

Item #1:
Report Of The June 5, 2012 PCZBA Meeting



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

Tuesday, June 5, 2012 at 7:00 P.M.

Village Hall, 3110 OLD MCHENRY ROAD LONG GROVE, ILLINOIS

1. **Call to Order.**
2. **Consideration of a request for approval** of the Final Plat and final engineering and site plans including landscaping, lighting, signage and elevations as part of an application by the Executive House, 4180 Route 83 LLC authorizing the “Executive House” Planned Unit Development/Subdivision submitted by Archideas.
3. **Consideration of a request for variation** of the Village Code Title 10, Chapter 4, Animal Care Regulations, Section 10-4-17, the Keeping of Chickens on a lot of less than one (1) acre, per section 10-4-18 of the Village Code, submitted by Mr. John Emrich.
4. **Approval of Minutes; May 1, 2012 - Regular Meeting**
5. **Other Business;**
6. **Adjournment:**

**Next Regular Meeting – June 5, 2012 - Village Board
Representative; (6/12) Commissioner Dvorak.**

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.



STAFF REPORT

TO: LONG GROVE PLAN COMMISSION
FROM: JAMES M. HOGUE, VILLAGE PLANNER
DATE: 5/24/12
RE: PCZBA REQUEST 02-11 (FINAL APPROVAL);

Item: PCZBA PETITION 02-11

Status: Preliminary approval was recommended by the PCZBA on January 17th 2012. The Village Board granted preliminary approval via ordinance 2012 –O-03 on February 14th 2012. The Architectural Commission (AC) reviewed the final landscape, lighting, elevation and signage plans on May 21. Their recommendations are included in this report for the consideration of the PCZBA.

History: The property is located on east side of Illinois Route 83 and also immediately adjacent to the Sunset Grove Development to the north. The property contains 4.53 +/- acres of land area and is presently zoned HR -1. The property is currently occupied by the “Executive House” office building and was developed per the stipulations of the Consent Decree.

The property was previously subdivided in 2010 to allow for the construction and operation of the Village Water Treatment Plant. The consent decree was also amended. The configuration as shown of the property represents these actions.

Proposal: Request for approval of the Final Plat and final engineering and site plans including landscaping, lighting, signage and elevations as part of an application by the Executive House, 4180 Route 83 LLC authorizing the “Executive House” Planned Unit Development/Subdivision submitted by Archideas.

Issues/Conclusions:

Overall Development Plan:

As proposed the property will develop/redevelop in three phases. Phase I is the most immediate phase and would consist of the division of the property (3 buildable lots; 3 non-buildable outlots), the installation of infrastructure and the construction of the PNC Bank on Lot 1 of the development. The existing “Executive House” office building would remain on Lot 2 in this development phase. Parking for the “Executive House” is shifted from the rear of the structure to the front and side of the structure.

Lot 3 would be platted but remain vacant in this development phase. The existing “spine” road from the Sunset Grove Development is continued south in this phase of development necessitating the relocation of the existing parking.

This is the phase of development identified in the “final development plat” and included as “Tab 3” of the final PUD submittal along with the final PUD plat.

This final PUD Plan and Plat is consistent with the preliminary approval.

Services (See Tab 3)

- a. **Water:** as proposed the development will be served by the newly created deep well owned by the Village. An 8” looped water main will serve the entire development.
- b. **Sewer:** per the village code all properties developing as PUD’s under the HR-1 District Regulations must be serviced by public sanitary sewer systems. Sanitary sewer is proposed to be utilized. An 8’ stub will service the proposed bank building. All additional property will be served by the sanitary sewer line in Route 83. Previously this line was to be located in the “spine” road but has been changed per the direction of Lake County Public Works.
- c. **Stormwater:** stormwater is proposed to be managed utilizing a detention pond which will be constructed as part of “Phase I”. Underground detention is proposed on Lot 3 and would be constructed as part of “Phase II” of the proposal. Stormwater improvements anticipated for “Phase I” are adequate for the existing “Executive House” and proposed PNC Bank as well as the road ways and parking areas anticipated as part of this phase of development. Storm sewers will convey stormwater to the detention pond on “Outlot B”. An easement will be required to allow part of the detention pond to be located on property owned by the Village and utilized for the water treatment plant (proposed location attached).

