

Item 1:

Report Of The PCZBA Meeting - November 5, 2013

Front & Side Yard Variations For Garage Addition, 3514 Woodland



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

Tuesday, November 5, 2013 at 7:00 P.M.

Village Hall, 3110 OLD MCHENRY ROAD LONG GROVE, ILLINOIS

1. **Call to Order.**
2. **New Business; Consideration of a request for variation of the front and side yard setback requirements from the required 100 feet down front yard down to 76 feet and the required side yard from 50 feet down to 41 feet for Lot 16 in Bennington Subdivision and zoned under the R-1 Zoning District classification for the construction of an addition (garage) to an existing single family dwelling for property located at 3514 RFD, submitted by Richard J. Levy.**
3. **Old Business; None.**
4. **Approval of Minutes; May 7, 2013**
5. **Other Business; Consideration of 2014 Meeting Calendar**
6. **Adjournment:**

Next Regular Meeting – December 10, 2013

Village Board Representative; (11/12/13) Commissioner Kazmer.

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 meetings 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.



STAFF REPORT

TO: LONG GROVE PCZBA
 FROM: JAMES M. HOGUE, VILLAGE PLANNER
 DATE: 10/28/13
 RE: PCZBA REQUEST 13-04 - Request for Variation, Submitted by Richard J. Lewy

Item: PCZBA PETITION 13-04

Status: Petition submitted 10/4/13. Referral by Village Board not required. Publication in news- paper completed 10/18/13 and is therefore timely.

History: Property is located within the Bennington Subdivision which was recorded in 1968. The property is zoned under the R-1 District Classification and consists of 2.9 acres (124,956 sq. ft.). The property contains a single family residence constructed in 1972 per permit 38-72. The property was platted at approximately 2.9 acres of land area and has remained in the current configuration since platted.

Per historical village records, documented by the building commissioner/inspector Anton Berg (10.10.74), the principal structure was originally placed 60 feet from the north property line. This was the dimension identified on site plans approved by the Village for this site. Sometime during the construction process the principal structure was “turned” to either avoid the cutting of additional trees on the property or to accommodate the septic system. The “turning” went undetected by the building inspector until after the Certificate of Occupancy had been issued. The result of this action is an encroachment into the side yard setback (north side) of 50 feet down to 35.44 feet as identified on the plat of survey.

Proposal: Consideration of a request for variations of the front and side yard set-back requirements from the required 100 foot front yard down to 76 and the required side yard of 50 feet down to 41 feet within the R-1 District for the construction of an addition (garage) to an existing single family dwelling.

Land Use, Zoning and Locational Data:

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

<i>Direction</i>	<i>Existing Use</i>	<i>Land Use Plan Designation/Zoning</i>
NORTH	Residential	Single Family Residential/"R-1".
SOUTH	Residential	Single Family Residential/"R-1".
EAST	Vacant	Single Family Residential/"R-1 "(Future Rt. 53 R.O.W.)
WEST	Residential	Single Family Residential/"R-1".

3. Location; Lot 16 in Bennington; common address of 3514 RFD.
4. Acreage; 2.9 Acres +/- (124,956 Sq. Ft.)
5. Based upon information available through Lake County GIS, the property contains floodplain/flood hazard area & wetlands outside the area where the variations are proposed. (See Maps).
6. Topography; See attached Map from Lake County GIS.

Zoning Data

	Existing	Proposed	Zoning Code	PUD
Lot Area	124,956 sq. ft.	124,956 sq. ft.	3 Acre Minimum (R-1 Standard)*	N/A
Floor Area (Total Floor Area)	4,123 sq. ft.	5,587 sq. ft.	No Standard Identified	N/A
Lot Coverage (In Square Feet)	9,927 sq. ft. (7.9 %)	10,537 sq. ft. (8.4 %)	.40 (lot coverage) 49,982 sq. ft.	N/A
F.A.R.	4,123 sq. ft. (3.3%)	5,587 sq. ft. (4.5%)	8,800 sq. ft. +.025 for each sq ft. over 43,560; 11,000** sq. ft. max.	N/A
Height	Unknown	Unknown	35 ft.	N/A

* Property is non-conforming with regard to lot size.

** Maximum FAR 10,835 on this parcel

Yard Requirements (Set-Backs):

	Existing	Proposed	Zoning Ordinance	P.U.D.
Front Yard	103.09' +/- (Least dimension)*	76.00' ***	100'	N/A
Side Yard (North)	35.44' +/- (Least dimension)**	41.00' ***	50'	N/A
Side Yard (South)	290' +/-	No Change	50'	N/A
Rear Yard	105' +/-	No Change	50'	N/A

* Least Dimension to existing principal structure; per plat of survey – Deck & Patio appear to encroach into front yard.

** Principal Structure is non-conforming on north side yard setback.

*** Variation requested for proposed addition.

Conclusions:

As requested the petitioner is seeking variations of the front and side yard setback (north side only) requirements for an addition (garage) 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 non-conforming with regard to lot size and the side yard setback on the north property line (as noted above).

The property was platted at approximately 2.9 acres of land in the late 1960's and has remained in the same configuration since that time. Per 5-10-5 of the Zoning Code, Non-Conforming Lots may be used for any permitted use within the underlying zoning district provided that such lot has 75% of the land area required by the underlying zoning and meets all other district requirements (or variation of those requirements).

