



**STAFF REPORT**

**TO:** LONG GROVE PCZBA  
**FROM:** JAMES M. HOGUE, VILLAGE PLANNER  
**DATE:** 11.10.15  
**RE:** PCZBA REQUEST 15-09- Request for Variation; Submitted by Mr. Henrik Enqvist, General Contractor on behalf of Mr. Brian Boehm Property Owner.

**Item:** PCZBA PETITION 15-09

**Status:** Petition submitted 11/2/15. Referral by Village Board not required. Publication in newspaper completed 11.14.15 and is therefore timely.

**History:** Property is located within the Towner’s Subdivision which was platted in County in the 1950’s and annexed into the Village. The property is zoned under the R-2 District Classification and consists of 1.93 acres (83,984 sq. ft.). The property was platted as Lot 69 of the Towners’ Subdivision at approximately 1.93 acres of land area. The property has remained in the current configuration since platted.

The property contains a single family dwelling (built 1966), outbuildings and a large pond (.55 acres +/- ).

**Proposal:** Consideration of a request for variation of the side yard set-back requirement from the required 40 feet down to 20 feet within the R-2 District to allow for the construction of an addition to an existing single family dwelling.

**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>
<b>NORTH</b>	Residential	Single Family Residential/"R-2".
<b>SOUTH</b>	Residential	Single Family Residential/"R-2".
<b>EAST</b>	Residential	Single Family Residential/"R-2"
<b>WEST</b>	Residential	Single Family Residential/"R-2".

3. Location; Lot 69 in Towners’ Subdivision; common address of 7019 RFD.
4. Acreage; 1.93 Acres +/- (83,984 Sq. Ft.)

5. Based upon information available through Lake County GIS, the property contains wetlands and wetland buffer including the location of existing house and the area where the addition\ variation is proposed. (See Maps).
6. Topography; See topographic map from Lake County GIS.

**Zoning Data**

	<b>Existing</b>	<b>Proposed</b>	<b>Zoning Code</b>	<b>PUD</b>
<b>Lot Area</b>	<b>83,984 sq. ft.</b>	<b>No Change</b>	<b>2 Acre Minimum (R-2 Standard)</b>	<b>N/A</b>
<b>Floor Area (Total Floor Area)</b>	<b>3,545 sq. ft.</b>	<b>5,718 sq. ft.</b>	<b>8,800 sq. ft. +.025 for each sq ft. over 43,560; sq. ft.*</b>	<b>N/A</b>
<b>Lot Coverage (In Square Feet)</b>	<b>7025 +/-' sq. ft. (8.3 %)</b>	<b>9198 sq. ft. (10.9%)</b>	<b>.40 (lot coverage) 33,593 sq. ft. max.</b>	<b>N/A</b>
<b>F.A.R.</b>	<b>3,545 sq. ft. (4.2%)</b>	<b>5,718 sq. ft. (6.8%)</b>	<b>No Standard Identified</b>	<b>N/A</b>
<b>Height</b>	<b>Unknown</b>	<b>No Change**</b>	<b>35 ft.</b>	<b>N/A</b>

**\* Maximum Floor area is 9,810 sq. ft. on this parcel**

**\*\* Height of addition not to exceed height of existing structure.**

**Yard Requirements (Set-Backs);**

	<b>Existing</b>	<b>Proposed</b>	<b>Zoning Ordinance</b>	<b>P.U.D.</b>
<b>Front Yard (North)</b>	<b>45.3' +/-</b>	<b>No Change</b>	<b>75'</b>	<b>N/A</b>
<b>Corner Side Yard (West)</b>	<b>147' +/- (Least dimension)</b>	<b>No Change</b>	<b>75'</b>	<b>N/A</b>
<b>Side Yard (East)</b>	<b>20.57' +/- (Least Dimension)</b>	<b>20 feet*</b>	<b>40'</b>	<b>N/A</b>
<b>Rear Yard (South)</b>	<b>220' +/-</b>	<b>169' +/-</b>	<b>40'</b>	<b>N/A</b>

**\* Variation requested for proposed addition.**

**Conclusions:**

As requested the petitioner is seeking a variation of the side yard setback (east side only) requirement by twenty (20) feet to twenty 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 lot size, the front yard setback on the north side of the property side yard setback on the east property line.

The property was platted at approximately 1.93 gross acres of land in the 1960's and has remained in the same configuration since that time. The residential structure on the property appears to be its' original configuration based upon a review of aerial photography. The property was annexed into the village in 1986. 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 83,984 sq. ft. is used in all bulk calculations.

The lot is non-conforming in relation to lot size (as well as setbacks). With regard to the use non-conforming lots (Title 5, Section 5-10-5) the Village Code states the following;

*(B) Authority To Use: In any zoning district, a legal nonconforming lot of record may be used for any use permitted in the district in which it is located if, but only if:*

*1. Such lot has a total lot area of at least seventy five percent (75%) of the minimum lot area required in the district in which said lot is located; and*

*2. The development of such lot meets all other requirements of this title, including the floor area ratio and yard requirements of the district in which said lot is located. (Ord. 2007-O-04, 4-24-2007)*

As noted above the lot contains 83,984 sq. ft. of land area which is 96% of the minimum lot area required in the R-2 zoning district. The petitioner is seeking variation on the side yard setback for the proposed addition. Floor area is not an issue with this proposal. In short, the non-conforming lot size is not an issue with this request.

The property in question contains substantial wetlands. Placement of the addition as proposed is contiguous to the existing principal structure thereby keeping the encroachment compact and outside of the wetlands (although within the wetland buffer). This serves to minimize the impact on the "environmentally sensitive" features of the property. Placement of the addition at another location attached to the principal structure would also involve a variation and likely encroach into the wetlands on the property. The placement of the addition as proposed is logical and the least intrusive alternative on the property.

The proposal has been reviewed by the Village engineer. He notes "construction of the addition does not appear to encroach into the wetland, so a permit from the US Army Corps of Engineers (USACE) may not be necessary. As a fully certified community, however, we are responsible to uphold the wetland buffer restrictions. A full wetland study (Delineation, Jurisdictional Determination and Boundary Verification) will be required for the planned addition". Compliance with the Lake County Stormwater Management Ordinance (as implied above) will be required. A variation of the wetland buffer requirement may also be required. This is a separate issue from the setback variation as requested by the petitioner.

The relief requested by the petitioner appears to be the minimum amount of relief required to accommodate the proposed addition.

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.