All utility plans have been reviewed by the Village Engineer and no significant issues have been noted with the utility plans as proposed. A draft easement agreement has been sent to the Village Attorney for consideration.

Traffic

Petitioner has submitted a traffic study for the proposal prepared by KLOA as part of the preliminary PUD package. The project is anticipated to have a minimal impact on the existing roadway as recently improved to accommodate the Sunset Grove development. A conveyance was made to IDOT along Rt. 83 to accommodate the intersection improvements at Robert Parker Coffin Road. No further roadway or traffic control improvements are recommended in conjunction with the proposal.

With regard to “Phase I” of the proposal the traffic study notes adequate stacking and internal circulation to accommodate the bank drive-through and no impacts to the internal traffic circulation and surrounding roadway network are anticipated. Wayfinding signage is recommended to direct vehicles to the drive-through system.

No further traffic study is required for the final PUD approval.

Parking (See “Development Plat” – Tab 3)

Per the preliminary submittal parking was proposed as follows;

Phase I - Bank (4,254 sq. ft.) & existing office building (19,000 sq. ft.)

Total Parking proposed for Phase 1 = 114 spaces

Required Parking Phase 1 = 112 spaces

Additionally, the bank will provide stacking (loading spaces) of 5 spaces per drive through lane which exceeds the minimum of 3 required by the HR-1 District regulations.

Phase II adds another 18,300 sq. ft. of office space and 83 parking spaces; per the HR-1 District Regulations 92 spaces would be required.

At full build out the development will provide 195 parking spaces.

Per the preliminary approval parking was conditioned as follows;

Parking. Parking to serve the Proposed Development shall be installed on the Property in accordance with the Preliminary PUD Plans and on adjoining lands subject to the Owner's securing all necessary property rights from the Village and recording all appropriate easements in form and substance acceptable to the Village Attorney.

Per the final development plat 114 spaces are identified for Phase one of the development. Easements for parking will be required in future phases of the development.

Lighting

A lighting plan has been submitted (See Tab 1 of the application submittal – photometrics included). Per the Village Code this proposal would be considered as “Class 2” lighting. All commercial building lighting and parking lot lighting in this class requires AC approval.

The final lighting plan was slightly modified from the preliminary plan. Eleven (11) poles and 15 total fixtures were proposed originally. This number has been increased to provide the level of lighting required for PNC Bank. Twenty (20) fixtures on fourteen (14) poles are now requested. Poles with fixtures are proposed to be 18.5 feet tall.

Final lighting plans propose a “Eurotique” fixture as preliminarily approved with a 250 watt metal halide light source. These fixtures are identical to the fixtures installed in the Sunset Grove Development of the north. Uniformity in the lighting fixtures is desirable and suggested as part of the “master plan” being considered for the downtown and Rt 83 corridor.

The AC reviewed the final lighting plan at their May 21st regular meeting and made the following recommendation;

A motion was made by Commissioner Tapas seconded by Commissioner Calas to recommend approval of the final lighting plan as revised to allow 5 additional fixtures (20 total – 14 poles) with the

poles and fixtures to be identical to those used in the Sunset Grove Development to the north with a maximum height of the pole and fixture of 18.5 feet, subject to the condition that internal lighting, not used for security purposes, for the bank building be reduced or turned off at the of the hours of operation for the shopping center. On a voice vote; all aye.

Per the preliminary approval lighting was conditioned as follows;

With the intention of preserving the Village's "dark sky" character to the maximum feasible extent, lighting on the Property shall be reduced to security levels within 90 minutes after the close of each business on each day; for the purposes of this Ordinance, "security levels" shall be no greater than 40 percent of the maximum intensity of the light fixtures.

Elevations

Aside from the PNC Bank (for which elevations are included –Tab 2) the specific tenants and/ or anchors have yet been identified as a part of this proposal the exact detail of building elevation is unknown at this time. Petitioner has included photographs (Tab 1) representing concepts of what the structures proposed for the property will look like largely mirroring the Sunset Grove Development. This is consistent with the preliminary approval of the development.

In general, masonry & stone building facades and in some instances siding is contemplated. Asphalt\Fiberglass shingles are also proposed and some metal roofing. EFIS panels along the top of cornices are anticipated.

