



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>
<b>NORTH</b>	Vacant	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 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. Excerpts 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



100 ft



 **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



 **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
-  ADID 100 Boundary
-  Special Flood Hazard Areas
-  Wetlands
-  ADID

**Disclaimer:**

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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: 6025 N. LINCOLN AVE. LINCOLNWOOD, IL. 60112
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: 847-999-7997 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 - AIRCOM Professional: \_\_\_\_\_  
Address: 1825 N. LINCOLN AVE. LINCOLNWOOD Address: \_\_\_\_\_  
Telephone: 847-763 1100 Telephone: \_\_\_\_\_  
E-mail: PERMITS@AIRCOM.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  
Signature of Owner  
3/30/15  
Date

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

LAKE COUNTY HEALTH DEPARTMENT ISD #

Property owner(s) name: BRETT ZACHER

or LAKE COUNTY PUBLIC WORKS SEWER PERMIT #

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

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:	
Roofing		
Siding		
Moving		
Demolishing	NOTE:	

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

TOTAL VALUE OF PROJECT \$ 9,000.00

TOTAL FEES AND BONDS \$ 120.00

Plumbing Contractor's Name:

State License #

Address: City: State: Zipcode: Phone:

Roofing Contractor's Name:

State License #

Address: City: State: Zipcode: Phone:

Architect/Engineer:

State License #

Address: City: State: Zipcode: Phone:

Contractor/Builder: GORDON W. JOHNSON

Phone: 679-5443

Address: 8623 NORTH SPRINGFIELD City: SKOKIE State: IL Zipcode: 60076

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]  
Signature of owner or authorized agent

Address: 8623 N SPRINGFIELD

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

625 Forest Edge Drive, Vernon Hills, IL 60061

TEL 847.478.9700 ■ FAX 847.478.9701

www.gha-engineers.com

February 5, 2015

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

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 CONSIDERATION OF A VARIATION OF THE CORNER SIDE YARD SETBACK REQUIREMENT FOR LOT 2 IN UNIT #1 OF THE BRAEBURN WEST SUBDIVISION AND ZONED UNDER THE R-2 ZONING DISTRICT CLASSIFICATION WITHIN THE VILLAGE 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 meeting 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 otherwise posted) in connection with a petition for variation for a reduction of the corner side yard set-back requirement from the required 75' feet down to 72' feet, within the R-2 Zoning District, for the construction of an addition to an existing residence and to allow an existing encroachment (concrete stairwell) to remain on the property. No reclassification of the subject property is requested. The subject property is legally described as follows:

LOT 2 IN UNIT NUMBER 1, BRAEBURN WEST, BEING A SUBDIVISION OF PART OF GOVERNMENT LOT 2 OF THE SOUTH-WEST QUARTER OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING 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 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 available for inspection at the Long Grove Village Hall, 3110 RFD, Long Grove, Illinois during regular business hours.

The Plan Commission & Zoning Board of Appeals reserves 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.

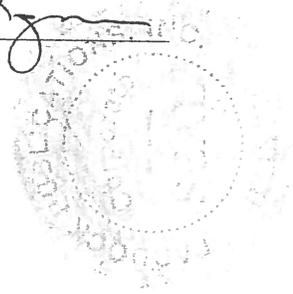
I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published April 16, 2015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

