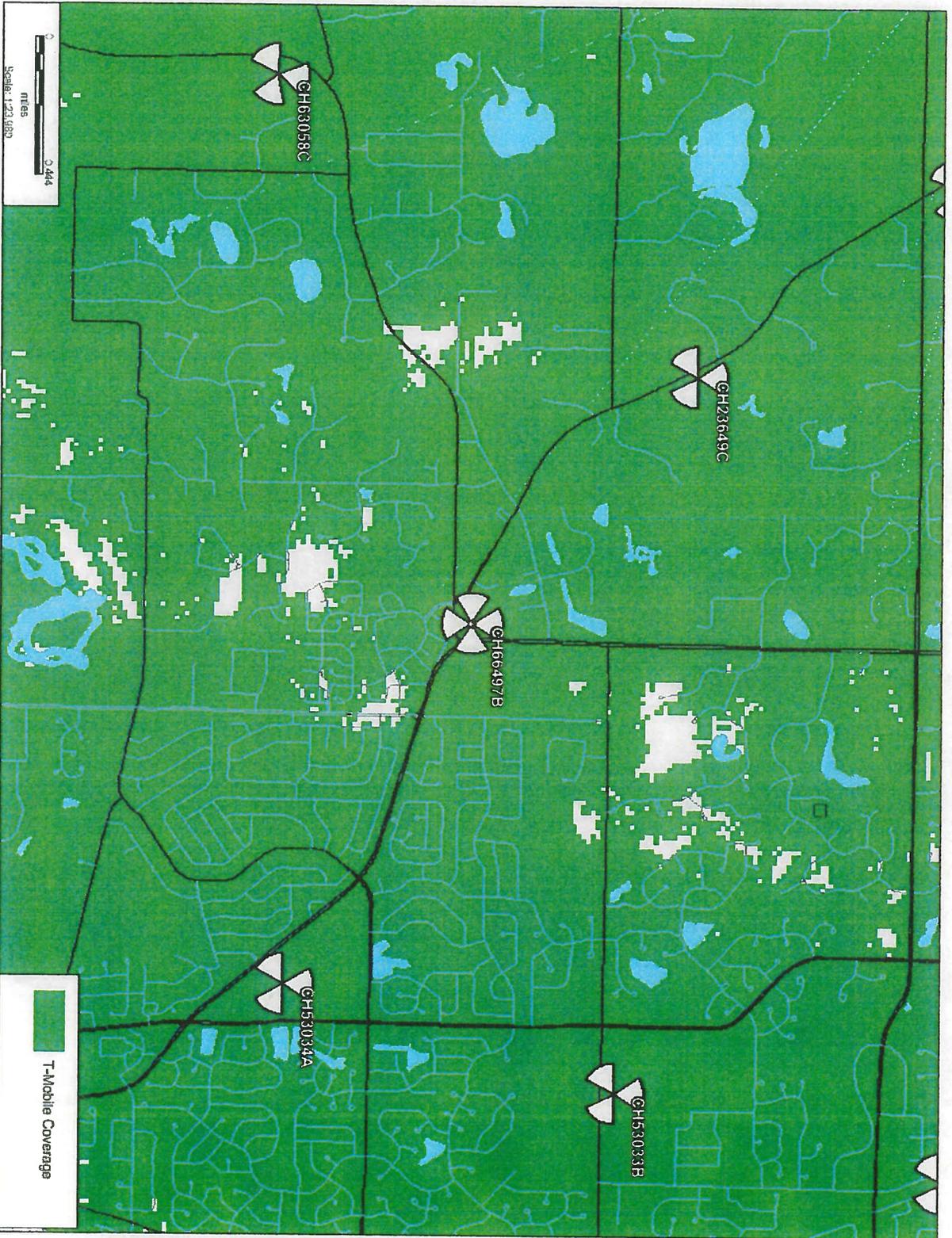


-  Tax Parcels
-  Minor Contour
-  Major Contour