The AC reviewed the final elevations (PNC Bank) and architectural concepts at their May 21st regular meeting and made the following recommendation;

A motion was made by Commissioner Tapas seconded by Commissioner Calas to recommend approval of the final elevations as submitted for the PNC Bank and architectural concepts for future structures on the site. On a voice vote; all aye.

“Hardscape” & Landscaping

A final landscape plan is attached (Tab 5) as part of the submittal package.

Perimeters of the site as well as parking lot islands as some building perimeters are proposed to be landscaped. A final “plant palette” of proposed plantings is also attached to the landscape plan. The existing 50 foot landscape buffer on the east side of the property will remain untouched.

The landscape plan is consistent with the preliminary approval and took into account the recommendations of the Village arborist. The final landscape plan was refined to account for snow plowing and removal without damage to the landscaping.

This final plan has been submitted to the Village Arborist for consideration as well. To date no additional comments have been received.

Additionally, the petitioner proposes a “hardscape” improvements (Tab 1) consisting of benches and pavers around the street lights along the “spine road” and a trash enclosure to be placed on the

“Executive House” property east of and between the proposed bank building and existing “Executive House” building.

The AC reviewed the final landscape and hardscape plans at their May 21st regular meeting and made the following recommendation;

A motion was made by Commissioner Tapas, seconded by Commissioner Calas to accept the landscape plan as revised and proposed “hardscape” improvements including the pavers, benches and trash enclosure; subject to any recommendations of the Village Arborist. On a voice vote; all aye.

Signage

Monument (ground) signage is proposed Phase I consisting of PNC Bank signage and the existing monument sign for the “Executive House”. Signage for the other phase of development remains unknown.

Tenant signage to be displayed on each individual structure or tenant’s space has not been identified or provided with the final application materials as the tenant mix is not know at this time. It is anticipated that tenant signage will be reviewed and approved on an individual basis as was done with Long Grove Commons, Sunset Grove and other commercial developments within the Village.

It is suggested that language similar to that used for Sunset Grove be incorporate into the final approval ordinance for the project to place general parameters on signage for the project.

A sign packet for the bank building (Tab 2), is included. The AC reviewed the final signage plan (along with the PNC Bank elevations) at their May 21st regular meeting and made the following recommendation;

A motion was made by Commissioner Tapas, seconded by Commissioner Brockman, to accept the signage plan as submitted with signage to be allowed on 3 faces of the proposed PNC Bank building with the final sign location and placement subject to staff review and approval. On a voice vote; all aye.

Proposed Land Uses

Per the preliminary approval land uses are addressed as follows;

Permitted and Restricted Uses. Upon approval of the Final PUD Plat permitted uses and use restrictions consistent with the Sunset Grove approvals and covenants on the Property shall be established.

Final Plan & Plat

Final plats as well as final engineering plans have been submitted as part of the final submittal (Tabs 3 & 4). In general the final plat conforms to the requirements of Title 6, Chapter 3, Section 6-3-2, and “Final Plats” of the Village Subdivision Code. All engineering plans have been reviewed by the Village Engineer and no significant issues have been noted with the engineering plans as proposed

The final plan and plan is in “substantial compliance” with the preliminary plan and plat approval.

Ingress & Egress

Access to the site will be principally through the “spine” road through the center of the development and via the existing extension of Robert Parker Coffin Road. The “spine” road will be extended to the south property line of the development and contained within “Outlet A”. An additional access point to the south property line is identified on the west side of the property near route 83.

A recapture agreement was in place as part of the Sunset Grove Development for access to the stop light at Robert Parker Coffin Road. Petitioner should verify obligations under this agreement have been or can be met.

Pedestrian access via pathways and sidewalks is also proposed for the development.

Village Comprehensive Plan

This property falls within the boundaries of the “Illinois Route 83 Sub-District” as part of the “Downtown Master Plan” adopted in June of 2008. The “Conceptual Framework” of this document in general identifies the potential for commercial development along Rt. 83. Additionally, the “spine” road is identified as running through the entire sub-district.

Long term the plan identifies this area for “future development” and encourages the redevelopment of this area with commercial, retail, hospitality, residential and office uses. In general a mix of uses is anticipated for this sub-district.

Improved pedestrian access, including pathways is also encouraged as part of this planning effort.