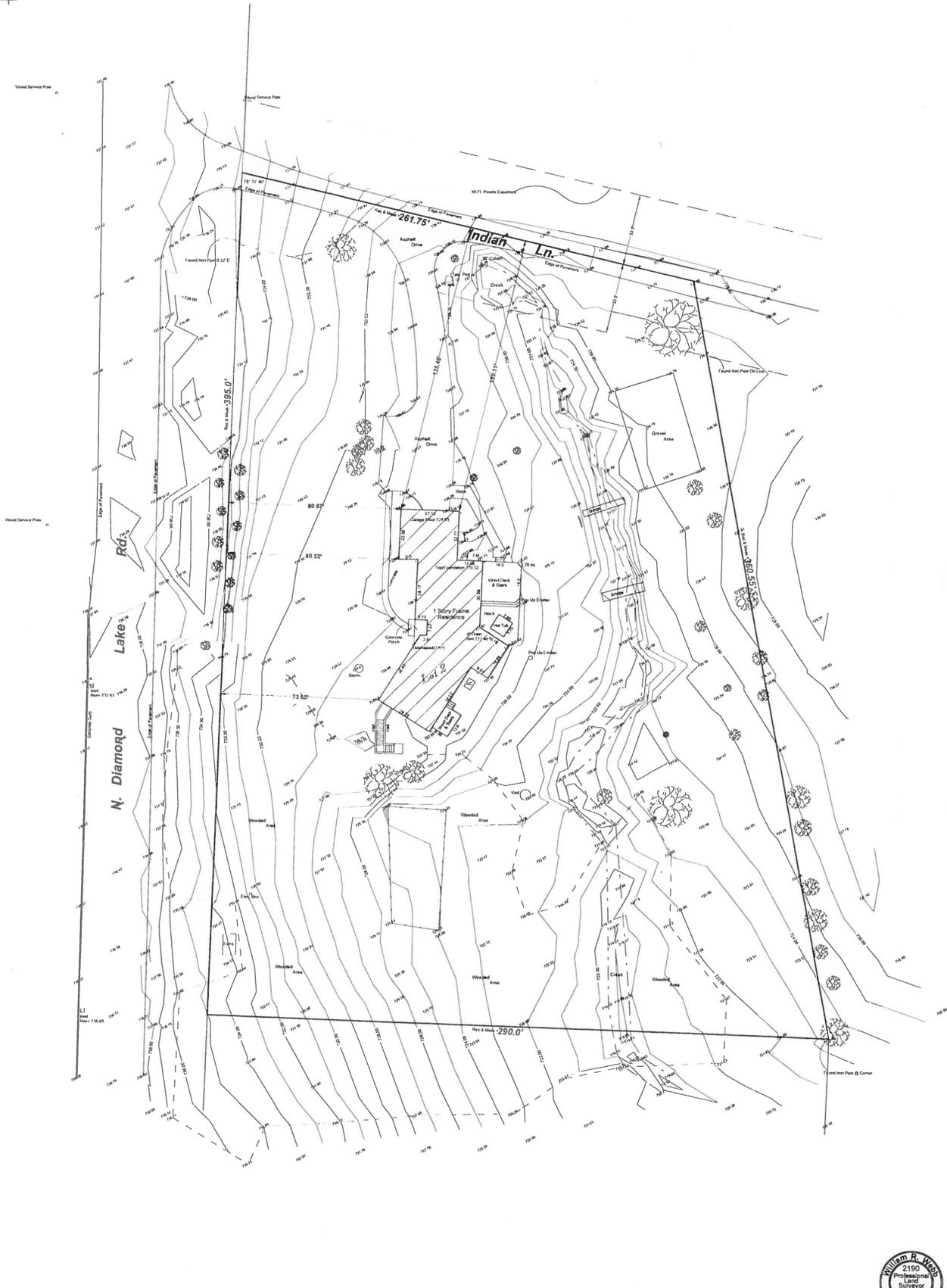
Agendas, meeting minutes, and packet materials can be viewed online at [www.longgrove.net](http://www.longgrove.net).

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

# Boundary & Topographic Survey

Central Survey LLC

**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, 1990 as Document Number 1088470, in Book 35 of Plats, on Page 82, in Cook County, Illinois  
Commonly Known as: 6714 Indian Lane, Long Grove, Illinois  
Area of Land Described: 93,007 Sq. Ft.



**NOTES:** Property corners were NOT staked per customer.  
Elevations are derived from BM 4232.3 (788 43 USGS).  
Scale: 1 inch equals 40 feet.  
Assume no dimension from existing upon the plat. Complete all points before building and report any difference at once. For building instructions refer to your architect, civil, engineer and local authorities.