## 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.

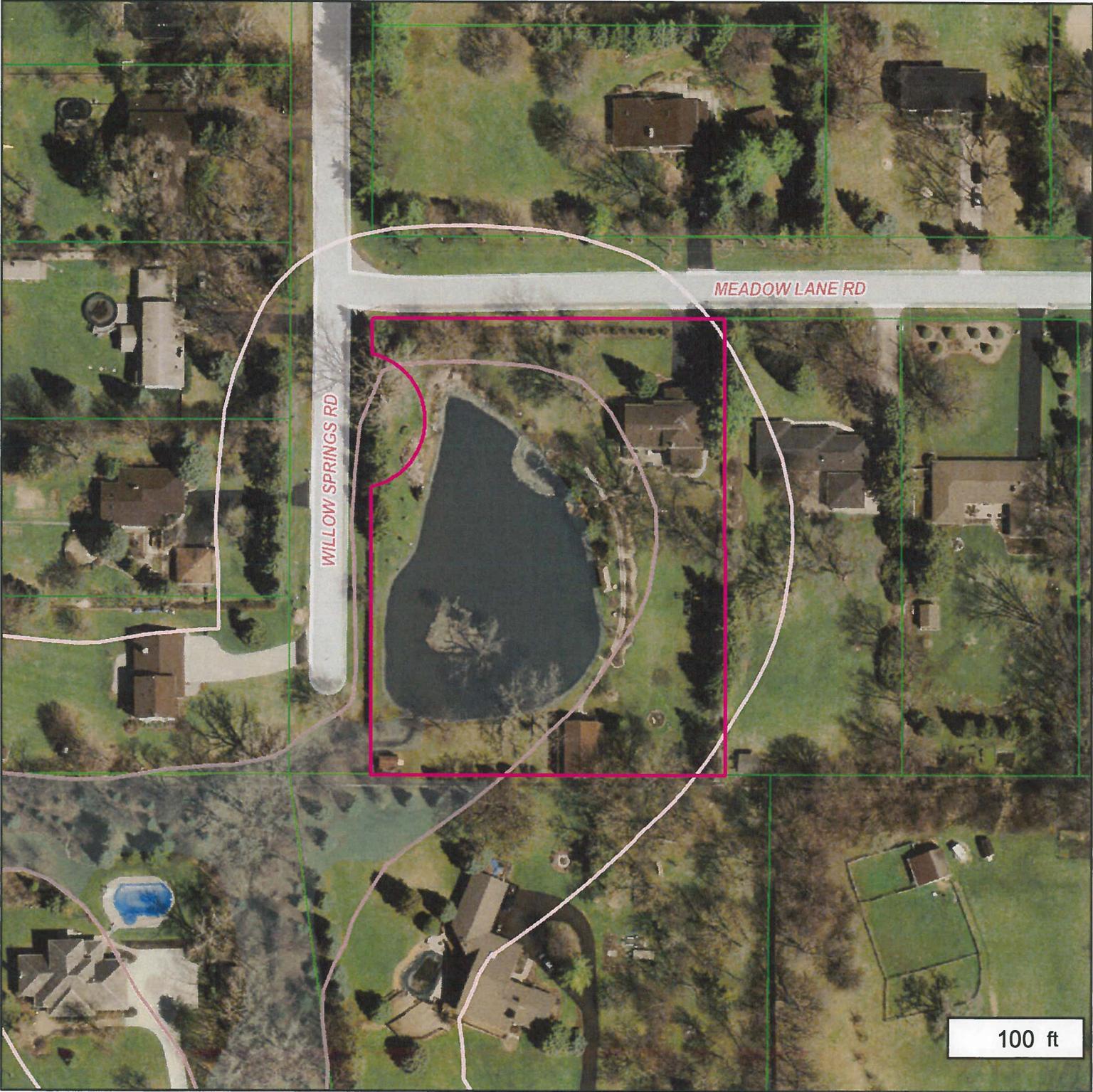
A variation shall be deemed to authorize only the particular construction or development for which it was issued and shall automatically expire and cease to be of any force or effect if such construction or development shall be removed and not replaced within six months following such removal.

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 11/3/2015  
Parcel 1506106001 is outlined.