In this instance the lot exceeds the 75% requirement or 98,101 square feet. The proposed addition will not impact the non-conformity on the north setback therefore no variation is being sought on that encroachment. The non-conformity may continue per 5-10-4 below.

5-10-4: NONCONFORMING STRUCTURES OTHER THAN SIGNS:

- (A) Authority To Continue: Any nonconforming structure, other than a sign, that is devoted to a use that is permitted in the zoning district in which it is located may be continued so long as it remains otherwise lawful, subject to the restrictions in subsections (B) through (D) of this section and subsection 5-10-1(C) of this chapter.
- (B) Repair, Maintenance, Alterations, And Enlargement: **Any nonconforming structure, other than a sign, may be repaired, maintained, altered, or enlarged; provided, however, that no such repair, maintenance, alteration, or enlargement shall either create any new nonconformity or increase the degree of the existing nonconformity of all or any part of such structure.**

Petitioners are seeking variation on the encroachments created by the proposed garage addition.

The property in question contains substantial tree cover, has significant slope to the south (leading to a creek) as well as wetlands and floodplain mostly south of the existing structure. Placement of the addition as proposed has a minimal impact on the "environmentally sensitive" features of the property and minimizes impervious surface on the lot by largely utilizing the existing driveway for the garage addition.

The relief requested by the petitioner appears to be the minimum amount of relief required to accommodate the proposed use. Front yard patio and deck encroachments, although minor, would also be within the front yard setback relief requested by the petitioner.

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

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

5-11-15 **VARIATIONS**

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

(E) **Authorized Variations.**

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

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

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

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

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

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

(F) **Standards for Variations.**

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

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

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

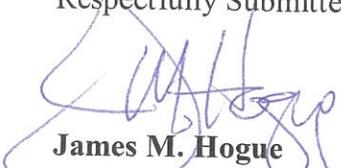
- (a) That the particular physical surroundings, shape or topographical conditions of the specific lot involved would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out;

- (b) That the conditions upon which the petition for variation is based would not be applicable generally to other lots within the same zoning classification;
 - (c) That the purpose of the variation is not based exclusively upon a desire to make more money out of the lot;
 - (d) That the alleged difficulty or hardship has not been created by any person presently having an interest in the lot;
 - (e) That the granting of the variation will not be detrimental to the public welfare or injurious to other lots or improvements in the neighborhood in which the lot is located; or
 - (f) That the proposed variation will not impair an adequate supply of light and air to adjacent lots or substantially increase the danger of fire or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.
3. **Specific Standards.** When the regulations authorizing a particular variation impose special standards to be met for such variation, a variation shall not be recommended or granted unless the owner shall establish compliance with such special standards.
- (G) **Variation Less Than Requested.** A variation less than or different from that requested may be granted when the record supports the owner's right to some relief but not to the relief requested.
 - (H) **Conditions on Variations.** The zoning board of appeals may recommend and the board of trustees may impose such specific conditions and limitations concerning use, construction, character, location, landscaping, screening, and other matters relating to the purposes and objectives of this code upon the premises benefited by a variation as may be necessary or appropriate to prevent or minimize adverse effects upon other lots and improvements in the vicinity of the subject lot or upon public facilities and services. Such conditions shall be expressly set forth in the Ordinance granting the variation. Violation of any such condition or limitation shall be a violation of this code and shall constitute grounds for revocation of the variation.
 - (I) **Effect of Grant of Variation.** The grant of a variation shall not authorize the establishment or extension of any use nor the development, construction, reconstruction, alteration, or moving of any building or structure, but shall merely authorize the preparation, filing, and processing of applications for any permits and approval that may be required by the codes and ordinances of the village including, but not limited to, a certificate of zoning compliance, a building permit, a certificate of occupancy, and subdivision approval.
 - (J) **Limitations on Variations.** Subject to an extension of time granted by the building superintendent pursuant to section 5-11-1 of this code, no variation from the provisions of this code shall be valid for a period longer than one year unless a building permit is issued and construction is actually begun within that period and is thereafter diligently pursued to completion or unless a certificate of occupancy is issued and a use is commenced within that period.