Decimal	Feet	Decimal	Feet
0.01	= 1/100'	0.01	= 1/100'
0.02	= 1/50'	0.02	= 1/50'
0.03	= 3/100'	0.03	= 3/100'
0.04	= 1/25'	0.04	= 1/25'
0.05	= 1/20'	0.05	= 1/20'
0.06	= 3/50'	0.06	= 3/50'
0.07	= 7/100'	0.07	= 7/100'
0.08	= 2/25'	0.08	= 2/25'
0.09	= 9/100'	0.09	= 9/100'
0.10	= 1/10'	0.10	= 1/10'

**Legend**  
 N = North  
 S = South  
 E = East  
 W = West  
 (TYP) = Typical  
 (M) = Measure  
 (A) = Avenue

Slate of Illinois }  
 County of Cook } 388

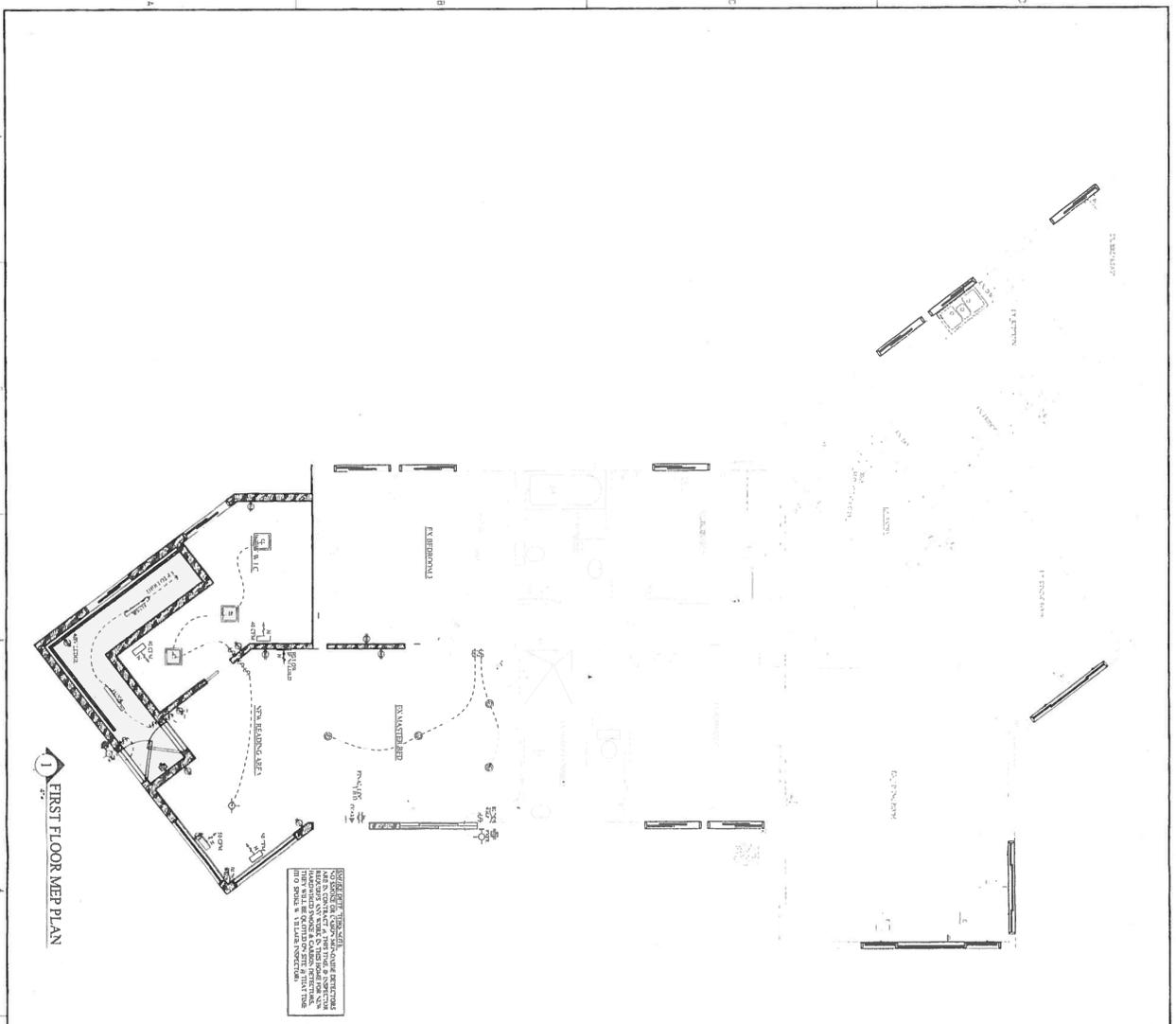
Central Survey LLC does hereby certify that on the ground survey per record description of the land shown hereon was performed on November 13, 2014 and that the map or plat hereon drawn is a correct representation of said survey. When bearings are shown the bearing base is assumed correct. Dimensions are shown in feet and hundredths and are correct at a temperature of 68° Fahrenheit.

