

Item #1:
Report Of The August 7, 2012 PCZBA
Public Hearing: Amendments To CCE Side Yard Setbacks



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

Tuesday, August 7, 2012 at 7:00 P.M.

Village Hall, 3110 OLD MCHENRY ROAD LONG GROVE, ILLINOIS

1. **Call to Order.**
2. **PUBLIC HEARING**; Consideration of a proposal for amendment(s) to Title 5 of the Village Code and the Zoning Map for the Village of Long Grove, regarding setbacks and other zoning regulations affecting properties located in the subdivision commonly known as Country Club Estates, currently located in the R-2 residential zoning district.
3. **Approval of Minutes; June 5, 2012**
4. **Other Business;**
5. **Adjournment:**

**Next Regular Meeting – September 4, 2012 - Village Board
Representative; (8/14) Commissioner Rubin.**

The Village of Long Grove is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to phone David Lothspeich, Long Grove Village Manager at 847-634-9440 or TDD 847-634-9650 promptly to allow the Village of Long Grove to make reasonable accommodations for those persons.

**MEETING
PROCEDURES**

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

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



MEMORANDUM

TO: Village of Long Grove Planning Commission & Zoning Board of Appeals
FROM: JAMES M. HOGUE, Village Planner
DATE: August 2, 2012
RE: Ordinance Amendment – Minimum Yard Setbacks in a portion of the R-2 Zoning District; Country Club Estates.

History

The Village Board referred a general ordinance amendment for the reduction of setbacks in a portions of the R-2 Zoning District, specifically Country Club Estates, to the PCZBA.

This referral, initiated by Village Staff, was made as confusion and inconsistencies have arisen over time with regard to the setbacks, particularly the side and rear yard setbacks, in the development. Administration of the setback regulations in this area has been inconsistent as well. This has led to variation requests, in some instances to remodel or rebuild to the established building line.

Country Club Estates was granted preliminary approval in October of 1962. As part of that approval blanket variations permitting lot sizes of not less than 40,000 square feet and a reduction of the front yard setbacks for lots abutting the golf course from the required 75 feet down to 30 feet. The golf course was also figured into site density also as it was noted at the time of approval the average lots size of the development was 1.83 acres. This made it "very close" to the established 2 acre zoning. The development has occurred in phases during the early and mid- 1960's.

In short, while not a PUD the development functions like a PUD given the reduction in lot size, the site density considerations and the front yard setback variation. This has also contributed to the inconsistencies in zoning administration as well.

Additionally, the covenants to the subdivision (summary attached) note that "no building shall be erected closer than 30 feet to any lot line. This appears to have added to the confusion over setbacks and particularly in the case of side and rear yard requirements.

Current Village Regulation

The bulk chart, exceptions and explanatory notes as currently exist in the Village Zoning Code are listed below;

5-3-12: BULK, SPACE, AND YARD REQUIREMENTS:

The building height, lot, yard, floor area ratio, coverage, and spacing requirements applicable in the residential districts are set forth in the following table. Footnote references appear at the end of the table.

	R1	R2	R3
Maximum building height (feet) ¹	35	35	35
Minimum lot area ²	3 acres	2 acres	1 acre
Minimum yards and setbacks ^{3,4} :			
Front and corner side (feet)	100	75	50
Side (feet)	50	40	30
Rear (feet) ⁵	50	40	30
Conservancy area/scenic corridor	See note 4		
Maximum gross floor area ⁶	See note 6		
Maximum impervious surface coverage ⁷	40%	40%	40%
Minimum spacing between principal and accessory buildings (feet)	20	20	20

Exceptions And Explanatory Notes:

1. Height Limitation For Accessory Structures: The maximum building height of any accessory structure shall be 15 feet unless otherwise permitted pursuant to section [5-9-1](#) of this title.
2. Nonconforming Lots: See section [5-10-5](#) of this title for lot requirements with respect to legal nonconforming lots of record.
3. Permitted Obstructions In Required Yards: See section [5-9-8](#) of this title for certain structures and uses that may be located in certain required yards.
4. Special Conservancy Area And Scenic Corridor Setbacks: Special setbacks for conservancy areas and scenic corridor areas established in [title 7](#) of this code shall control over the yard and setback requirements established in this table.
5. Rear Yard Regulations For Certain Accessory Structures And Uses: Accessory structures and uses (except for tennis courts, playing courts, swimming pools, and guesthouses) may be located in required rear yards, provided the accessory structure or use is located not less than 30 feet from any lot line.
6. Maximum Floor Area: The maximum floor area for a lot in any of the residential zoning districts shall be calculated based on the lot area. The calculation of lot area will exclude 50 percent of the wetlands and conservancy district areas on a lot, except in the cases of: a) lots in planned unit developments to which the 50 percent exclusion under subsection [5-11-18\(E\)2\(m\)\(1\)](#) of this title has been applied; b) any lot that had been improved with a single-family detached dwelling prior to February 24, 2009; or c) any lot created as part of a plat of subdivision approved prior to February 24, 2009.

(a) For any lot that meets all of the setback requirements for the underlying zoning district, the maximum floor area is set forth in the following chart:

<u>Lot Area</u>	<u>Calculation For Maximum Floor Area</u>
10,000 square feet to 43,559 square feet	5,500 square feet building size plus 0.098 square foot of floor area for each square foot of lot area over 10,000 square feet
43,560 square feet to 130,679 square feet	8,800 square feet building size plus 0.025 square foot of floor area for each square foot of lot area over 43,560 square feet
130,680 square feet and greater	11,000 square feet building size plus 0.022 square foot of floor area for each square foot of lot area over 130,680 square feet. Where a principal building is 11,000 square feet or greater, for each 1,000 square feet or fraction thereof over 10,000 square feet, the front yard setback shall be increased an additional 50 feet. In no case shall a principal building exceed 13,000 square feet

(b) For any lot in any of the residential zoning districts that does not meet 1 or more of the setback requirements for the underlying zoning district, the maximum floor area is set forth in the following chart:

<u>Lot Area</u>	<u>Calculation For Maximum Floor Area</u>
33,000 square feet to 43,559 square feet	3,500 square feet building size plus 0.134 square foot of floor area for each square foot of lot area over 10,000 square feet
43,560 square feet to 130,679 square feet	8,000 square feet building size plus 0.034 square foot of floor area for each square foot of lot area over 43,560 square feet
130,680 square feet and greater	11,000 square feet building size plus 0.022 square foot of floor area for each square foot of lot area over 130,680 square feet. Where a principal building is 11,000 square feet or greater, for each 1,000 square feet or fraction thereof over 11,000 square feet, the front yard setback shall be increased an additional 50 feet. In no case shall a principal building exceed 13,000 square feet

The maximum floor area restrictions contained in this paragraph (b) do not apply to any lot that either: 1) is developed with a single-family dwelling unit as of February 24, 2009; 2) is part of an approved planned unit development or subdivision as of February 24, 2009; or 3) is part of an approved planned unit development within a woodland conservancy area for which specific building boxes are prescribed on the plat for purposes of preserving the wooded character of the development. These lots will be subject to the maximum floor area restrictions contained in the chart set forth in paragraph (a) of this note.

(c) No variance or other relief shall be granted from this note 6 except as permitted in an approved planned unit development pursuant to section 5-11-18 of this title.

7. Public Safety Uses: In the R1 and R2 districts only, a local governmental use designed to provide public safety services directly to the residents of the village, limited to a fire station, police station, or similar municipal use, may exceed the maximum impervious surface coverage restriction pursuant to a special use permit; provided that the owner must demonstrate that the proposed increase in the maximum impervious surface coverage will: a) satisfy all of the standards for a special use permit set forth in section 5-11-17 of this title; b) enhance the capability of the local governmental unit to serve the village and its residents; and c) not adversely impact stormwater drainage for the lot subject to the special use permit, any adjacent lot, or existing stormwater management facilities. (Ord. 2009-O-07, 3-10-2009)

As a side note lot size and setbacks within the R-2 District have not changed since the adoption of zoning by the Village in 1957. An excerpt of the zoning code for the Village is from 1957 is also attached. Additionally, at that time the R-3 (one acre minimum) District did not exist. The R-3 District appears to have been adopted in 1959.