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

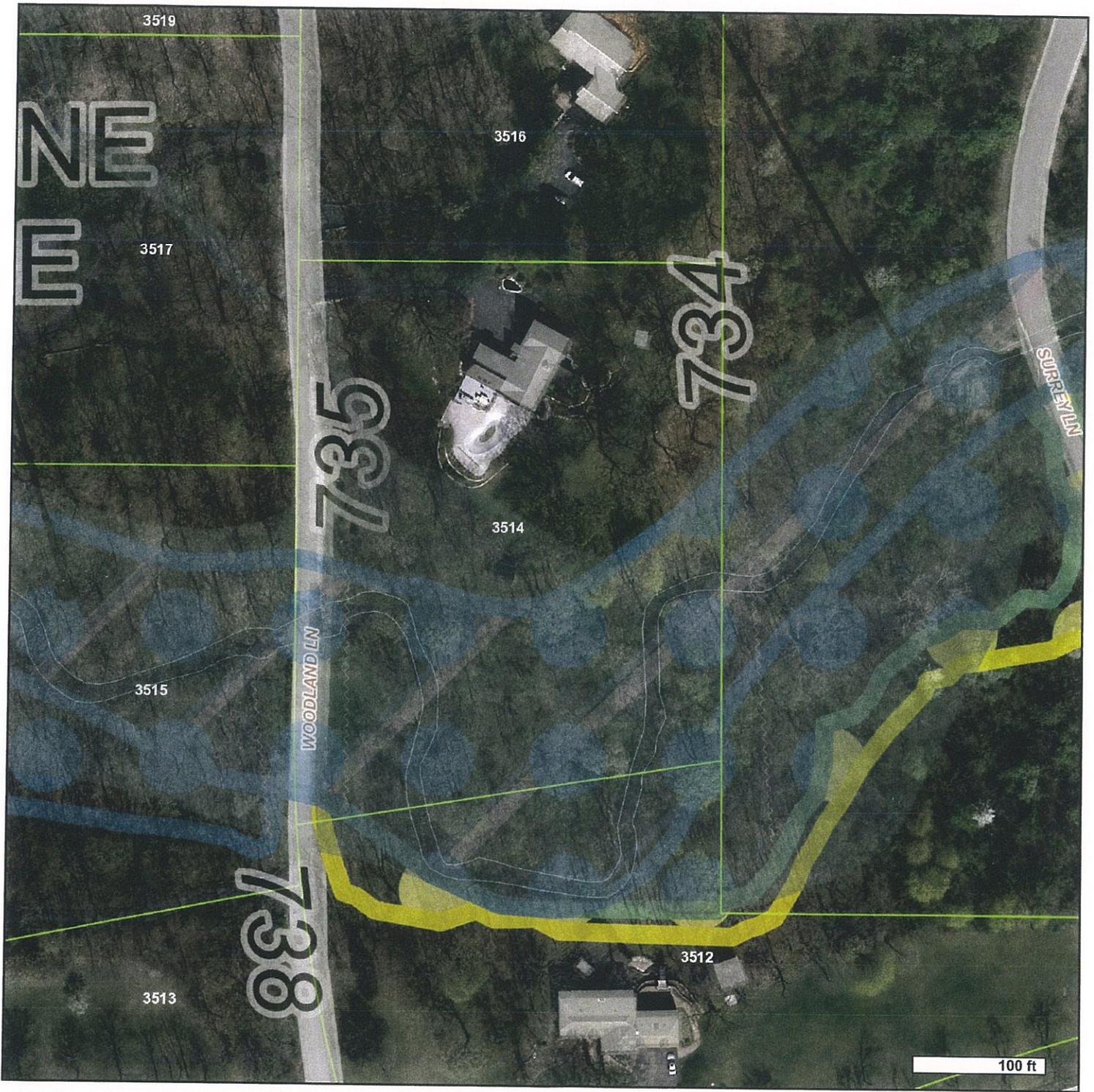
The ZBA should review this petition in accordance with the criteria identified above, and in particular the "Standards for Variation", and make their findings of fact accordingly.

Respectfully Submitted,



James M. Hogue
Village Planner

Lake County, Illinois



LakeCounty
Geographic Information System

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

Map Printed on 10/28/2013

- ADID Boundary
- 2011 Buildings
- Forest Preserves
- Wetlands
- Lake County Border
- Streams
- Tax Parcels
- Trails
- 2012 Aerial Photography

Disclaimer The selected soil feature layer 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



	<p>LakeCounty Geographic Information System</p> <p>Lake County Department of Information Technology 18 N County St Waukegan IL 60085 (847) 377-2373</p> <p>Map Printed on 10/28/2013</p>	<p>N</p>	<ul style="list-style-type: none"> 2011 Buildings — Major Contour Line — Minor Contour Line □ Forest Preserves □ Lake County Border Streams Tax Parcels ... Trails 2012 Aerial Photography
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October 3, 2013

We are seeking a variance for the front and side setback limitations to build a garage addition to our home.

History: The property was built in 1972 as a ranch. The property then had a second floor addition in 2002. Because the home was built in the 1970's as a modest sized ranch it was built with only a 2 car garage. We purchased the home in November of 2012 for \$825,000. Our realtor, Steve Kolko, said that there were only 2 homes in this price range in Long Grove that did not have a 3 or more car garage. Being that the property has approx. 3 acres, we felt that an additional garage would not be an issue.

In planning with our architect and an arborist we have come up with two possible sites for a garage addition. The first is in the back yard, detached and beyond the home. At first glance this seems like a nice open space for the garage, but upon the arborists' evaluation of the site, his opinion is that we would almost assuredly lose three 150+ year old white oak trees. We love Long Grove for the very reason of the forest look and find it unacceptable to destroy three otherwise healthy trees. The garage could not be moved closer to the home, because the home is already at the limits of the side setback building zone. In fact there is a portion of the original home that is already past the current building zone. Another reason is because a detached garage needs to be at least 20 feet away from any part of the house.

The only other location possible for a garage addition would be in the front of the home attached to the garage. This location is at the edge of the tree canopy of one single white oak tree that is likely to survive.

The addition in the back yard would not only potentially destroy trees, but will be adding a great amount of driveway to get to the garage, adding to the impervious ground cover of the property.

Our property is located on a dead end street containing nine properties, only six of which are located beyond ours from Long Grove Road. There is very minimal traffic down the street, primarily just residents. The neighborhood is heavily wooded and

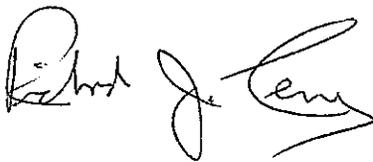
some of the homes are not even visible from the street. The proposed addition would be constructed in a manner consistent with the current home.