Dated this 13th day of November 2014  
 William R. Welch  
 William R. Welch P.L.S. #2180 (exp. 11/02/2018) Professional Design Firm Land Surveying LLC (184-024113)



This professional service conforms to current Illinois minimum standards for a boundary survey.





1 FIRST FLOOR MEP PLAN

NOTES TO HOME OWNER:  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO MECHANICAL CODE AND THE NATIONAL MECHANICAL ASSOCIATION (NEMA) STANDARDS.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO.  
 3. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.  
 4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL AREAS AT ALL TIMES.

NO.	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	ELECTRICAL DUCT	100	LINEAL FEET	
2	CONDUIT	100	LINEAL FEET	
3	WIRE	100	LINEAL FEET	
4	SWITCHES	10	UNITS	
5	OUTLETS	10	UNITS	
6	WALL MOUNTED AIR CONDITIONERS	10	UNITS	
7	ROOF MOUNTED AIR CONDITIONERS	10	UNITS	
8	DUCTWORK	100	LINEAL FEET	
9	GRILLS	100	UNITS	
10	EXHAUST FANS	10	UNITS	

NO.	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	CONDENSATE PANS	10	UNITS	
2	CONDENSATE PIPING	100	LINEAL FEET	
3	CONDENSATE PUMPS	10	UNITS	
4	CONDENSATE TRAYS	10	UNITS	
5	CONDENSATE DRAINAGE	100	LINEAL FEET	
6	CONDENSATE COLLECTORS	10	UNITS	
7	CONDENSATE PIPING	100	LINEAL FEET	
8	CONDENSATE PUMPS	10	UNITS	
9	CONDENSATE TRAYS	10	UNITS	
10	CONDENSATE DRAINAGE	100	LINEAL FEET	

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8	CONDENSATE PUMPS	10	UNITS	
9	CONDENSATE TRAYS	10	UNITS	
10	CONDENSATE DRAINAGE	100	LINEAL FEET	

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7	CONDENSATE PIPING	100	LINEAL FEET	
8	CONDENSATE PUMPS	10	UNITS	
9	CONDENSATE TRAYS	10	UNITS	
10	CONDENSATE DRAINAGE	100	LINEAL FEET	

**MISCELLANEOUS PLUMBING**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO PLUMBING CODE AND THE NATIONAL PLUMBING CONFERENCE (NPC) STANDARDS.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO.  
 3. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.  
 4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL AREAS AT ALL TIMES.

**NOTES TO HOME OWNER:**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO MECHANICAL CODE AND THE NATIONAL MECHANICAL ASSOCIATION (NEMA) STANDARDS.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO.  
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 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL AREAS AT ALL TIMES.