-  Special Flood Hazard Areas

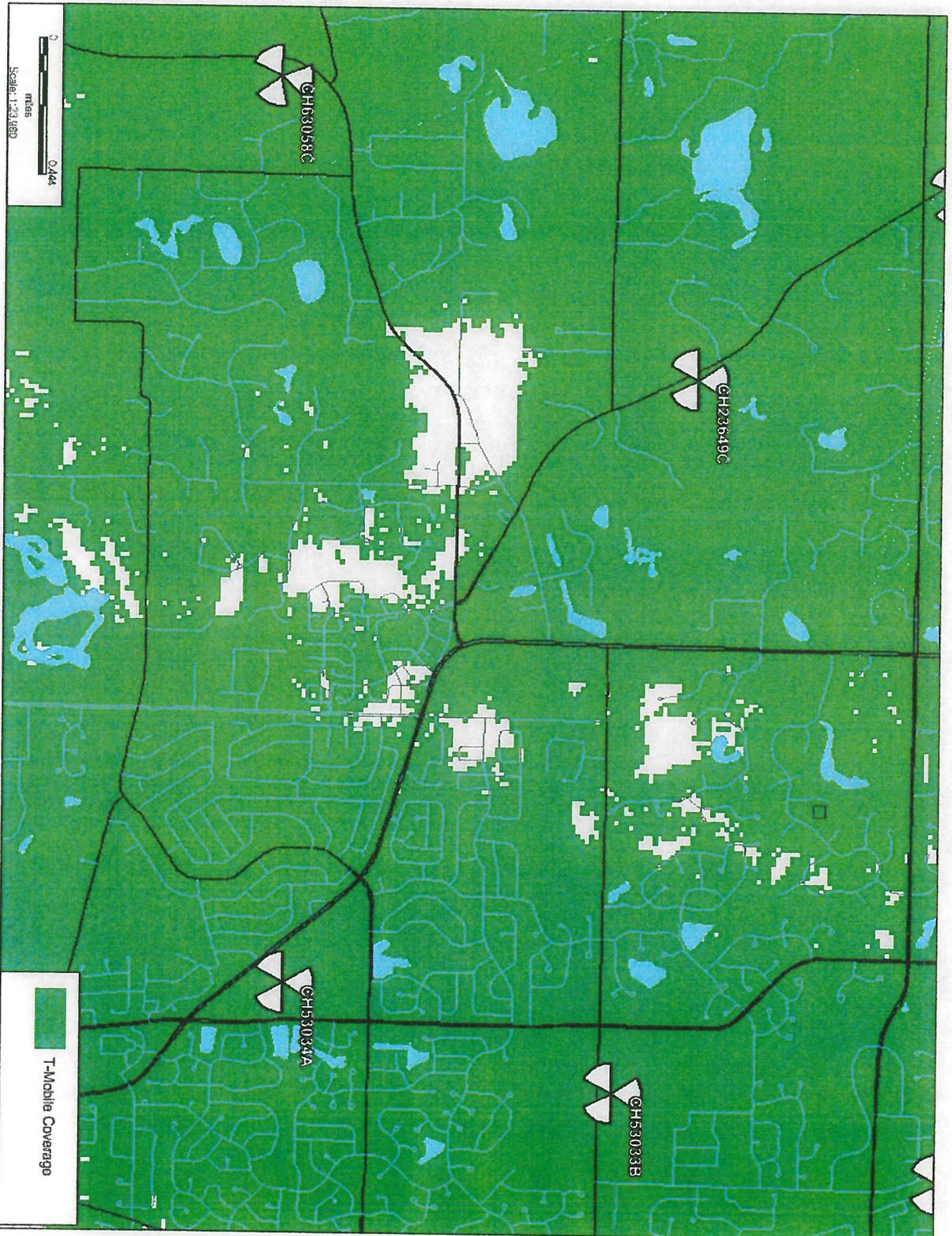
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