Presently our home in question is zoned R1 which is for properties that are OVER 3 acres in size. Because of the bridge rule, the property is added to the over three acre category solely because the adjacent properties are of three acres or more. Our property is in fact UNDER three acres, so it is somewhat unfairly being classified as a 3+ acre property. The significance here is that an under 3 acre property will allow for a 75 foot setback from the street and the 3+ acre properties allow for a 100 foot setback from the street. This is a difference of 25 feet that is well above what we are asking for.

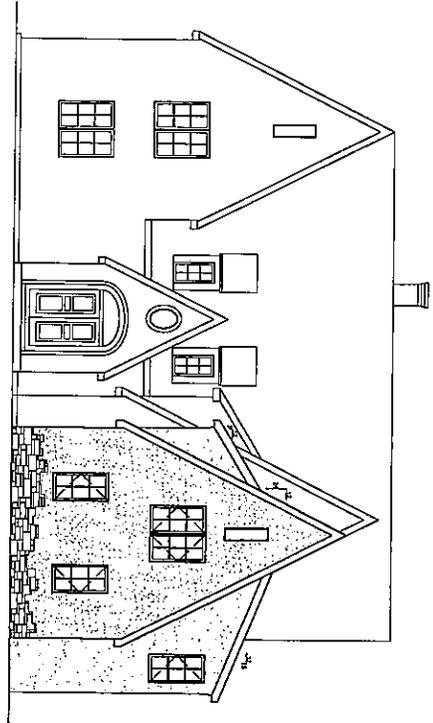
We do not feel this variance would be applicable to other properties because of the fact that our property is also in a flood zone, and our current homes' placement is at the very edges of the building line. We would like to maintain the stately white oak trees that have stood on the property for over a 150 years.

Due to the size of the lots there should be no detrimental effect on the light or airflow to the adjacent properties. There would be no change to the topography that would change the current water flow of the area. An additional garage would also add to the property value and therefore increase tax revenue for the village.

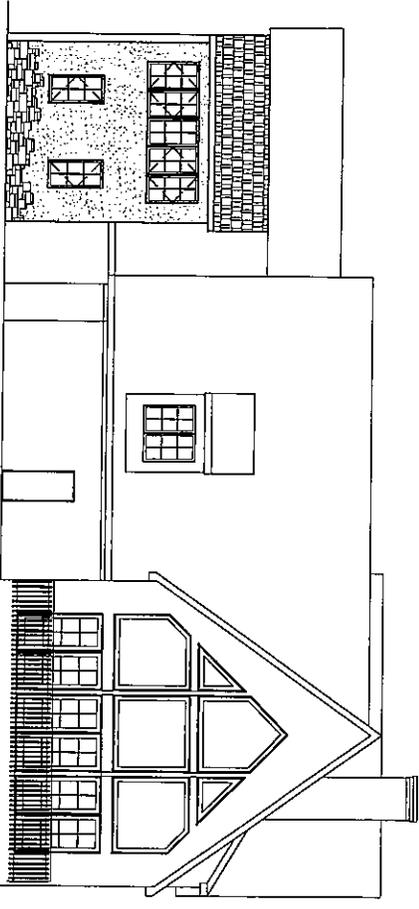
Thank you for your time and your thoughtful consideration.

A handwritten signature in black ink, appearing to read "Richard J. Levy". The signature is fluid and cursive, with a large, sweeping flourish at the end.