**MECHANICAL DUCT NOTE:**

1. ALL DUCTWORK SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHICAGO MECHANICAL CODE AND THE NATIONAL MECHANICAL ASSOCIATION (NEMA) STANDARDS.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO.  
 3. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.  
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 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL AREAS AT ALL TIMES.

**HVAC EQUIPMENT**

NO.	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	CONDENSATE PANS	10	UNITS	
2	CONDENSATE PIPING	100	LINEAL FEET	
3	CONDENSATE PUMPS	10	UNITS	
4	CONDENSATE TRAYS	10	UNITS	
5	CONDENSATE DRAINAGE	100	LINEAL FEET	
6	CONDENSATE COLLECTORS	10	UNITS	
7	CONDENSATE PIPING	100	LINEAL FEET	
8	CONDENSATE PUMPS	10	UNITS	
9	CONDENSATE TRAYS	10	UNITS	
10	CONDENSATE DRAINAGE	100	LINEAL FEET	

**HVAC SYMBOL LEGEND**

SYMBOL	DESCRIPTION
[Symbol]	CONDENSATE PAN
[Symbol]	CONDENSATE PIPING
[Symbol]	CONDENSATE PUMP
[Symbol]	CONDENSATE TRAY
[Symbol]	CONDENSATE DRAINAGE
[Symbol]	CONDENSATE COLLECTOR
[Symbol]	CONDENSATE PIPING
[Symbol]	CONDENSATE PUMP
[Symbol]	CONDENSATE TRAY
[Symbol]	CONDENSATE DRAINAGE
[Symbol]	CONDENSATE COLLECTOR

**MECHANICAL DUCT NOTE:**

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**AIRROOM**  
 ARCHITECTS & BUILDERS  
 SINCE 1989  
 6833 N. Lincoln Avenue  
 Airroom Architects Corp.  
 Lincolnwood, Illinois 60713  
 Phone: (817) 761-1100 Fax: (817) 679-0446  
 Website: www.airroom.com  
 Email: info@airroom.com

**140145**  
 FIRST FLOOR MEP  
 PLAN & SCHEDULE

**ZACHER**  
 BRETT & AMY  
 6714 INDIAN LANE  
 LONG GROVE, IL 60047  
 AMY CELL: (847) 376-6310  
 HOME: (847) 946-9977  
 BRETT CELL: (847) 946-9997

**MARY WARNER**  
 LANCE A. SHAULI  
 MARY M. MARIANO  
 MARY M. MARIANO

**7B**  
 14 OF 15

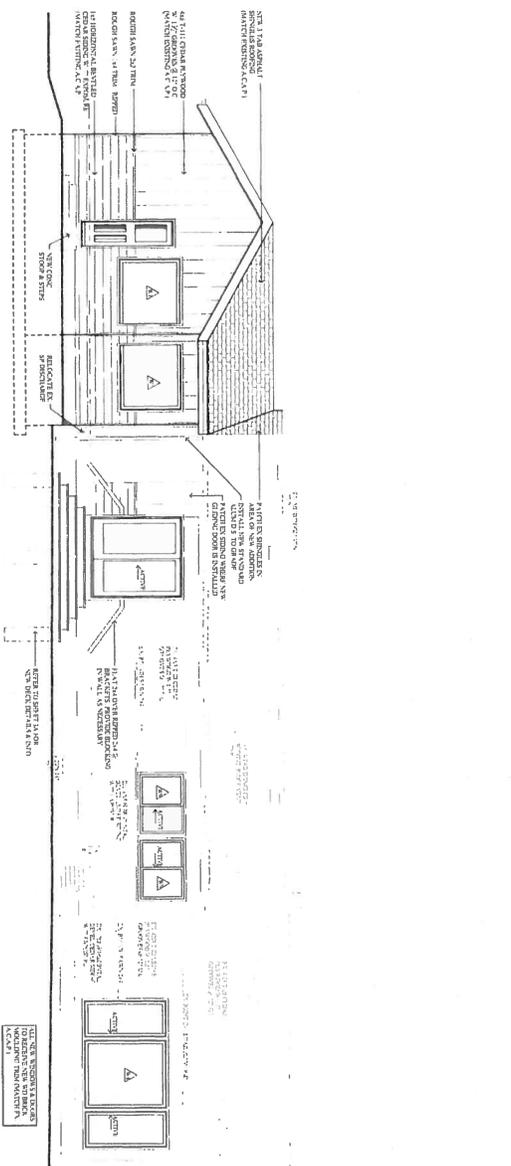
**14**  
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**AIRROOM**  
**ARCHITECTS & BUILDERS**  
 SINCE 1944  
 Airroom Architects Comp.  
 4823 N. Lincoln Avenue  
 Lincolnwood, Illinois 60712  
 Phone: (847) 761-1100 Fax: (847) 679-0446  
 Website: www.airroom.com  
 Email: info@airroom.com