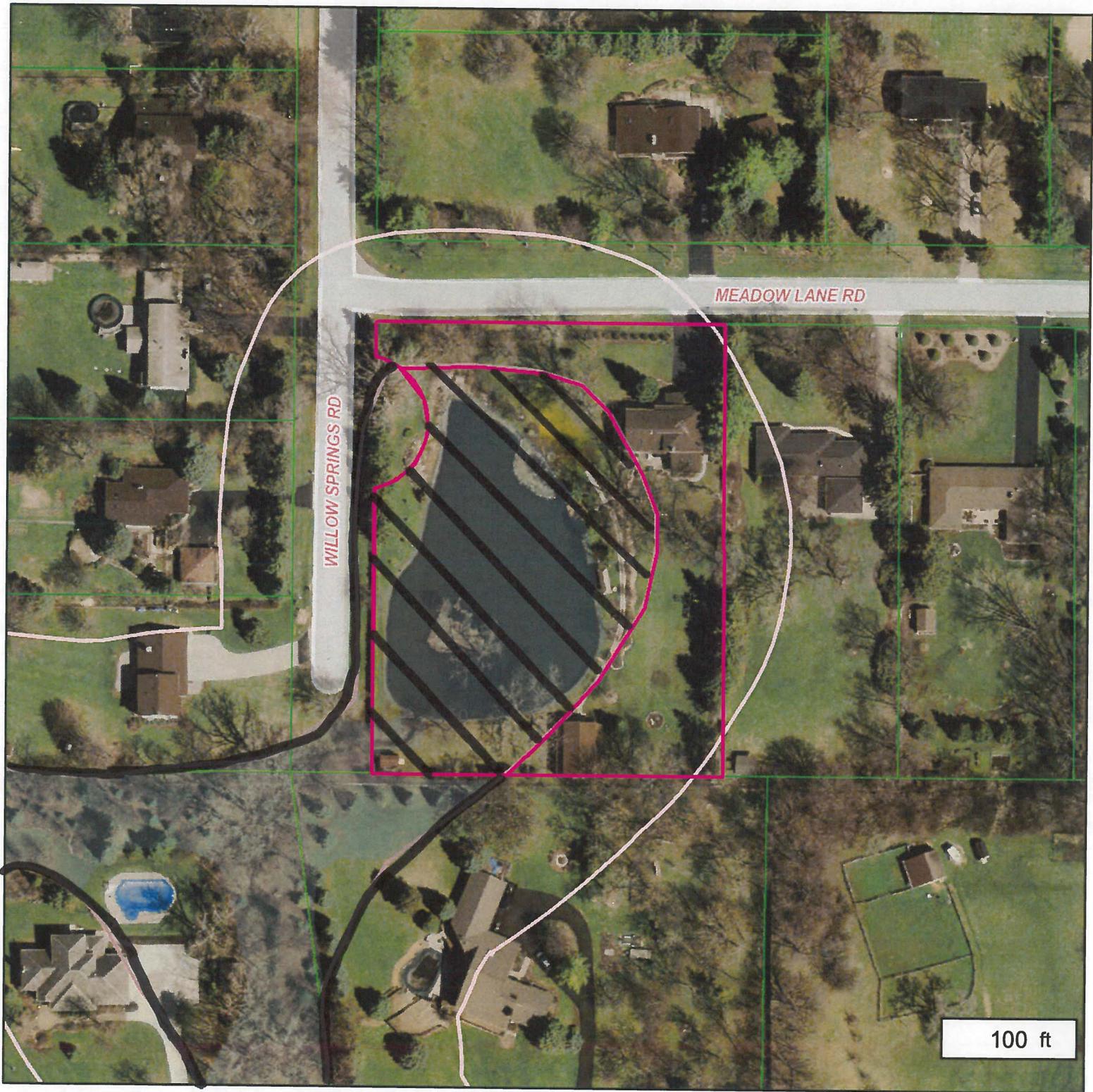


- Tax Parcels
- ADID 100 Boundary
- Special Flood Hazard Areas
- Wetlands
- ADID

**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



**LakeCounty**  
Geographic Information System

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

Map Printed on 11/3/2015  
Parcel 1506106001 is outlined.



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

ADID = 1.158 ACRES

SITE TOTAL =  
1.93 ACRES

**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



 **Lake County**  
Geographic Information System

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

Map Printed on 11/17/2015



-  Tax Parcels
-  Minor Contour
-  Major Contour

## 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.

33'.10" RECORD

MEADOW LANE ROAD

ASPHALT PAVEMENT

S89°58'31"E  
260.10' RECORD  
259.97' MEASURE

FRY. 0.1" NO. 1

LIGHT POLE

UG. POLE

FOUND 3/4" STEEL PIPE

WROUGHT IRON FENCE

130.18' MEA  
130.05' REC

30' BUILDING LINE

ASPHALT DRIVE

61.0'

45.3'

45.3'

0.4'  
0.4'

CONC

15.71'

21.91'

20.81'

2 STORY BRICK &  
FRAME RESIDENCE  
WITH GARAGE • 7019  
MEADOW LANE ROAD

29.61'

27.03'

32.47'

58.71'

2' OVERHANG

ASPHALT

WOOD FENCE

WOOD BRIDGE

CONCRETE PATIO

BRICK GRILL

CONCRETE

20.57'

WOOD DECK

BRICK WALK

FENCE 0.2' WEST

LOT 69

S00°02'00"W  
334.95' RECORD  
334.42' MEASURE

LOT 7

EXISTING CONDITIONS

FENCE

ROAD

ASPHALT PAVEMENT

589°58'31"E  
260.10' RECORD  
159.97' MEASURE

FENCE 0.1" NORTH

LIGHT POLE

LIGHT POLE

FOUND 3/4" STEEL PIPE

WROUGHT IRON FENCE

130.18' MEASURE  
130.05' RECORD

BUILDING LINE

ASPHALT DRIVE

61.0'

45.3'

45.3'

20.81'

21.91'

CONC

29.61'  
2 STORY BRICK &  
FRAME RESIDENCE

WITH GARAGE  
MEADOW LANE ROAD

32.47'

CONCRETE PATIO

2' OVERHANG

ASPHALT

WOOD FENCE

75'

20.57'

BRICK GRILL

CONCRETE

WOOD RIDGE

WOOD DECK

BRICK WALK

FENCE 0.2' WEST

LOT 69

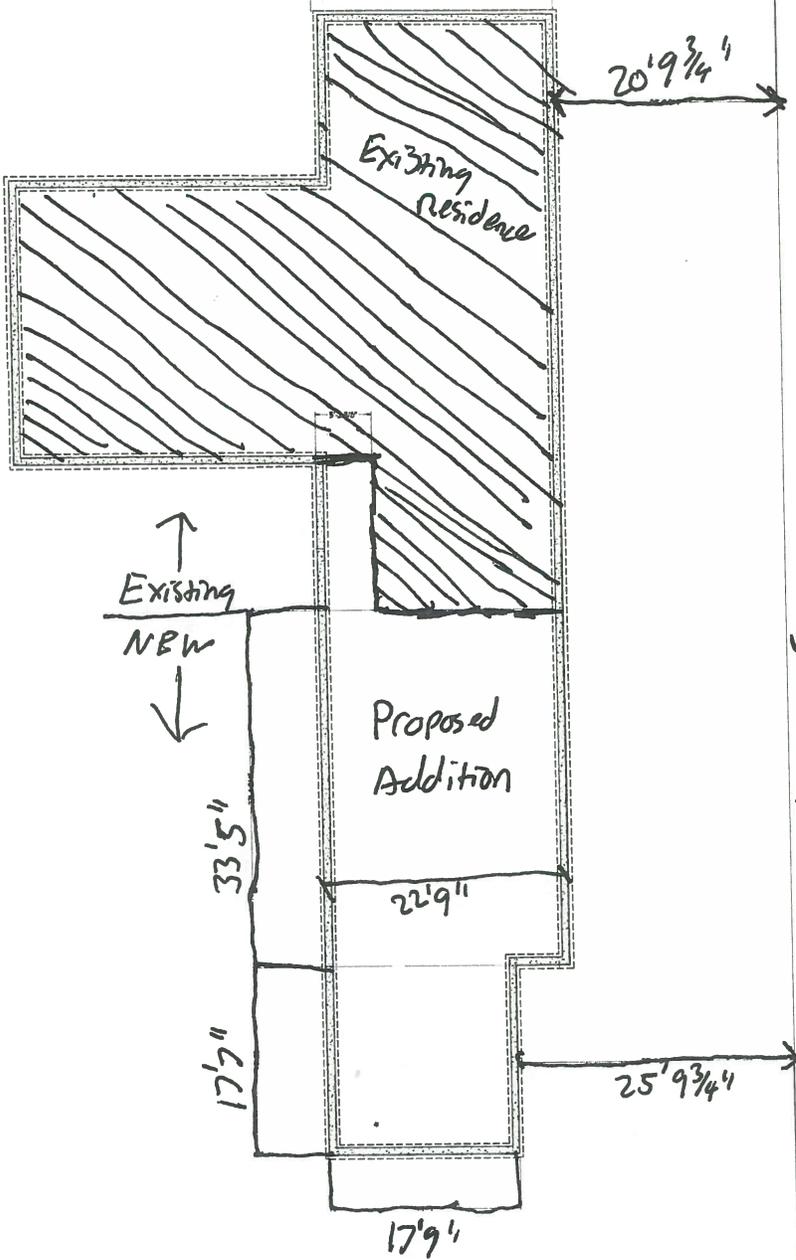
LOT 70

500°02'00"  
334.95' RECORD  
334.42' MEASURE

LINK WIRE FENCE



Driveway



Existing  
NEW

Existing  
Residence

Proposed  
Addition

LOT LINE

20' 9<sup>3</sup>/<sub>4</sub>"