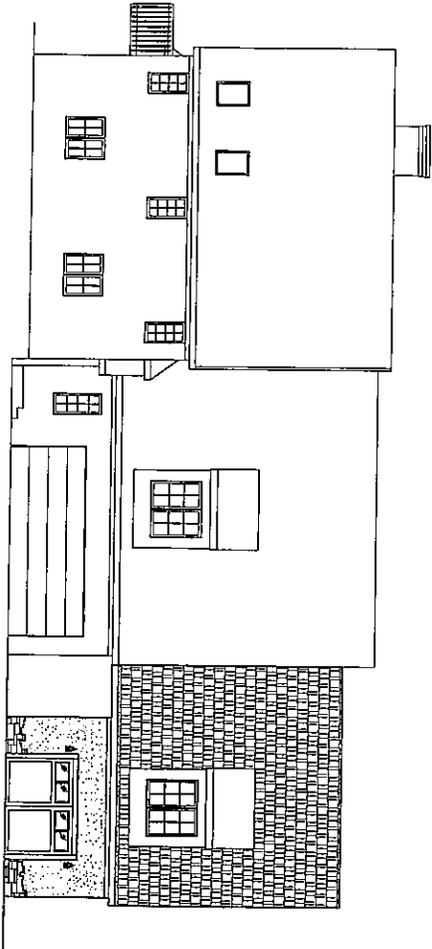
Richard J. Levy



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

LEVY RESIDENCE
3514 WOODLAND LANE
LONG GROVE, IL

NO.	DATE	BY	CHK	APPV	REVISION

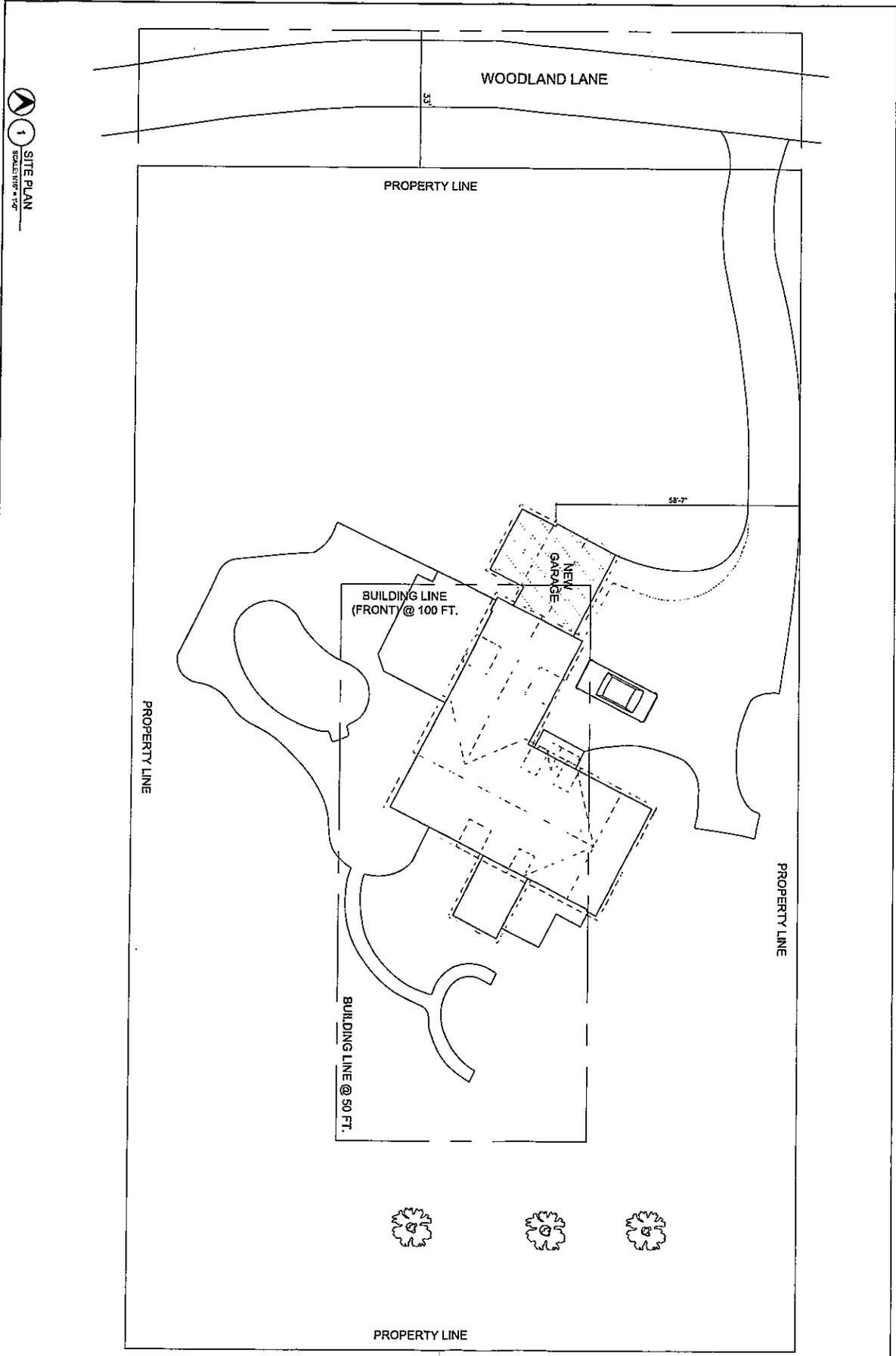
SYNERGIES STUDIOS INC.
 DESIGN-BUILD ARCHITECTS & ENGINEERS
 1200 N ASHLAND AVE.
 CHICAGO, IL 60622
 PH. 847-856-1476
 WWW.SYNERGIESTUDIOS.COM