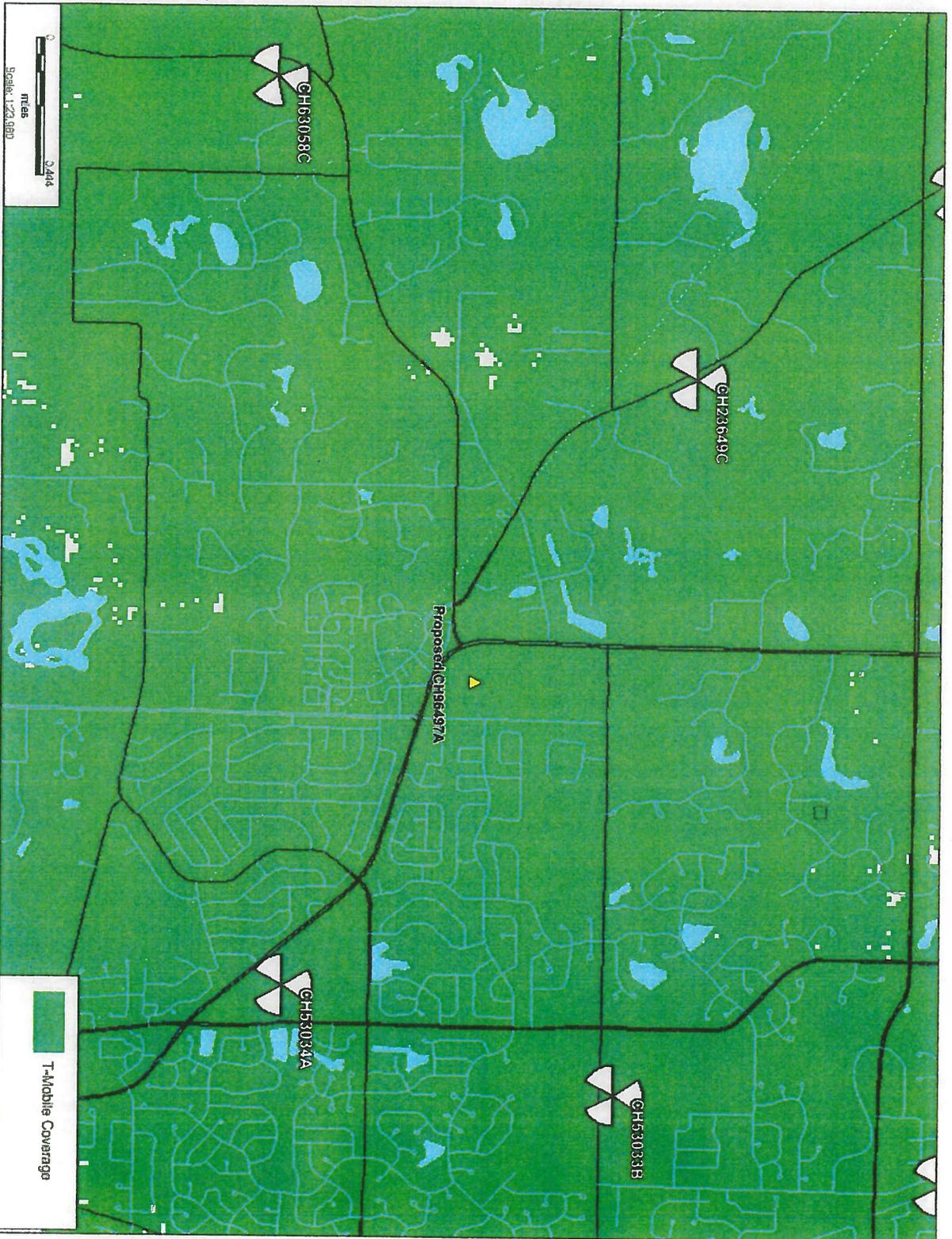
T-Mobile Existing Coverage