33' 5"

22' 9"

17' 7"

25' 9<sup>3</sup>/<sub>4</sub>"

17' 9"

PROPOSED  
ADDITION



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

RECEIVED  
NOV 02 2015  
VILLAGE OF LONG GROVE

## 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: Brian Boehm

Address: 7019 Meadow Lane Road

Telephone Number: (847) 945-3224 E-mail: briantboehm@gmail.com

Fax number: \_\_\_\_\_

Applicant's Interest in Property: Owner

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

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

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

Telephone Number: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

Fax number: \_\_\_\_\_

### 1.3 Property.

Address of Property: 7019 Meadow Lane Road

Legal Description: See Exhibit "A", attached Parcel Index Number(s): 15-06-106-001

Present Zoning Classification R2 Size of Property (in acres) 1.93

Has any zoning reclassification, variation, or special use permit/PUD been granted for the Property?

NO

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

Describe the nature of the zoning relief granted: Owner would like to build an addition on the rear of the home, which is located at 7019 Meadow Lane Road. It was built in the 1960's, prior to being incorporated into Long Grove, and doesn't comply with Ordinance 5-3-12 as it is situated approximately 20 feet from the East lot line. Since the home falls within the 40ft. setback, a variance is being requested to build an addition, which would also be located in the setback.

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>      Residential      </u>
South:	<u>      R2      </u>	<u>      Residential      </u>
East:	<u>      R2      </u>	<u>      Residential      </u>
West:	<u>      R2      </u>	<u>      Residential      </u>

**1.4 Trustees Disclosure.**

Is title to the Property in a land trust?     **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.

**See Exhibit "B", attached.**

- (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.

**See Exhibit "C", attached.**

- (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.

N/A

- (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.

**See Certificate from Owner/Designer, marked as Exhibit "D", attached.**

- (e) A landscape development plan, including the location, size and species of plant materials.

N/A

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

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

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

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

       Zoning Code Text Amendment: See Form "D"

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

\_\_\_\_\_ Final PUD Plat: See 5-11-18(D)(3) of the Zoning Code and Form "F"

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

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

### **1.8 Consultants.**

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

Name: **Henrik Enqvist**  
Professional: **General Contractor**  
Address: **13705 W. Irma Lee Court, Suite 170**  
**Lake Forest, IL 60045**  
Telephone: **(847) 816-2635 (office)/ (847) 417-2668 (cell)**  
E-mail: [henrik@enqvisthomes.com](mailto:henrik@enqvisthomes.com)

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

Does any official or employee of the Village have an interest, either directly or indirectly, in the Property? **NO**

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

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

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

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

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

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

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

- Fully completed Application with applicable supplementary information
- Non-refundable Filing Fee. Amount: \$200.00
- Planning Filing Fees. Amount: \$150.00
- Minimum Professional Fee/deposit Escrow. Amount \$500.00

**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.

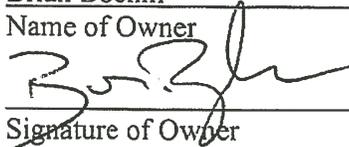
**3.3** The Applicant and Owner agree to reimburse the Village for any and all costs relating to the processing of this Application, including any consultants' fees. By signing this Application, Applicant and Owner agree to be jointly and severally liable for such costs, and Owner further agrees to the 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.