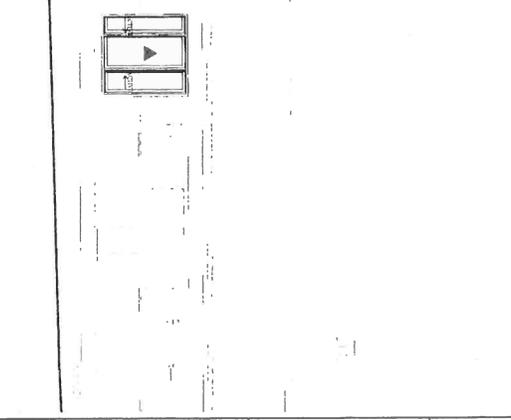
**REVISIONS**

NO.	DATE	DESCRIPTION
1	10/15/10	ISSUE FOR PERMITS
2	10/15/10	REVISIONS TO PERMITS
3	10/15/10	REVISIONS TO PERMITS
4	10/15/10	REVISIONS TO PERMITS
5	10/15/10	REVISIONS TO PERMITS
6	10/15/10	REVISIONS TO PERMITS
7	10/15/10	REVISIONS TO PERMITS
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10	10/15/10	REVISIONS TO PERMITS
11	10/15/10	REVISIONS TO PERMITS
12	10/15/10	REVISIONS TO PERMITS
13	10/15/10	REVISIONS TO PERMITS
14	10/15/10	REVISIONS TO PERMITS
15	10/15/10	REVISIONS TO PERMITS