T-Mobile Coverage Without CH666497



T-Mobile Coverage With CH96497



LEGAL NOTICE
VILLAGE OF
LONG GROVE, ILLINOIS
NOTICE OF A PUBLIC
HEARING FOR CONSID-
ERATION OF A SPECIAL
USE PERMIT AND/OR AD-
DITIONAL RELIEF NEC-
CESSARY AND/OR APPRO-
PRIATE UNDER THE
ZONING CODE IN CON-
NECTION WITH A RE-
QUEST TO INSTALL AND
OPERATE A TELECOM-
MUNICATIONS MONO-
POLE AND RELATED FA-
CILITES AT 5105
ARLINGTON HEIGHTS
ROAD AND ZONED
UNDER THE R-2 ZONING
DISTRICT CLASSIFICA-
TION WITHIN THE VIL-
LAGE OF LONG GROVE,
ILLINOIS

PUBLIC NOTICE IS
HEREBY GIVEN that on
Tuesday, May 5, 2015 at 7:00
p.m., a public hearing will
be held at the regular meet-
ing of the Plan Commission
& Zoning Board Appeals of
the Village of Long Grove,
Lake County, Illinois, at the
Long Grove Village Hall
3110 RFD, Long Grove, Illi-
nois 60047, (unless otherwise
posted) in connection with a
petition for and any other
relief necessary to install
and operate a monopole
telecommunications tower
and related facilities on a
portion of the property at
5105 Arlington Heights Road
and within the R-2 District
submitted by T-Mobile. No
reclassification of the sub-
ject property is requested.

The subject property is le-
gally described as follows:
The south five (5) acres of
the East Half of the East
Half of the of the Northwest
Quarter of Section 30, Town-
ship 43 North, Range 11 East
of the Third Principal Mer-
idian in Lake County, Illi-
nois.

Commonly known as: 5105
Arlington Heights Road,
Long Grove, Illinois, 60047.

PIN: 15-30-200-020

Persons attending the hear-
ing shall have the opportu-
nity to provide written and
oral comments and ques-
tions concerning the propo-
sal. The above information,
together with the plans for
the property, will be avail-
able for inspection at the
Long Grove Village Hall,
3110 RFD, Long Grove, Illi-
nois during regular business
hours.

The Plan Commission &
Zoning Board of Appeals re-
serves the rights to continue
the hearing to a later date,
time and place should that
become necessary.

James M. Hogue
Village Planner
Village of Long Grove
Published in Daily Herald
April 16, 2015 (4404569)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

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 **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora

County(ies) of Cook, Kane, Lake, McHenry
and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

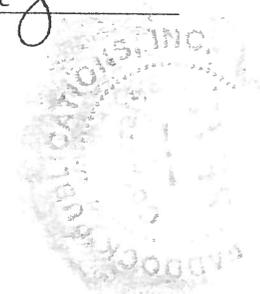
I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published April 16, 2015 in said DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Danula Baltz
Authorized Agent

Control # 4404569





T-MOBILE CENTRAL LLC

NEW WIRELESS ANTENNA FACILITY (125' MONPOLE TOWER)

**APPLICATION FOR SPECIAL USE AND RELIEF FROM SEPARATION REQUIREMENTS
FOR A NEW 125' WIRELESS ANTENNA FACILITY**

5105 ARLINGTON HEIGHTS ROAD

LONG GROVE, ILLINOIS

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- Exhibit 3 Project Summary**
- Exhibit 4 Standards for Special Use**
- Exhibit 5 Relief per "Special Standards" 5-9-6(c)**
- Exhibit 6 Site Plans depicting the location of the proposed facility on the property**

VILLAGE OF LONG GROVE WIRELESS ANTENNA FACILITY

PROJECT SUMMARY

Petitioner

T-Mobile is a leading national wireless phone carrier and offers one of the finest wireless networks in the nation. T-Mobile is entering into a lease agreement with Unison and the Church on the Vine, the owner of the subject property located north of 5105 Arlington Heights Road in Long Grove, Illinois.