Brian Boehm

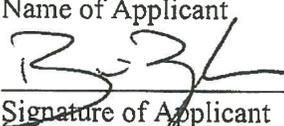
Name of Owner

  
Signature of Owner

11/2/15  
Date

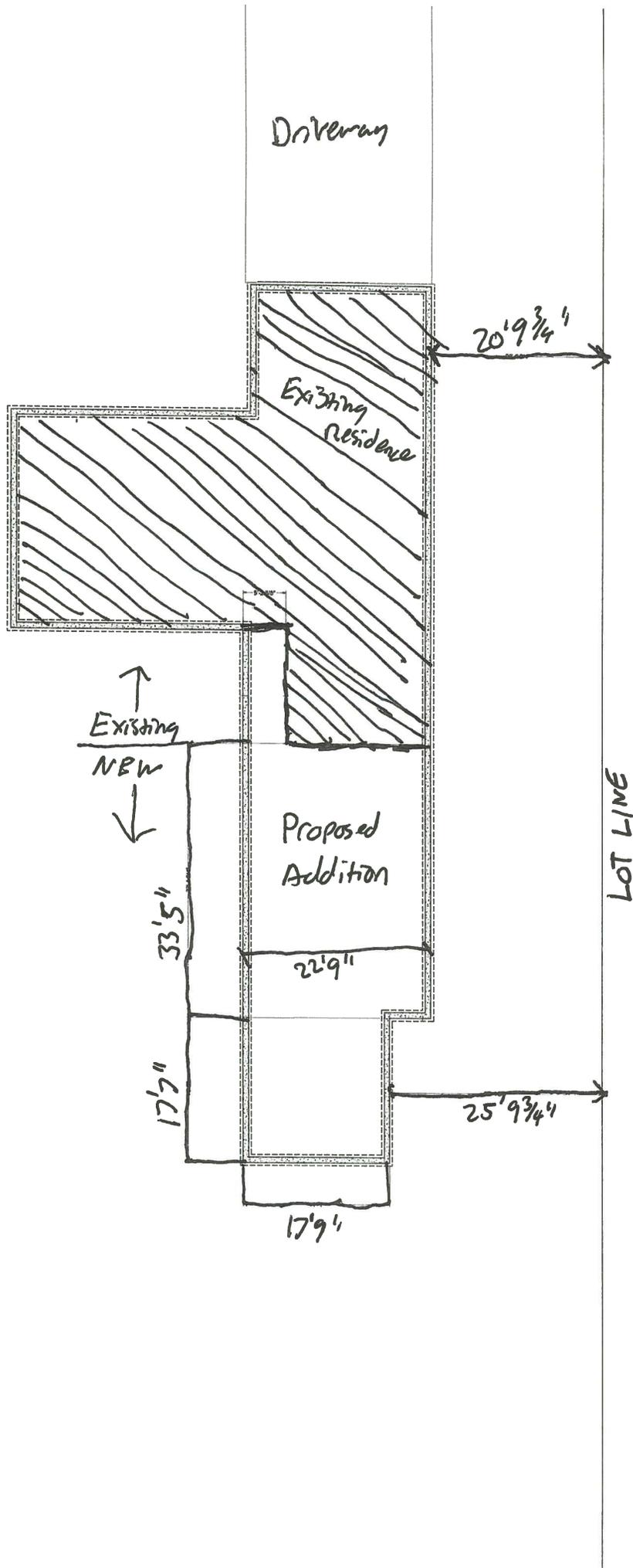
Brian Boehm

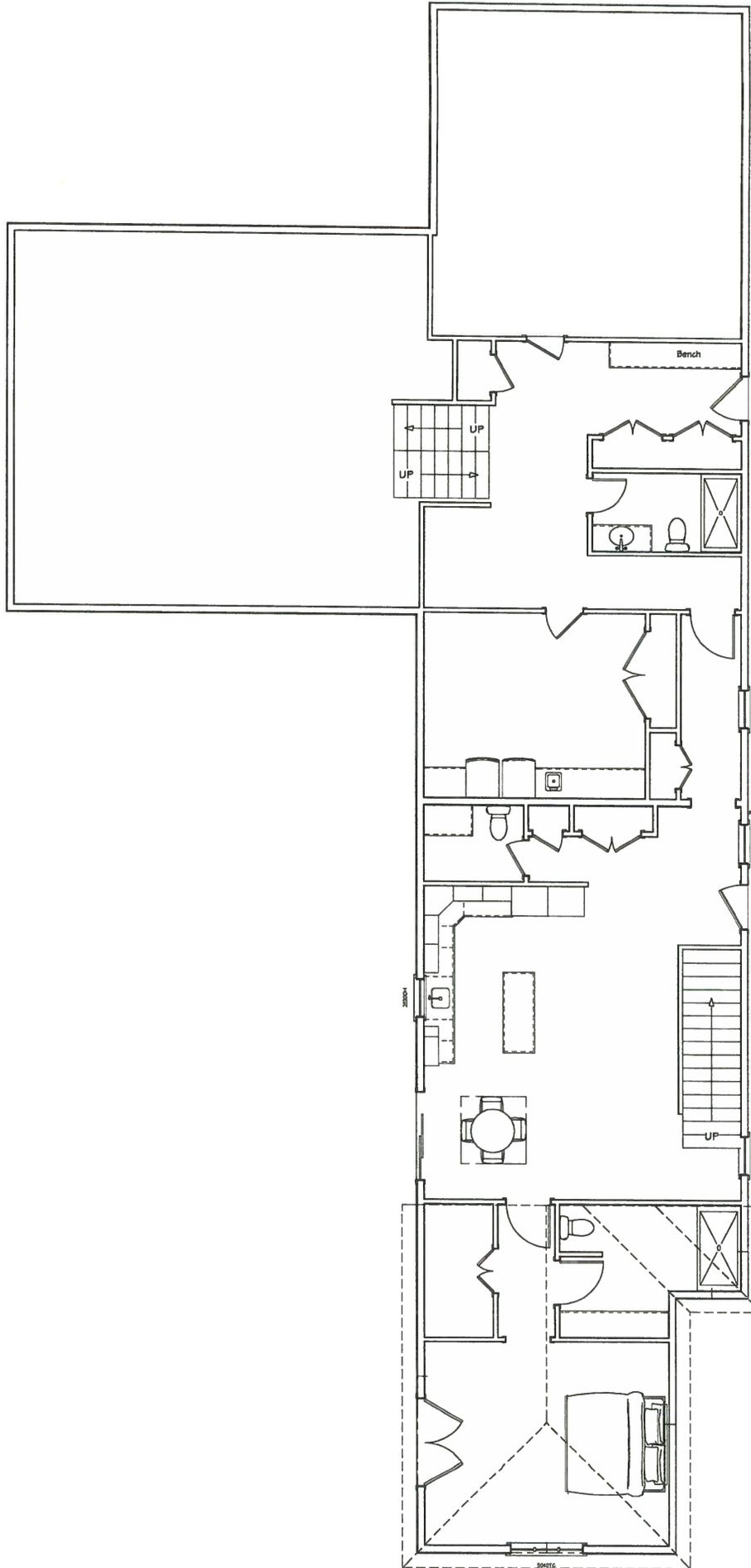
Name of Applicant

  
Signature of Applicant

11/2/15  
Date

LOT 69 IN FRED AND RUSSELL TOWNER'S SUBDIVISION, UNIT NO. 3, BEING A SUBDIVISION IN PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 23, 1954 AS DOCUMENT NUMBER 831284, IN LAKE COUNTY, ILLINOIS.