As proposed the final development plans are generally consistent with the Village Comprehensive Plan.

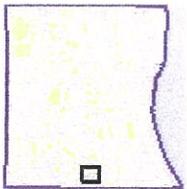
Respectfully Submitted,

James M. Hogue

**James M. Hogue
Village Planner**

Lake County Tax Parcel Map



 **Lake County**
Geographic Information System
Lake County Department of Information Technology
18 N County St
Waukegan IL 60085
Map Printed on 6/1/2012

 N

 Major Roads
 Railroads
 Major Water
 Parcels
 2010 Aerial Photography

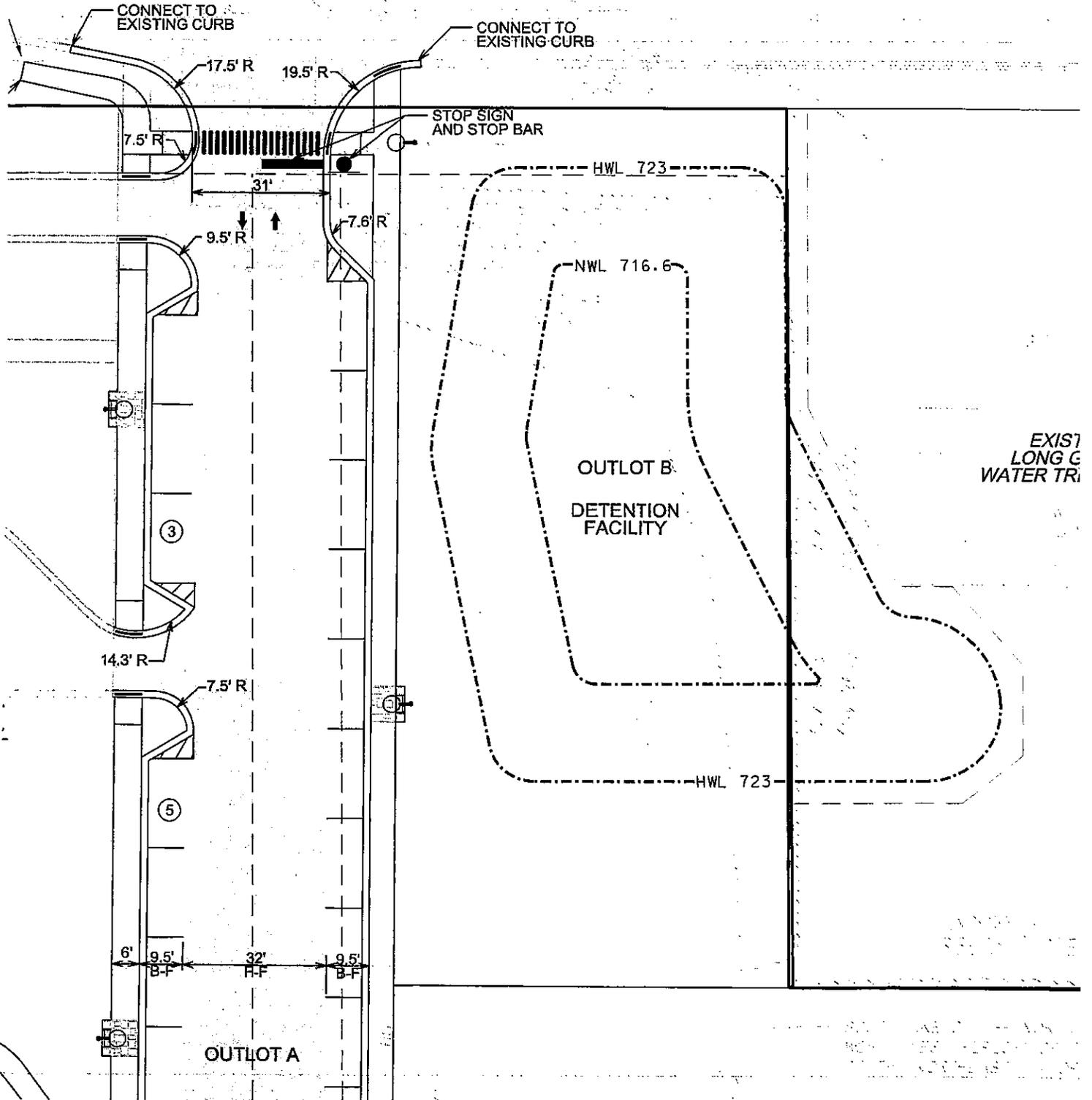
Disclaimer:

This map is for general information purposes only. 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.