Collocation

T-Mobile has an existing site on the abandoned rooftop of the old Midwest Bank building located at 1190 Old McHenry Road, but that site is coming down and T-Mobile needs to find a replacement very close by. The only collocation opportunity is the existing Crown tower located at the 5105 Arlington Heights, but that tower is full. Looking at the options for a new tower, we feel locating one next to the existing tower that is part of the visual landscape makes the most sense.

Cellular and other wireless phones have become widely used and accepted form of business, personal and other communications. In addition to traditional voice service, people are using them to access the Internet, text messaging, email and other data transfer. In addition to the many well-known business and personal uses of wireless communications, wireless phone networks have become a critical part of the nation's emergency communications infrastructure. Recent studies indicate that over 65 million "911" and distress calls were placed on wireless phones in the United States annually. Hence, wireless networks not only provide a means for everyday business and personal communications, but have also become an essential part of the nation's emergency communications infrastructure.

Property Description

T-Mobile proposed is executing a lease with the Church on the Vine and Unison for a 30' x 30' lease area to erect a new 125' monopole. The subject property is zoned R2, residential. The proposed facility will consist of T-Mobile's antennas at 120' and a 30' x 30' lease parcel for its related radio equipment. Access to the facility will be via a new 12' wide gravel asphalt access easement off the back parking lot of the Church on the Vine.

Nature of Request/Zoning Analysis

T-Mobile seeks a Special Use Permit and Separation Variances and any other authorizations to allow the installation of its wireless antenna facility.

The Long Grove Zoning Code states in relevant part:

Section 5-3-6: Special Uses:

The following uses may be permitted in the residential districts subject to the issuance of a special use permit as provided in section 5-11-17 of this title and subject to the additional standards set forth:

K) Personal wireless services antennas, but only subject to the special procedures and standards contained in section 5-9-6.

Section 5-9-6 of the Village of Long Grove Zoning Code states in relevant part:

(B) General Standards and Regulations: The general standards set forth in this section shall apply to the location of all personal wireless antennas in the village, whether allowed as a permitted use or as a special use in the individual zoning district regulations of this title.

1. Separation From Residential Districts And Properties: Personal Wireless services antennas, support structures, and personal wireless services facilities shall not be located within five hundred feet (500') from the nearest outside wall of any single-family dwelling in existence prior to the commencement of construction of such personal wireless services antennas, support structures, or personal wireless services facilities.

Due to the location of the proposed facility, T-Mobile is seeking relief from the separation standard as set forth in #1 of the above referenced Section 5-9-6 (B) General Standards and Regulations. Importantly, T-Mobile's proposal satisfies all other standards (2-12) set forth in Section 5-9-6 (B) General Standards and Regulations. Due to the nature of wireless technology, the relief the applicant seeks is necessary in order to provide quality wireless coverage in your community.

T-Mobile seeks separation relief as follows:

1. The distance from the proposed facility to the nearest outside wall of a single-family dwelling to the South is 375' requiring a reduction in the 500' minimum by 125'.

Components and Operations

The proposed facility will be un-staffed and, upon completion, will require only infrequent maintenance visits (approximately one or two times a month) by a service technician. Access to the proposed facility will be via the existing paved access for the Church off Arlington Heights Road and a new 12' wide gravel drive off the back parking lot. Hence the facility will not have any material impact on traffic, parking or storm water control.

The proposed facility is entirely self-monitored by sophisticated computers which connect directly to a central office and which alert personnel to equipment malfunction or breach of security. Moreover, no material noise, glare, smoke, debris, traffic flow or any other nuisance will be generated by the proposed facility.

The proposed facility will be designed and constructed to meet applicable governmental and industry safety standards. Specifically, T-Mobile will comply with FCC and FAA rules governing construction requirements, technical standards, interference protection, power and height limitations

and radio frequency standards. Additionally, the proposed facility conforms to the official comprehensive plan and the official map of the village.