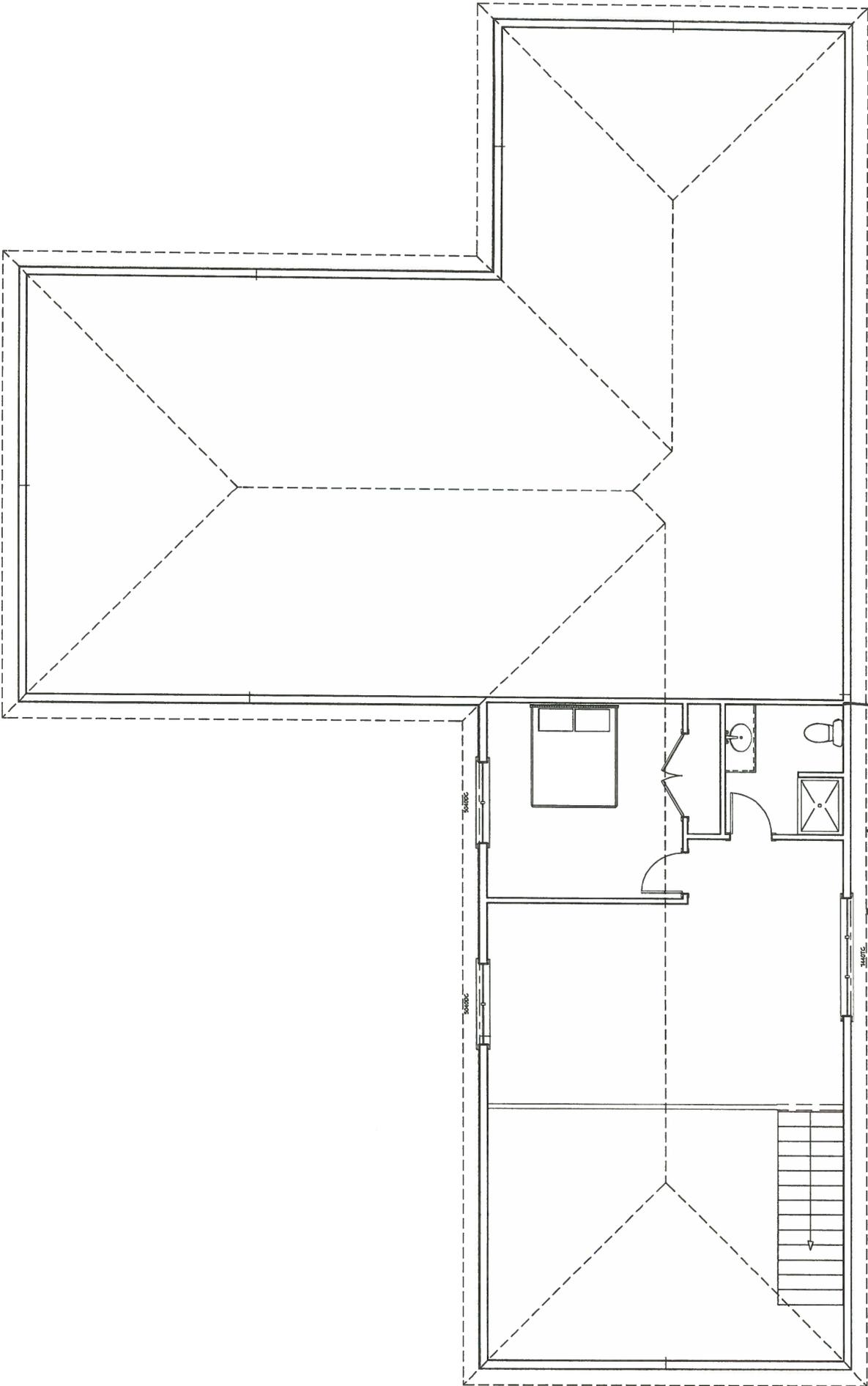
Existing

Proposed

Two Story

FIRST FLOOR

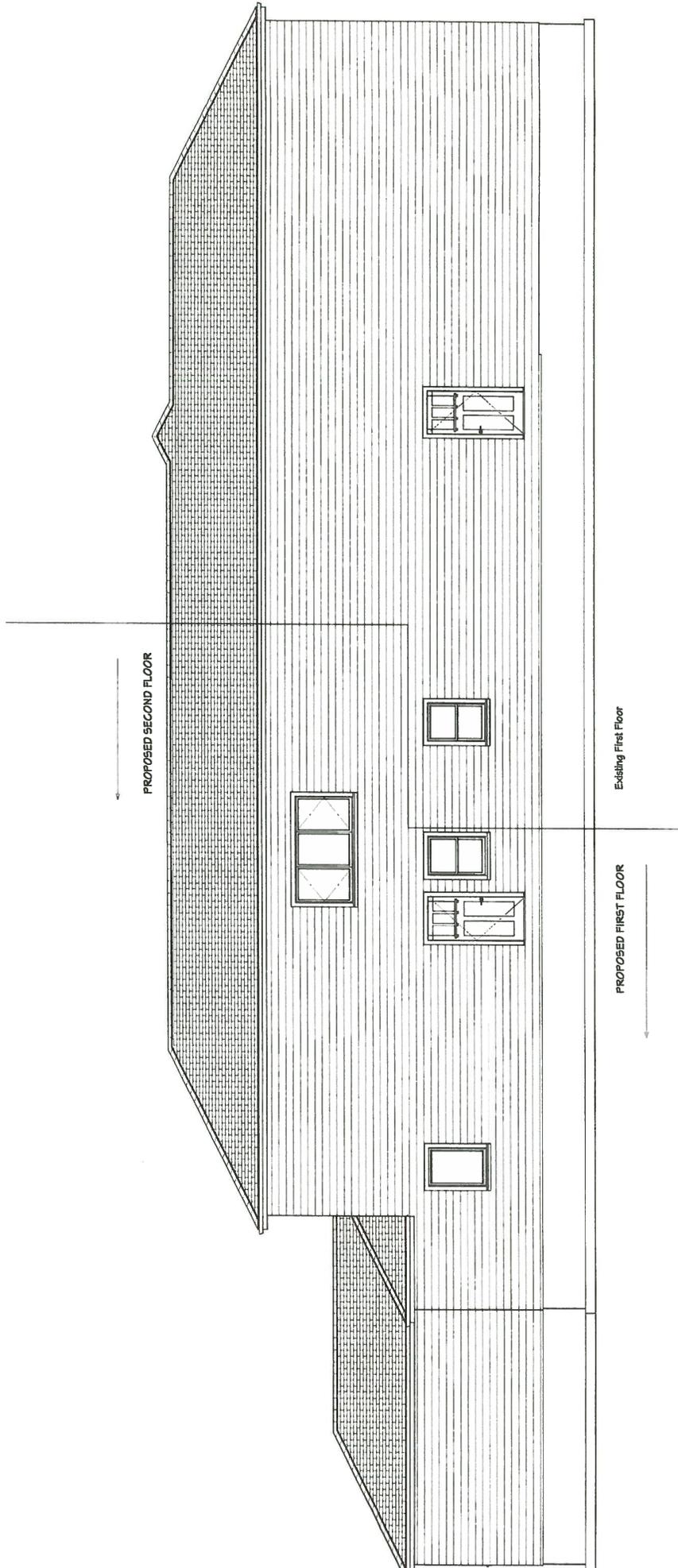
One Story Proposed



Existing Second Floor

Proposed Second Floor





EAST ELEVATION

<b>Existing Lot Area:*</b>	<b>Existing Residential Area:</b>	<b>Proposed Residential Area Percentage:</b>	<b>Total Residential Area After Construction:</b>
84,138 sf. / 1.93 Acres	4,138 sf. (4.9%)	2,173 sf. (2.6%)	6,311 sf. (7.5%)

Note: Figures contained in this chart include square footages of all buildings on property.

CERTIFICATION

I, Brian Boehm, hereby certify that the proposed addition to 7019 Meadow Lane Road, as fully described and set forth in the Plan Commission Zoning Board of Appeals General Zoning Application and all associated forms and attachments, complies with all applicable Codes and Ordinances, with the exception of Ordinance 5-3-12, of which a variance is being sought.