DATE: 9/3/2013
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

REGISTERED PROFESSIONAL ARCHITECT
 STATE OF ILLINOIS
 NO. 042000000

ELEVATIONS
 LONG GROVE, IL
 A2.0

CONSTRUCTION OF A 1,464 SQ. FT DETACHED GARAGE FOR A SINGLE-FAMILY RESIDENCE

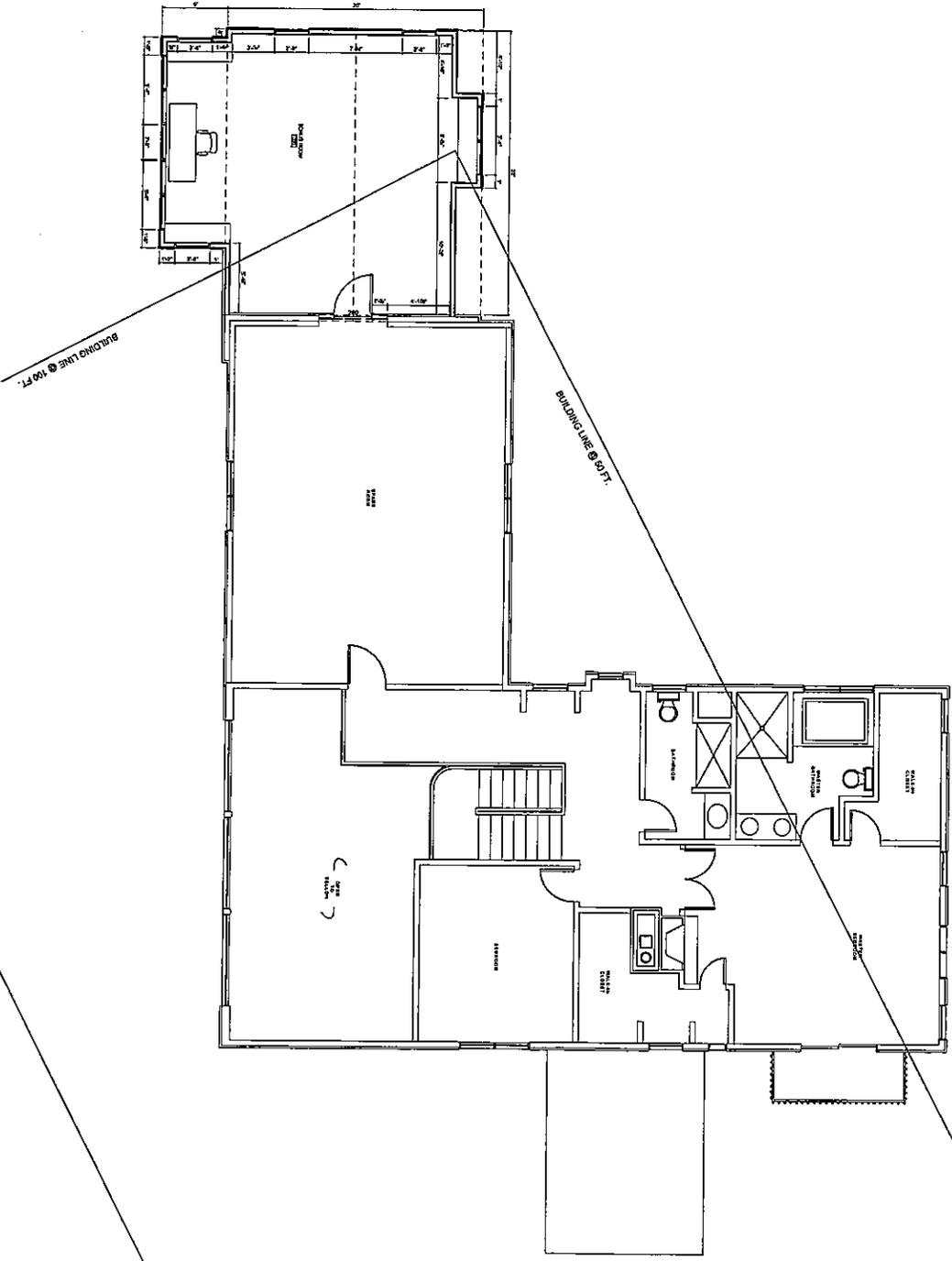


1 SITE PLAN
SHEET 1-10

<p>SYNERGIES STUDIOS INC. DESIGN-BUILD ARCHITECTS & ENGINEERS 1200 N ASHLAND AVE. CHICAGO, IL 60622 PH. 847-856-1478 www.synergiesstudios.com</p>	<p>DATE: 9/3/2013</p>		<p>LEVY RESIDENCE 3514 WOODLAND LANE LONG GROVE, IL</p>	<p>NO. _____</p>
				<p>REV. DATE BY CHK APPR</p>

TITLE SHEET
G1.0

PLAN
1
SCALE: 1/8" = 1'-0"



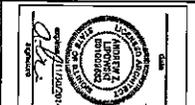
A1.1

SECOND FLOOR PLAN

LONG GROVE, IL

SYNERGIES STUDIOS INC.
DESIGN-BUILD ARCHITECTS & ENGINEERS
1200 N. WASHINGTON AVE.
CHICAGO, IL 60622
PH: 847-858-1478
WWW.SYNERGIESSTUDIOS.COM

9/3/2013



LEVY RESIDENCE
3514 WOODLAND LANE
LONG GROVE, IL

NO.	REVISION	DATE	BY	CHK	APP'D



VILLAGE OF
LONG GROVE

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

RECEIVED
OCT 04 2013
VILLAGE OF LONG GROVE

**Zoning Board of Appeals
Zoning Application**

1.0 General Information

1.1 **Applicant Name:** RICHARD J LEVY

Address: 3514 WOODLAND LANE

Telephone Number: 847-951-8771 E-mail Address: IDEIVERM2@COMCAST.A

Applicant's Interest in Subject Property: OWNER

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

Name: _____

Address: _____

Telephone Number: _____ E-mail Address: _____

1.3 **Subject Property.**

Address of Property: 3514 WOODLAND LANE

Lot # 16 Subdivision: BENNINGTON

Legal Description: Please attach Parcel Index Number(s): 14-26-402-018

Has any zoning variation or special use permit been granted for this property? Yes: _____ No:

If yes, please identify the ordinance or other document granting such zoning relief _____

Describe: _____

1.4 **Trustees Disclosure.**
Is title to the property in a land trust? Yes _____ No

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

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

Variation
 Zoning Appeal

1.6 **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: BRUCE HORIGAN
Professional: CERTIFIED ARBORIST
Address: 7255 ST LOUIS AVE
SKOKIE, IL 60076
Telephone: 847-774-0534
E-mail: bahorigan@sbcglobal.net

Name: ANDREW LIPOWSKI
Professional: ARCHITECT
Address: 1200 N. ASHLAND AVE.
SUITE 400-H CHICAGO, IL 60622
Telephone: 847-858-1478
E-mail: andrew@synergiesstudios.com

Name: _____

Name: _____

Professional: _____

Professional: _____

Address: _____

Address: _____

Telephone: _____

Telephone: _____

E-mail: _____

E-mail: _____

1.7 **Village Officials or Employees.**

Does any official or employee of the Village have an interest, either directly or indirectly, in the subject 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.)