① DEMO EAST ELEVATION



② NEW EAST ELEVATION

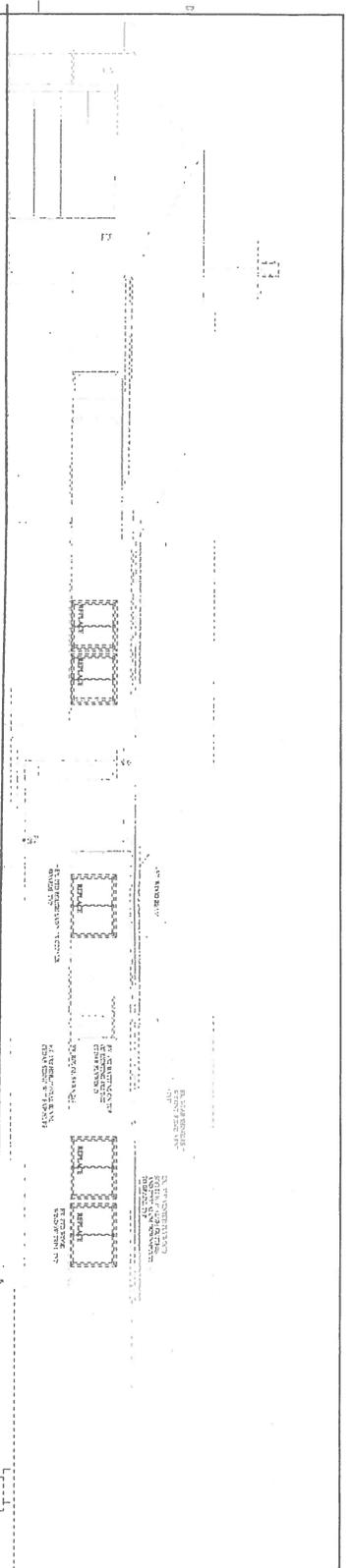


**140145**  
**ELEVATIONS**  
 SHEET NO. 4A  
 TOTAL SHEETS 10  
 OF 15

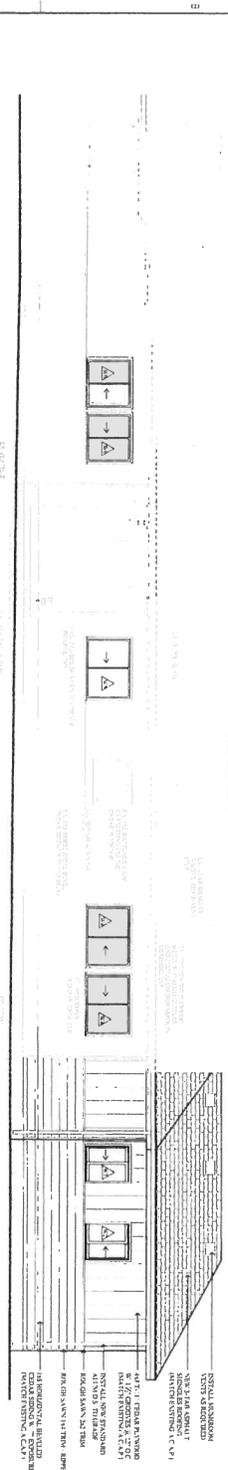
**ZACHER**  
**BRET & AMY**  
 6714 INDIAN LANE  
 LONG GROVE, IL 60047  
 AMY CELL: (847) 736-6310  
 HOME: (847) 949-7970  
 \*BRET CELL: (847) 949-7997

**MARY WANNER**  
 LANCE A. SHALZ  
 MARTY MEADOW

47' APPROXIMATE CURBLINE  
 10' APPROXIMATE SIDEWALK  
 10' APPROXIMATE DRIVEWAY  
 10' APPROXIMATE PORCH  
 10' APPROXIMATE STAIRS  
 10' APPROXIMATE ROOF  
 10' APPROXIMATE SIDING  
 10' APPROXIMATE TRIM  
 10' APPROXIMATE STAIRS



1 DEMO WEST ELEVATION



2 NEW WEST ELEVATION (PARTIAL)

**AIRROOM**  
 ARCHITECTS & BUILDERS  
 SINCE 1938  
 Airroom Architects Corp.  
 6533 N. Lenoir Avenue  
 Lincolnwood, Illinois 60468  
 Phone: (847) 763-1100 Fax: (847) 679-0444  
 Website: www.airroom.com  
 Email: info@airroom.com

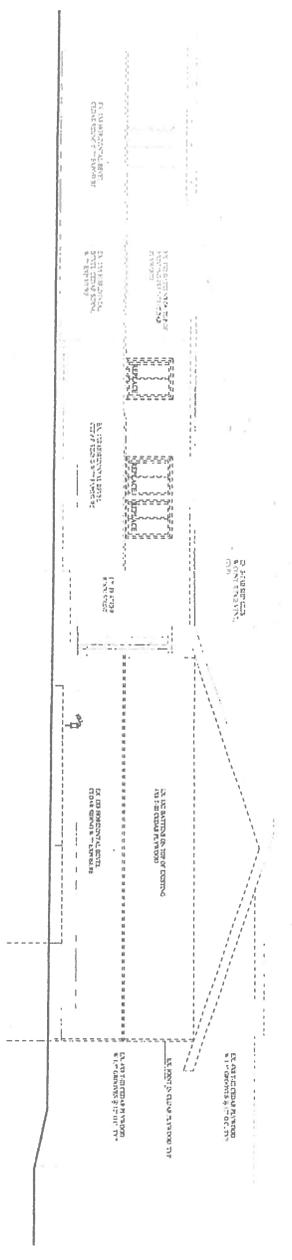
DATE	DESCRIPTION
03/30/12	ISSUED FOR PERMIT

THIS DRAWING AND THE DATA HEREON REPRESENT THE DESIGN OF THE BUILDING AS SHOWN ON THE DRAWING. THE DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE DESIGNER HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE OR THE EXISTING BUILDING. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT.