  
\_\_\_\_\_  
Brian Boehm, Owner

11/2/2015  
\_\_\_\_\_  
Date



**Village of Long Grove - Plan Commission Zoning Board of Appeals  
Supplemental Application Information for Variations, Appeals, or Code Interpretations**

**FORM "A"**

**In addition to the information required by the General Zoning Application, the Applicant must provide specific supplemental information as required below for Applications for a Variation, Appeal, or Code Interpretation.**

**Applications for Variations.** In addition to the information required in the General Zoning Application, every Application for a **Variation** shall provide the following supplemental information:

- (a) The specific feature or features of the proposed use, construction, or development that require a variation.

**The home at 7019 Meadow Lane Road sits on 1.91 acres and is currently located 20ft. from the East lot line, which is within the 40ft. building setback sited in Ordinance 5-3-12. A variance is being sought so that an addition may be built to accommodate Brian Boehms's aging parents, Thomas and Michelle. Thomas travels extensively for work and Michelle, who has health issues, no longer wants to live for long periods of time alone. Granting of this variance would allow Thomas and Michelle to live with their son and be closer to their family. See photographs of property and proposed addition location, attached.**

- (b) The specific provision of this code from which a variation is sought and the precise variation therefrom being sought.

**See answer to (a) above.**

- (c) A statement of the characteristics of the lot that prevent compliance with the provisions of this code.

**The home is within the 40ft. setback, located approximately 20ft. from the East lot line. The most logical, aesthetic and cost effective option is to place the addition on the back of the home, along the East lot line, which is within the 40ft. setback.**

- (d) A statement of the minimum variation of the provisions of this code that would be necessary to permit the proposed use, construction, or development.

**Owner asks that a variance be granted allowing an addition to be built, which conforms to the existing home. The home and proposed addition is located approximately 20ft. from the east lot line.**

- (e) A statement of how the variation sought satisfies the standards set forth in section 5-11-15 of this code.

**Owner requests this variance due to the unique circumstances of the Boehm Family. Brian's mother, Michelle, has health issues and feels uncomfortable living alone as her husband travels extensively. An addition would allow both Brian's aging parents to be close to family and live in the home. If granted, the variation would not alter the essential character of the locality as the property is large and can easily accommodate an addition. The home was built in the 1960's and is located 20ft. from the lot line, which is within the 40ft. setback required today. To the best of Owner's information and belief, the proximity of this home to the lot line is unique, as this property was originally unincorporated when the home was built and any building regulations did not fall under Long Grove's ordinances at the time. Given the circumstances and the history of the home, Owner feels it would be unreasonable to carry out the strict letter of the regulation. The intent of the Owner is not based on a desire to make more money out of the lot and the granting of the variation will not be detrimental to the public welfare or injurious to other lots or improvements in the neighborhood. This variation will not impair an adequate supply of light or air to adjacent lots, increase the danger of fire or public safety or diminish or impair property values.**

- (f) A survey, certified by a registered land surveyor, showing existing lot lines and dimensions, lot area, all easements, all public and private rights-of-way, and all streets across and adjacent to the lot.

**See survey, attached.**

- (g) A statement concerning the conformity or lack of conformity of the approval being requested to the official comprehensive plan and the official map of the village. When the approval being requested does not conform to the official comprehensive plan or the official map, reasons justifying the approval despite such lack of conformance.

**The approval of this variance conforms to the Village of Long Grove's Official Comprehensive Plan and Official Map, to the best of Owner's knowledge and belief.**

**Applications for Appeals to Zoning Board of Appeals.** In addition to the information required in the General Zoning Application, every Application for an **Appeal** shall provide the following supplemental information:

- (a) The specific order, decision, determination, or failure to act from which an appeal is sought.

- (b) The facts of the specific situation giving rise to the original order, decision, determination, or failure to act and to the appeal therefrom.
- (c) The precise relief sought.
- (d) A statement of the Applicant's position as to alleged errors in the order, decision, determination, or failure to act being appealed and as to why the relief sought is justified and proper.

**Applications for Code Interpretations.** In addition to the information required in the General Zoning Application, every Application for a **Code Interpretation** shall provide the following supplemental information:

- (a) The specific provision of this code for which an interpretation is sought.
- (b) The facts of the specific situation giving rise to the request for an interpretation.
- (c) The precise interpretation claimed by the Application to be correct.
- (d) When a use interpretation is sought, the use permitted pursuant to the present zoning classification of the lot that is claimed by the Applicant to include, or to be most similar to, the proposed use.
- (e) When a use interpretation is sought, documents, statements, and other evidence demonstrating that the proposed use will comply with all use limitations established for the district in which it is proposed to be located.

**Fee Schedule for Appeals, Code Interpretations & Variations (Per 12-12-2 Village Code).**

Variations:

- 1. Filing fee \$ 200.00
- 2. Planning fee \$ 150.00
- 3. Professional fee escrow minimum deposit, which may be greater as determined by the village manager commensurate with scope of variation \$ 500.00\*\*