1.8 **Repeat Application.**

Has any other application for the Subject Property been submitted to the Village and denied within the last two years? Yes ___ No X

If yes attach a statement of the grounds justifying reconsideration.

2.0 **Required Submittals.**

- Fully completed application with letter addressing the standards in Section 3.0.
- Non-refundable Filing Fee (\$200).
- Planning Filing Fees (\$150).
- Minimum Professional Fee Escrow (\$500).

3.0 **Standards (5-12-1-2).**

3.1 The board of appeals shall not vary the provisions of this title, as authorized in this section, unless it shall have made findings based upon the evidence presented to it in each specific case:

1. That the property 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;
2. That the plight of the owner is due to unique circumstances; or
3. That the variation, if granted, will not alter the essential character of the locality.

- 3.2 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 applicant have been established by the evidence:
1. That the particular physical surroundings, shape or topographical conditions of the specific property 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;
 2. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification;
 3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
 4. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property;
 5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or
 6. That the proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the danger of fire or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.

4.0 **Certifications.**

- 4.1 The Applicant and Owner certify that this pre-application is filed with the permission and consent of the owner of the Subject Property and that the person signing this pre-application is fully authorized to do so.
- 4.2 The Applicant certifies that all information contained herein is true and correct to the best of Applicant's knowledge.
- 4.3 The Applicant acknowledges that the Village may seek additional information relating to this pre-application and agrees to provide the Village with such information in a timely manner. Failure to provide such information may be grounds for denying pre-application.
- 4.4 The Applicant and Owner agree to reimburse the Village for any and all costs relating to the processing of this pre-application, including any consultants' fees. By signing this pre-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 Subject 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.

4.5 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.

4.6 The Owner and/or designated representative is required to be present during the meeting.

RICHARD J. LEVY
Name of Owner

Name of Applicant

Richard J. Levy 10/3/13
Signature of Owner Date

Signature of Applicant Date

PLAT OF SURVEY

LEGAL DESCRIPTION: LOT 16 IN BENNINGTON, BEING A SUBDIVISION OF PART OF SECTION 26 AND 35, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 18, 1969 AS DOCUMENT 1418135, IN BOOK 47 OF PLATS, IN PAGE 53 IN LAKE COUNTY, ILLINOIS.

N 89°50'52" W
33.0' CALC.
RECORD

LOT 15

FND 1/2"
REBAR
OFFSET

S 89°50'52" E
283.31' MEAS. 383.40' RECORD

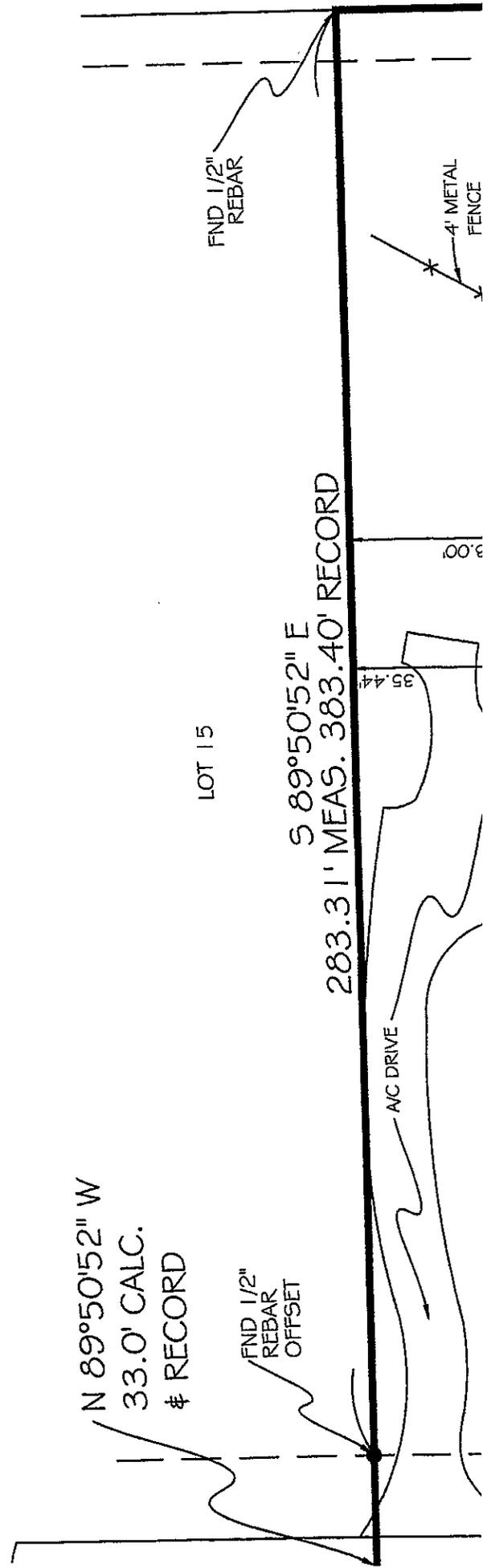
35.44'