Areas of Existing Code to be Amended

The proposed amendment to the Village Zoning Code is very simple. The “Bulk Chart” (below) would be modified to include a “footnote 8” with regard to minimum yards and setbacks. “Footnote 8” provides for the exception and takes into account the previously granted variation for lots abutting the golf course.

	R1	R2	R3
Maximum building height (feet) ¹	35	35	35
Minimum lot area ²	3 acres	2 acres	1 acre
Minimum yards and setbacks ^{3,4,8} :			
Front and corner side (feet)	100	75	50
Side (feet)	50	40	30
Rear (feet) ⁵	50	40	30
Conservancy area/scenic corridor	See note 4		
Maximum gross floor area ⁶	See note 6		
Maximum impervious surface coverage ⁷	40%	40%	40%
Minimum spacing between principal and accessory buildings (feet)	20	20	20

Exceptions And Explanatory Notes:

8. The setbacks in the Country Club Estates Subdivision, as identified on the Zoning Map in the R-2 District shall be: for front and corner side yards, 75 feet.

except for lots that abut the golf course, which shall be 30 feet; for side yards, 30 feet, and for rear yards, 30 feet.

The zoning map for the Village will also need to be modified to reflect the overlay district regulations. This will likely be some sort of shading and map notation delineating the "Country Club Estates Overlay District. This will likely occur during the annual zoning map certification process for 2013.

Comments and Conclusions

As noted above confusion regarding setbacks in the Country Club Estates development have been on ongoing issues for both residents and those who administrate the zoning code for the Village. It appears that the setbacks noted in the covenants of the development have, in some instances, been substituted for the standards in the zoning code. As this development is not a PUD (although it functions like one) the setback standards of the zoning code would trump any platted setback lines other than those to which the approved blanket variations apply.

The amendment as proposed would apply exclusively to the Country Club Estates development and no other R-2 zoned properties in the Village. The previously granted variations would still apply, and in effect, this amendment would act as another "blanket" variation to the development.

With regard to community character concerns, the variation granted as part of the subdivision approval, which allowed the minimum lot size of 40,000 square feet essentially created an "R-3" subdivision. The setback for the side and rear yards, as proposed in this amendment are consistent with the R-3 Standards.

Should you have any questions or concerns feel free to contact me at (847) 634-9440.

MINUTES OF THE ADJOURNED MEETING OF THE LONG GROVE VILLAGE BOARD
HELD AT THE KILDEER COUNTRYSIDE SCHOOL OCTOBER 29, 1962

Members present were Trustees Salmen, Sim, Wachs, Parson, Webster, Herrick, Clerk Potts, President Coffin and Attorney Conzelman.

The Amendment of the Liquor Control Ordinance was read for the second time. Section 7b was revised to read: one tavern license and two country club licenses would be permitted. Trustee Parson moved the ordinance be passed, seconded by Trustee Wachs. Roll call vote was as follows: Ayes: Salmen, Sim, Wachs, Parson, Webster, Herrick and President Coffin.

Nayes: None.

President Coffin mentioned the liquor licenses were renewable each six months, November 1 and May 1 of each year. He stated he had received a request for a license from Emil Wesser.

President Coffin read the copy of annexation agreement between Roy and Astrid Anderson, owners of Long Grove Country Club and Long Grove Country Club Estates and the Village of Long Grove. This concerns 525 acres of land in Ela and Vernon townships. It includes 170 acres to be used for golf course and country club and 337 acres for development of homes.