Requested Action

T-Mobile respectfully requests a Special Use Permit, Separation relief and any other relief necessary to accommodate the installation of a wireless antenna facility as proposed in this zoning application.

T-Mobile expressly reserves all of its rights, including those available to it under the Village of Long Grove, the Village of Long Grove Zoning Code or any other state, local or federal law.

Standards for Special Use
For Wireless Antenna Facility

Section 5-11-17 (E) of the Long Grove Zoning Code provides in relevant part:

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;

The proposed facility is designed to fill a coverage gap in the Applicant's network due to the existing site on the Midwest Bank needing to be decommissioned. The network operates on a "grid" system, whereby overlapping "cells" (geographic wireless coverage areas) mesh to form a continuous wireless network. In order to provide wireless coverage within the geographic confines of each cell, a wireless facility ("cell site") must be located somewhere near the center of that cell. If the wireless facility is not located within or near the center or the height of the antennas is inadequate, then coverage gaps exist. Coverage gaps result in a weak wireless signal which to the end user means a dropped call or inability to make or receive a call. Therefore, 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;

Wireless technology provides convenient, reliable, every day communications to its users in your neighborhood or community and does not interfere with any other form of communication, whether public or private. Importantly, wireless technology affords vital communications in emergency situations and will commonly be used by local residents and emergency personnel to protect the general public's health, safety and welfare.

Further, wireless telephone technology provides many benefits that contribute to the general welfare of the communities it serves. These services include, but are not limited to, the following:

- 911 program allowing motorists to summon aid and report dangerous situations.
- Support for emergency services by providing wireless communications to paramedics, firefighters, and law enforcement agencies.
- The ability to transmit data allowing for immediate access to vital information.
- A backup system to the landline system in the event of a natural or man-made disaster.

- Immediate access to national hazardous material data bases from the site of a hazardous material spill.
- Immediate communication capabilities outside of the home, enhancing the safety of residents by allowing immediate access to emergency assistance.
- Support for the busy lives of people in the city reducing stress and increasing productivity.

(c) It will not cause substantial injury to the value of other lots in the neighborhood in which it is located;

The establishment, maintenance and operation of the proposed facility will be wholly contained on the 30' x 30' lease parcel and on the property 125' monopole tower. Wireless communication technology does not interfere with any other form of communication or utility, whether public or private. Due to the fact that T-Mobile has been sensitive in selecting a site that will minimize the impact on the surrounding property by locating next to the existing 125' tower, its facility will be compatible with the existing environment for the purposes already permitted and will not be injurious to the use and enjoyment of the other property in the community. Indeed, a wireless facility is unstaffed, and accordingly, there will be no impact to the existing traffic patterns nor will there be any traffic hazards or nuisances generated. Maintenance personnel will visit this site on the average of once or twice a month, and thus, the safety and efficiency of public streets will be maintained.

Wireless technology does not have an adverse effect on matters affecting the public health, safety and general welfare. To the contrary, wireless technology affords vital communications in emergency personnel to protect the general public's health safety and welfare. These emergency services, previously mentioned, include 911 services, the ability to transmit vital data, and a backup system to landline phone communication, to name just a few.

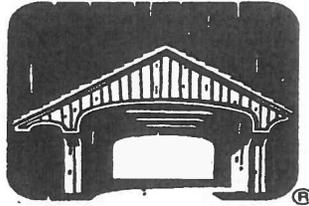
For the reasons expressed above, the special use will not cause injury to the value of other lots in the neighborhood in which it is located.

(d) 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

The proposed special use conforms to the applicable regulations of the R2 Zoning District. Indeed, the proposed special use is consistent with the intent of the Village of Long Grove Zoning Code to minimize the proliferation of cell towers only when needed.

(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.

T-Mobile can post a performance bond and provide proof of the continued full force and effect of the performance bond in connection with and during the effectiveness of the Special Use Permit.