A/C DRIVE

3.00'

FND 1/2"
REBAR

4' METAL
FENCE



LEGAL NOTICE
VILLAGE OF
LONG GROVE, ILLINOIS
NOTICE OF A PUBLIC
HEARING FOR CONSID-
ERATION OF A VARI-
ATION OF THE FRONT
AND SIDE YARD SET-
BACK REQUIREMENTS
FOR LOT 16 IN BENNING-
TON SUBDIVISION AND
ZONED UNDER THE R-1
ZONING DISTRICT CLAS-
SIFICATION WITHIN THE
VILLAGE OF LONG
GROVE, ILLINOIS

PUBLIC NOTICE IS
HEREBY GIVEN that on
Tuesday, November 5, 2013
at 7:00 p.m., a public hear-
ing will be held at the regu-
lar meeting of the Plan
Commission & Zoning
Board Appeals of the Village
of Long Grove, Lake
County, Illinois, at the Long
Grove Village Hall, 3110
RFD, Long Grove, Illinois
60047, (unless otherwise
posted) in connection with a
petition for a variation of
the front yard and side yard
set-back requirements from
the required 100 foot front
yard down to 76 feet and
from the required side yard
of 50 feet down to 41 feet,
and/or additional relief nec-
essary and/or appropriate
under the zoning code within
the R-1 District for the con-
struction of an addition
(garage) to an existing sin-
gle family dwelling. No re-
classification of the subject
property is requested. The
subject property is legally
described as follows:
LOT 16 in Bennington, being
a subdivision of part of Sec-
tion 26 and 35, Township 43
North, Range 10 East of the
Third Principal Meridian,
according to the plat thereof
recorded April 18, 1969 as
document 141B135 in Book 47
of Plats, page 53, in Lake
County, Illinois.

Commonly known as:
3514 RFD, Long Grove,
Illinois, 60047.
PIN: 14-26-402-018
Persons attending the hear-
ing shall have the opportu-
nity to provide written and
oral comments and ques-
tions concerning the propo-
sal. The above information,
together with the plans for
the property, will be avail-
able for inspection at the
Long Grove Village Hall,
3110 RFD, Long Grove, Illi-
nois during regular business
hours.
The Plan Commission &
Zoning Board of Appeals re-
serve 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
October 18, 2013 (4355760)

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 notice of which the annexed printed slip is a true copy, was published October 18, 2013 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 *Laula Baltz*
Authorized Agent

Control # 4355760

RECEIVED
OCT 21 2013
VILLAGE OF LONG GROVE





2014
PLAN COMMISSION & ZONING BOARD of APPEALS (PCZBA)
REGULAR & SPECIAL MEETING DATES

REGULAR MEETING DATE
(1st Tuesday of the Month)

SPECIAL MEETING DATE
(3rd Tuesday of the Month)

January 7, 2014

January 21, 2014

February 4, 2014

February 18, 2014

March 4, 2014

March 18, 2014

April 1, 2014

April 15, 2014

May 6, 2014

May 20, 2014

June 3, 2014

June 17, 2014

July 1, 2014

July 15, 2014

August 5, 2014

August 19, 2014

September 2, 2014

September 16, 2014

October 7, 2014

October 21, 2014

November 4, 2014

November 18, 2014

December 2, 2014

December 16, 2014

- The Village of Long Grove PCZBA meets regularly at 7:00 p.m. every 1st Tuesday of each month in the Long Grove Village Hall unless otherwise noticed.
- Special meetings (@ 7:00 PM) are held as needed and typically scheduled for non-zoning related agenda items.
- Complete applications must be submitted at least 30 days prior to the scheduled meeting date.



2014
PLAN COMMISSION MEMBER
BOARD OF TRUSTEES MEETING ATTENDANCE DATES*

MEETING DATES:**

January 14, 2014 (W. Parr)	January 28, 2014 (W. Peltin)
February 11, 2014 (F. Phillips)	February 25, 2014 (S. Rubin)
March 11, 2014 (J. Kazmer)	March 25, 2014 (C. Cohn)
April 8, 2014 (M. Dvorak)	April 22, 2014 (W. Parr)
May 13, 2014 (W. Peltin)	May 27, 2014 (F. Phillips)
June 10, 2014 (S. Rubin)	June 24, 2014 (J. Kazmer)
July 8, 2014 (C. Cohn)	July 22, 2014 (M. Dvorak)
August 12, 2014 (W. Parr)	August 26, 2014 (W. Peltin)
September 9, 2014 (F. Phillips)	September 23, 2014 (S. Rubin)
October 14, 2014 (J. Kazmer)	October 28, 2014 (C. Cohn)
November 11, 2014 (M. Dvorak)	November 25, 2014 (W. Parr)
December 9, 2014 (W. Peltin)	2 nd Dec. Mtg. Canceled

*** IF ANY COMMISSIONER CANNOT MAKE THEIR MEETING PLEASE CALL ANOTHER COMMISSIONER TO FILL IN. A PLAN COMMISSIONER MUST BE PRESENT AT EACH BOARD MEETING.**

** The Village of Long Grove Board of Trustees typically meets at 7:00 p.m. every 2nd and 4th Tuesday of each month.