Trustee Wachs made a motion to approve the annexation agreement and to authorize the proper officials to execute it on behalf of the village. Trustee Webster seconded the motion. Motion carried. Roll call vote was as follows:

Ayes: Salmen, Sim, Wachs, Webster, Parson, Herrick and President Coffin.
Nayes: None.

President Coffin then read the Ordinance for Annexation of the above property. Trustee Webster moved to adopt the Annexation Ordinance. Trustee Herrick seconded the motion. Roll call vote was as follows--
Ayes: Salmen, Sim, Wachs, Webster, Parson, Herrick and President Coffin.
Nayes: None.

Country Club Estates
President Coffin read a letter from the Long Grove Zoning Board of Appeals, recommending that a variation be granted on the above property permitting lots of not less than 40,000 square feet, and a front setback of those lots only which faced the golf course of not less than 30 feet. Trustee Salmen moved to adopt the Ordinance granting the variations. Trustee Wachs seconded the motion. Motion carried. Roll call vote was as follows--

Ayes: Salmen, Sim, Wachs, Webster, Parson, Herrick and President Coffin.

Trustee Parson made a motion to approve the tentative plat of Long Grove Country Club Estates Subdivision. Trustee Herrick seconded the motion. Motion carried. Roll call vote was as follows--
Ayes: Salmen, Sim, Wachs, Webster, Parson, Herrick and President Coffin.
Nayes: None.

Trustee Webster moved to approve the final plat of unit one, subject to approval of the Plan Commission. Trustee Salmen seconded the motion. Motion carried.

Roll call vote was as follows:

A

**SUMMARY OF
COVENANTS AND RESTRICTIONS
PERTAINING TO THE COUNTRY CLUB ESTATES**

1. Usage of lots is limited to one single family dwelling which may be of a one-floor ranch, one and one-half story split level, or two story-type construction. The garage must adjoin and be attached to the principal building or the breezeway, if a breezeway is part of the dwelling.
2. The exterior walls of all buildings shall be at least forty percent brick, glass, stone or other masonry.
3. All buildings and facilities to be placed upon a lot, including landscaping, must be approved in writing by Long Grove Country Club Estates, Inc. This approval is required, also, for alterations of the foregoing costing more than one thousand dollars. In the event that the plans or specifications are disapproved, the property owner may refer the matter to a committee of three architects – one selected by the owner, one by Long Grove Country Club Estates, Inc., and the third appointed by the first two – and the decision of two of the three architects shall be final.
4. Dwelling size, exclusive of open porches, breezeways and garages must be as follows:

One-floor ranch homes	2,000 sq.ft.
One and one-half floor split level homes	2,250 sq.ft. in total
Two-story homes	1,250 sq.ft. on each level
5. No building may be erected nearer than thirty feet to any lot line.
6. Fences or walls may not be placed nearer to the front lot line than the above building line. No sight screening structure or planting is permitted between the dwelling and the street.
7. Animals, livestock or poultry may not be raised or kept on any lot, except for dogs, cats or other household pets.
8. Exposed television antennas are not allowed.
9. Trash and garbage must be kept in sanitary containers and incinerators must be kept in good condition and in an inconspicuous place.
10. No temporary structure of any kind may be used as a residence at any time.
11. Hard surfaced driveways, extending from the street to the building, must be at least ten feet in width. Drainage ditches paralleling roads may not be obstructed or altered by the driveway insofar as their course or carrying capacity are concerned, and a culvert conforming to the requirements of the County and Township must be installed across the driveway.
12. No residence may be occupied for more than one year unless the owner plants two trees in accordance with the ordinances of the Village of Long Grove.
13. Access to and use of Yankee, Sentinel and Rebel lakes is limited to owners of abutting lots and their guests.
14. The covenants and restrictions run until January 1, 1985, and will extend for successive periods of ten years unless a majority of the lot owners agrees in writing to their alteration, amendment or termination.