4180 Route 83 LLC – Relief Granted per Preliminary Approval

In connection with the approval of the SUP and the Preliminary PUD Plans, the Village Board hereby grants the following relief:

- A. The minimum site area for a PUD is reduced from 14 acres to 4.5 acres, provided that development on the Property as reflected in the Final PUD Plans is consistent with (or otherwise complimentary to) the PUD granted for Sunset Grove.
- B. The floor area ratio ("**FAR**") for the development on the Property may temporarily exceed the requirements of the Code during Phase 1 and Phase 2 of the Proposed Development, provided that upon completion of Phase 3 of the development pursuant to the PUD, the FAR for the entire PUD will be 15.5%
- C. Prior to the conclusion of development of Phase 3, non-retail uses may temporarily exceed 50% of the gross floor area in the PUD. After, the conclusion of development of Phase 3, non-retail uses may exceed 50% of the gross floor area in the PUD but only to the extent set forth on the as identified in Phase 3 or Phase 3A Preliminary Architectural Site Plans, as the case may be.
- D. One parking space from Lot 1 may extend onto Lot 2 as depicted on the Preliminary PUD Plans, provided an easement is executed and recorded, in form and substance acceptable to the Village Attorney
- E. During Phase 1 and Phase 2, the north side yard requirement on Lot 2 is temporarily reduced from 30 feet to 16 feet, but upon completion of Phase 3 a variation is hereby granted to reduce permanently the north side yard requirement on Lot 2 from 30 feet to 9 feet.
- F. Parking requirements are reduced on Lots 2 and 3 as depicted on the Preliminary PUD Plans for Phase 1, Phase 2, and Phase 3, subject to the Owner's securing all necessary property rights and recording all necessary easements in form and substance acceptable to the Village Attorney.
- G. On Lot 2, during Phase 1 and 2 the FAR may temporarily exist at a maximum of 31.6%, but upon completion of Phase 3, the FAR on Lot 2 is permanently approved at 13.3% or 21.5%, as identified in Phase 3 or Phase 3A Preliminary Architectural Site Plans, as the case may be.
- H. On Lot 3, the front yard requirement is reduced from 30 to 5 feet.
- I. On Lot 3, a maximum FAR of 39.6% is approved.



**PLANNED UNIT DEVELOPMENT
SUBMISSION**

BY

**EXECUTIVE HOUSE
4180 Route 83 LLC**

**Hearing Before
VILLAGE OF LONG GROVE PLAN COMMISSION
June 2012**

INDEX OF DOCUMENTS

	Tab
Owner Architectural - Site Plan / Building Architecture; Site Lighting	1
PNC Bank Architectural – Building Architecture; Signage	2
Owner Civil Engineering Drawings	3
PNC Bank Civil Engineering Drawings / Landscape Drawings	4
Owner Landscape Drawings	5
PNC ATLA Survey	6

****Narrative Statements / Letters describing drawing revisions are located at the beginning of each Tab.**

A R C H I D E A S

Architecture
Interiors
Planning

May 7, 2012

Mr. James Hogue
Village of Long Grove
Building Department
3110 RFD, Old McHenry Road,
Long Grove, Illinois 60047

**Re: *Executive House Property
4180 Route 83, Long Grove IL
Narrative Update to Owner Architectural Drawings***

Dear Jim:

The following itemizes revisions to the Owner Architectural Drawings:

Architectural Site Plan

- 1.) Targeted areas on the drawing to show additional detail for the trash enclosure, site furniture and clarifications to the entrance sidewalk at the Executive House.

Architectural Site Details

- 2.) Added this new drawing to reflect project detail development.
- 3.) Detail 5 & 6 represent the trash enclosure. The enclosure is clad in face brick to match the brick on the PNC Bank. The gate is cedar (stained a complementary color) on a galvanized, painted metal frame. There is a metal cap covering the masonry wall. Within the enclosure is an area for the site lighting electrical equipment.
- 4.) Detail 1 shows added streetscape design. There is a small area of concrete pavers at each street lighting fixture along the North/South Road. Within the paver area is positioned a bench that will closely match the benches at the Sunset Grove Development.