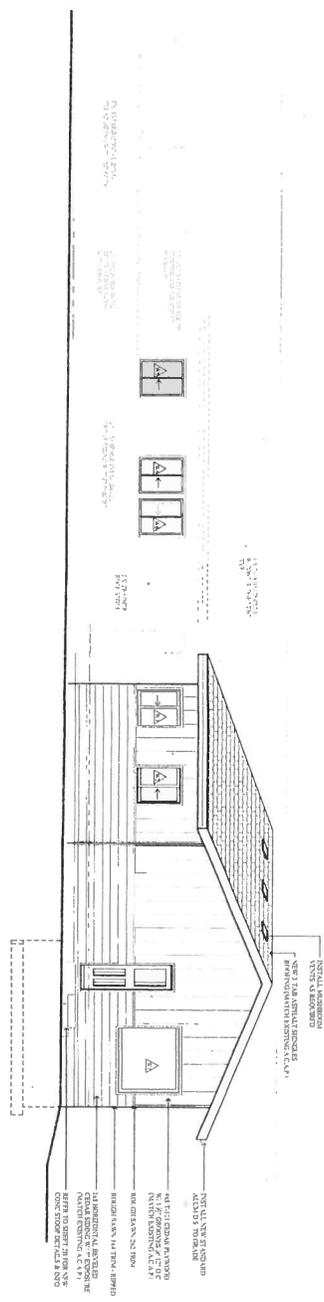
**ZACHER**  
 BRETT & ASH  
 6714 IRIDIUM LANE  
 LONG GROVE, IL 60047  
 ANY CELL: (847) 276-6910  
 HOME: (847) 949-7977  
 BRETT CELL: (847) 949-7997

NO.	DATE	DESCRIPTION
1	03/30/12	ISSUED FOR PERMIT
2	03/30/12	ISSUED FOR PERMIT
3	03/30/12	ISSUED FOR PERMIT
4	03/30/12	ISSUED FOR PERMIT
5	03/30/12	ISSUED FOR PERMIT
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7	03/30/12	ISSUED FOR PERMIT
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10	03/30/12	ISSUED FOR PERMIT
11	03/30/12	ISSUED FOR PERMIT
12	03/30/12	ISSUED FOR PERMIT
13	03/30/12	ISSUED FOR PERMIT
14	03/30/12	ISSUED FOR PERMIT
15	03/30/12	ISSUED FOR PERMIT

**ELEVATIONS**  
 140145  
 4B  
 11  
 OF 15



1 DEMO SOUTH ELEVATION



2 NEW SOUTH ELEVATION

**AIRROOM**  
 ARCHITECTS & BUILDERS  
 SINCE 1994  
 Airroom Architects Corp.  
 6835 N. Lincoln Avenue  
 Lindwood, Illinois 60172  
 Phone: (847) 763-1100 Fax: (847) 679-0446  
 Website: www.airroom.com  
 Email: info@airroom.com

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/11/09
2	ISSUED FOR PERMIT	11/11/09
3	ISSUED FOR PERMIT	11/11/09
4	ISSUED FOR PERMIT	11/11/09
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**ZACHER**  
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 HOME: (847) 949-9797  
 \*BRETT CELL: (847) 949-9997

**MARY WARNER**  
 LANCE A. SHALZI  
 MARTY MEADOW

**140145**

**ELEVATIONS**

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