15. Enforcement of the covenants and restrictions may be undertaken by any lot owner(s).

The foregoing is intended only as a condensation of certain of the more significant covenants and restrictions pertaining to the Country Club Estates subdivision. Each property owner should review the actual covenants in detail before beginning construction of his residence. It is urged, also, that property owners assure themselves that their architects and builders are completely familiar with these covenants and restrictions as well as the appropriate ordinances of the Village of Long Grove.

LONG GREEN ZONING CODE - 1957

not be more than one name plate for each dwelling.
b. Unilluminated "For Sale" and "To Rent" signs are permitted subject to the following:
(1) there shall be not more than one sign per lot, except that on a corner lot two signs—one facing each street—shall be permitted. No sign shall exceed 12 square feet in area nor be closer than eight feet to any other lot;
(2) no sign shall project beyond the property line into a street.
c. Illuminated, non - flashing church-bulletin signs are permitted.

B. R1 SINGLE-FAMILY RESIDENCE DISTRICT

- 1. Permitted Uses
a. Single-family detached dwellings
b. Churches
c. Golf courses — but not including commercially - operated driving ranges or miniature golf courses
d. Home occupations as regulated in part A-1 of this section
e. Signs - regulated in part A-3 of this section
f. Temporary buildings and signs for construction purposes—for a period not to exceed such construction
g. Accessory uses — as regulated in Section III
- 2. Special Uses
a. Schools, elementary and high—including playgrounds and athletic fields incidental thereto
b. Utility and public services, including:
(1) electric substations
(2) fire and police stations
(3) shelters, terminals, parking areas and service buildings for school bus transportation
(4) water filtration plants, pumping stations and reservoirs
(5) sanitary sewage treatment facilities

3. Lot Area
There shall be provided not less than three acres of lot area per dwelling unit.

4. Building Height
Building height shall not exceed two and one-half stories above a basement story or 35 feet whichever is lower.

5. Ground Floor Area Per Dwelling
One-story dwellings shall have a total habitable ground floor area of not less than 1350 square feet. Dwellings having more than one story shall have not less than 1000 square feet of ground floor area.

6. Front Yards
There shall be provided a front yard of not less than 100 feet.

7. Side Yards
There shall be provided two side yards each of which shall be not less than 50 feet wide and a side yard adjoining a street shall not be less than 100 feet wide.

8. Rear Yard
There shall be provided a rear yard of not less than 50 feet depth.

C. R2 SINGLE-FAMILY RESIDENCE DISTRICT

- 1. Permitted Uses
Uses permitted in the R1 District
- 2. Special Uses
Special Uses allowed in the R1 District
- 3. Lot Area
There shall be provided not less than two acres of lot area per dwelling unit.
- 4. Building Height
Building height shall not exceed two and one-half stories above a basement story or 35 feet, whichever is lower.
- 5. Ground Floor Area Per Dwelling
One-story dwellings shall have a total habitable ground floor area of not less than 1350 square

feet. Dwellings having more than one story shall have not less than 1000 square feet of ground floor area.

6. Front Yards
There shall be provided a front yard of not less than 75 feet depth.

7. Side Yards
There shall be provided two side yards each of which shall be not less than 40 feet wide.

8. Rear Yard
There shall be provided a rear yard of not less than 40 feet depth.

SECTION VI BUSINESS DISTRICTS

A. GENERAL CONDITIONS — ALL BUSINESS DISTRICTS

- 1. All business, service, storage, merchandise display and where permitted, repair and processing, shall be conducted wholly within an enclosed building, except for off-street automobile parking and off-street loading.
2. Processes and equipment employed, and goods processed or sold, shall be limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas, noise, vibration, refuse matter or water-carried waste.