VILLAGE OF
LONG GROVE

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

**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: T-Mobile Central LLC (Insite RE, Inc. Ray Shinkle as agent)

Address: 8550 W. Bryn Mawr, Chicago, IL 60631

Telephone Number: 773-960-8781 E-mail Address: Shinkle@insite-inc.com

Fax number: N/A

Applicant's Interest in Property: T-Mobile is leasing a 30' x 30' space from Unison and the Church on the Vine (Midwest District of the Christian and Missionary Alliance, a not for profit organization).

1.2 Owner (if different from Applicant).

Name: T-Mobile Central LLC (Ray Shinkle as agent for T-Mobile)

Address: 8550 W. Bryn Mawr Ave., Chicago, IL 60631

Telephone Number: 773-960-8781 E-mail Address: shinkle@insite-inc.com

Fax number: N/A

1.3 Property.

Address of Property: 5105 Arlington Heights Road. See attached plans for site location.

Legal Description: Please attach Parcel Index Number(s): 15-30-200-019

Present Zoning Classification R-2 Size of Property (in acres)

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

If yes, please identify the ordinance or other document granting such zoning relief: ORD 2001-0-8 for the existing AT&T tower plus all the follow up SUP collocations on this tower.

Describe the nature of the zoning relief granted: The existing tower (now owned by Crown) is full, so T-Mobile in order to re-lo its existing site needs to erect a new tower on this property.

Present use of Property:

Residential Commercial Office Open Space Vacant

Other (explain) A Church and the existing Crown tower.

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

	Zoning Classification	Land Use
North:	<u>R-2</u>	<u>Residential</u>
South:	<u>R-2</u>	<u>Residential</u>
East:	<u>Buffalo Grove</u>	<u>Residential</u>
West:	<u>R-2</u>	<u>Residential</u>

1.4 Trustees Disclosure.

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

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

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

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

1.6 Supplemental Information (General):**

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

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

1.7 Supplemental Information (per specific request):

_____ Appeals, Code Interpretations, and Variations: See 5-11-8(E)3, 4, & 5 of the Zoning Code and Form "A"

Special Use Permit (non-PUD): See 5-11-8(E)7 of the Zoning Code and Form "B"

_____ Zoning Map Amendment (rezoning): See 5-11-8(E) 8 of the Zoning Code and Form "C"

_____ Zoning Code Text Amendment: See Form "D"

_____ Preliminary Plat: See 5-11-18(D)(2) of the Zoning Code and Form "E"

_____ Final 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: Ray Shinkle Name: _____

Professional: Agent for T-Mobile Professional: _____

Address: 1South660 Midwest Road, Ste. 140, Oak Brook, IL 60181

Telephone: 773-960-8781 Telephone: _____

E-mail: shinkle@insite-inc.com E-mail: _____

Name: _____ Name: _____

Professional: _____ Professional: _____

Address: _____ Address: _____

Telephone: _____ Telephone: _____

E-mail: _____ E-mail: _____

1.9 Village Officials or Employees.

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

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

1.10 Successive Applications (5-11-9).

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

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

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

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

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

- _____ Fully completed Application with applicable supplementary information
- _____ Non-refundable Filing Fee. Amount: \$ _____
- ___X___ Planning Filing Fees. Amount: \$1,100.00
- ___X___ 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,

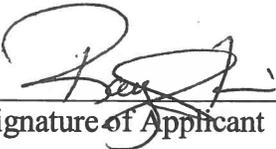
Applicant and Owner agree to be jointly and severally liable for such costs, and Owner further agrees to the filing and foreclosure of a lien against the Property for all such costs plus all expenses relating to collection, if such costs are not paid within 30 days after mailing of a demand for payment.

- 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.

Midwest District of the Christian
and Missionary Alliance
Name of Owner

Signature of Owner Date

T-Mobile Central LLC
Name of Applicant



Signature of Applicant Date

4/15/15