**\*\* PROFESSIONAL ESCROW MUST BE MAINTAINED A \$500.00; THERE ARE NO FILING FEES FOR APPEALS AND INTERPRETATIONS**



Meadow Lane Rd

Meadow Lane Rd

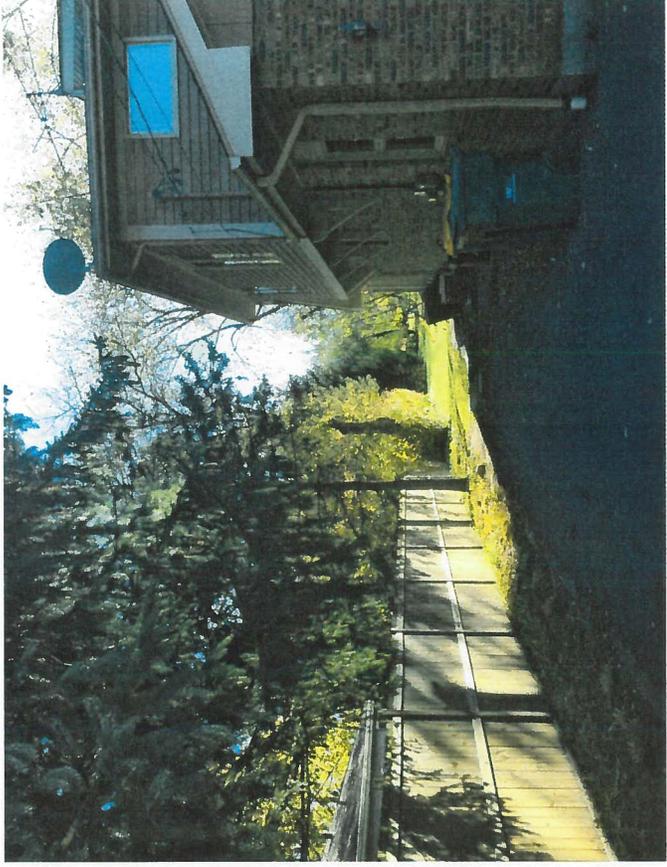
Meadow Lane Rd

7019 Meadow Lane Rd

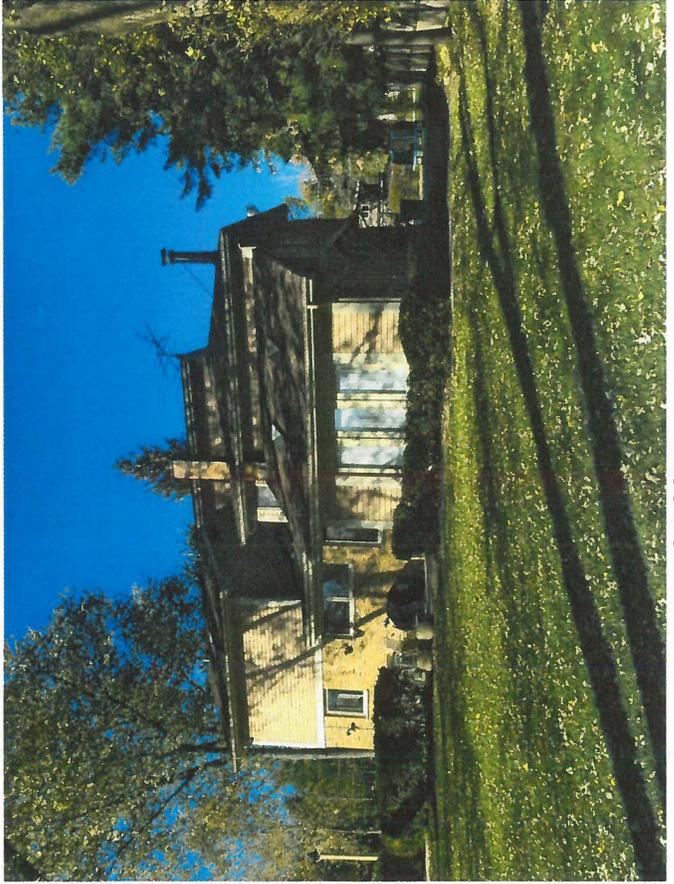




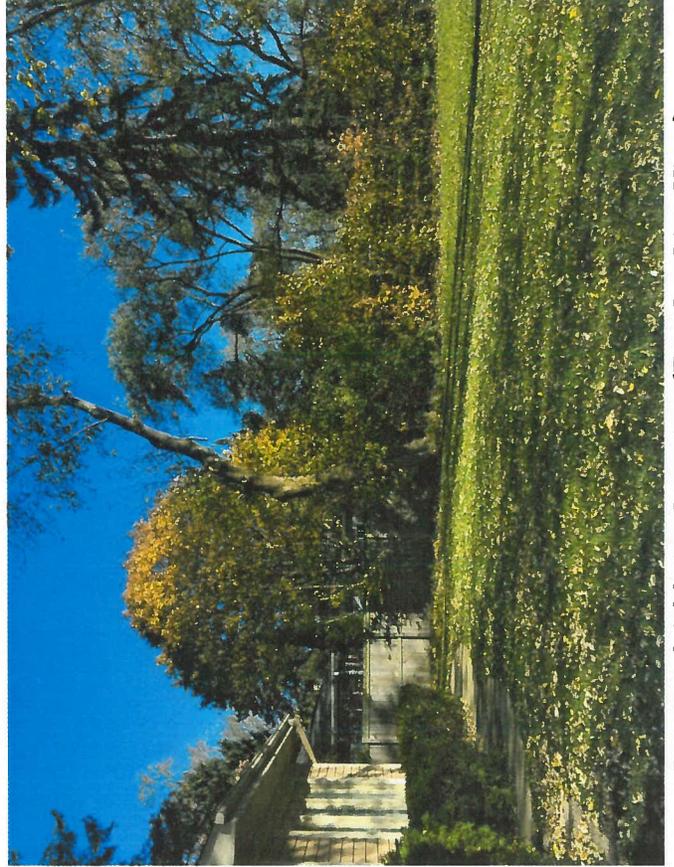
Street View



East Lot Line, Facing South



Proposed Addition Location



Proposed Addition Location (East Lot Line View)

LEGAL NOTICE  
VILLAGE OF  
LONG GROVE, ILLINOIS  
PUBLIC NOTICE IS  
HEREBY GIVEN that on  
Tuesday, December 1, 2015  
at 7:00 P.M. a public hearing  
will be held at the regular  
meeting of the Plan Com-  
mission & Zoning Board Appeals  
of the Village of Long  
Grove, at the Long Grove  
Village Hall, 3110 RFD,  
Long Grove, Illinois 60047,  
Lake County, Illinois, (un-  
less otherwise posted) in  
connection with a petition  
for variation for a reduction  
of the side yard set-back re-  
quirement from the re-  
quired 40' feet down to 20'  
feet, within the R-2 Zoning  
District, for the construc-  
tion of an addition to an ex-  
isting residence. No reclas-  
sification of the subject  
property is requested. The  
subject property is legally  
described as follows:  
LOT 69 IN FRED & RUSSELL  
TOWNER'S SUBDIVISION,  
UNIT NUMBER 3, BEING A  
SUBDIVISION IN PART OF  
THE NORTH WEST QUARTER  
OF SECTION 6, TOWNSHIP 43  
NORTH, RANGE 11 EAST OF  
THE THIRD PRINCIPAL  
MERIDIAN, ACCORDING TO  
THE PLAT THEREOF RECORDED  
JULY 23, 1954 AS DOCUMENT  
NUMBER 831284, IN LAKE  
COUNTY ILLINOIS.  
Commonly known as:  
7019 RFD,  
Long Grove, Illinois, 60047.  
PIN: 15-06-106-001  
Persons attending the hearing  
shall have the opportunity  
to provide written and oral  
comments and questions  
concerning the proposal.  
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  
November 14, 2015 (4425063)

RECEIVED

NOV 20 2015

VILLAGE OF LONG GROVE

## 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 November 14, 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 *Daulla Baltz*  
Authorized Agent

Control # 4425063