B. ANTIQUE CENTER

- 1. General Conditions
a. Each business establishment is restricted to not more than 5000 square feet of floor area.
- 2. Permitted Uses—B1 District
a. Antique shops
b. Art and School Supply Stores and Studios
c. Gift Shops
d. Professional Offices
e. Restaurants and Tea Rooms
f. Accessory Uses
g. One Tavern, an existing use
- 3. Special Uses
a. Other business uses
b. Electric and telephone substations

4. Building Height
a. The building height shall not exceed 30 feet

5. Lot Area
a. There shall be provided not less than 5,000 square feet of lot area per unit, provided sanitary sewer and water requirements of the Village are complied with.

6. Signs
Non-flashing uncolored illuminated business signs with no moving parts are permitted subject to the following:
a. Illumination of all signs shall be diffused or indirect and shall be arranged so as not to reflect direct rays of light into adjacent residential districts or into a street;

b. the gross surface area in square feet of all signs on a lot shall not exceed one-half the number of lineal feet in the frontage of the lot, and each side of a lot which abuts upon more than one street shall be considered as a separate frontage:
c. no sign shall project more than six inches across the property line into a street;

d. no sign shall project higher than the building height above curb level, or 20 feet, whichever is lower;
e. signs located inside of show windows shall not occupy more than ten per cent of the surface area of such windows.

7. Off-Street Parking
At least one off-street parking space shall be provided for each 300 square feet of floor area devoted to business use.

C. B2 LOCAL SHOPPING

- 1. General Conditions
a. Each business establishment is restricted to not more than 5000 square feet of floor area.
b. Goods sold shall consist primarily of new merchandise and all goods produced on the premises shall be sold at retail, primarily on the premises, unless

LEGAL NOTICE
 VILLAGE OF
 LONG GROVE, ILLINOIS
 NOTICE OF A PUBLIC
 HEARING FOR CONSID-
 ERATION OF AMEND-
 MENTS TO THE ZONING
 CODE AND ZONING MAP
 FOR THE VILLAGE OF
 LONG GROVE, ILLINOIS
 REGARDING SETBACKS
 IN THE COUNTRY CLUB
 ESTATES SUBDIVISION.
 PUBLIC NOTICE IS
 HEREBY GIVEN that on
 Tuesday, August 7, 2012 at
 7:00 P.M., a public hearing
 will be held at the regular
 meeting of the Plan Com-
 mission & Zoning Board Ap-
 peals of the Village of Long
 Grove, Lake County, Illi-
 nois, at the Long Grove Vil-
 lage Hall, 3110 RFD, Long
 Grove, Illinois 60047 (unless
 otherwise posted), in con-
 nection with a proposal for
 amendments to Title 5 of the
 Village Code and Zoning
 Map for the Village of Long
 Grove, regarding setbacks
 and other zoning regulations
 affecting properties in the
 subdivision commonly
 known as Country Club Es-
 tates and currently located
 in the R-2 Residential Zon-
 ing District, and created by
 lots of Subdivision re-
 corded with the Lake
 County Recorder of Deeds
 documents #171799,
 192101, #1221500, #1297947,
 1258116, #1258117, #1258118,
 1297948 and #2210605 and re-
 ally described as follows:
 lots 1 through 207, Lot 231
 through 244, lots 251 through
 54 of the Country Club Es-
 tates Subdivision and Lot 1
 through 23 of the Country
 Club Estates Phase 5 & 9 Re-
 subdivision, and part of Sec-
 tions 25 & 36, T.43 N., Range
 1 E., and Sections 30 and 31,
 T.43 N., Range 1 E., of the
 Third Principal Meridian all
 located within the corporate
 limits of the Village of Long
 Grove, Illinois and being a
 part of Lake County Illinois.
 Persons attending the hear-
 ing shall have the opportu-
 nity to provide written and
 oral comments and ques-
 tions concerning the pro-
 posed amendments.
 The Plan Commission &
 Zoning Board of Appeals re-
 serve the right to continue
 the hearing to a later date
 and time should that be-
 come necessary.
 James M. Rogue
 Village Planner
 Village of Long Grove
 Published in Daily Herald
 July 23, 2012 (4308970)

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 July 23, 2012 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 Laurel Baltz
 Authorized Agent

Control # 4308970