Building Architecture

- 5.) No changes

Site Lighting Plan and Photometrics

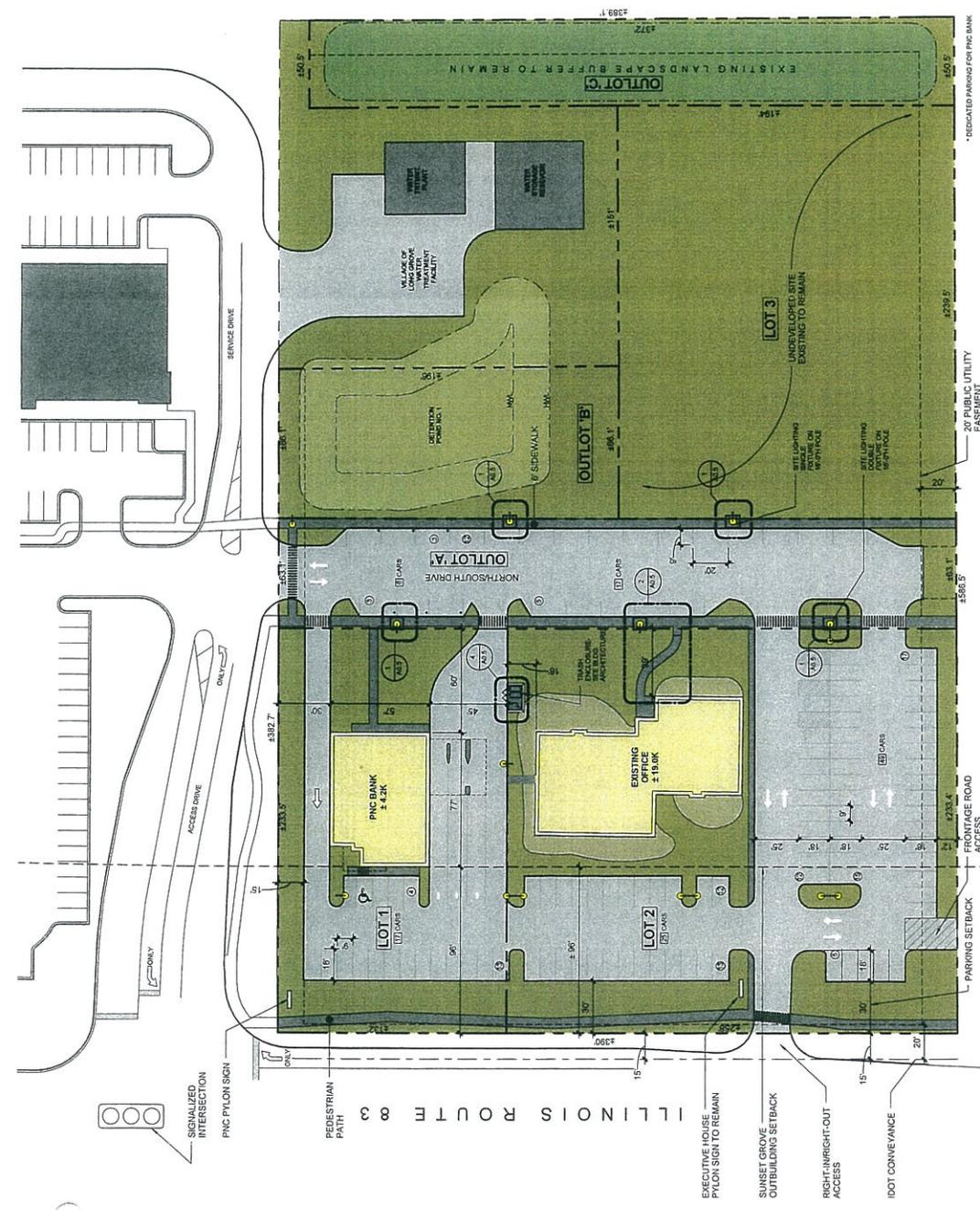
- 6.) No changes

Sincerely,
ARCHIDEAS, INC.

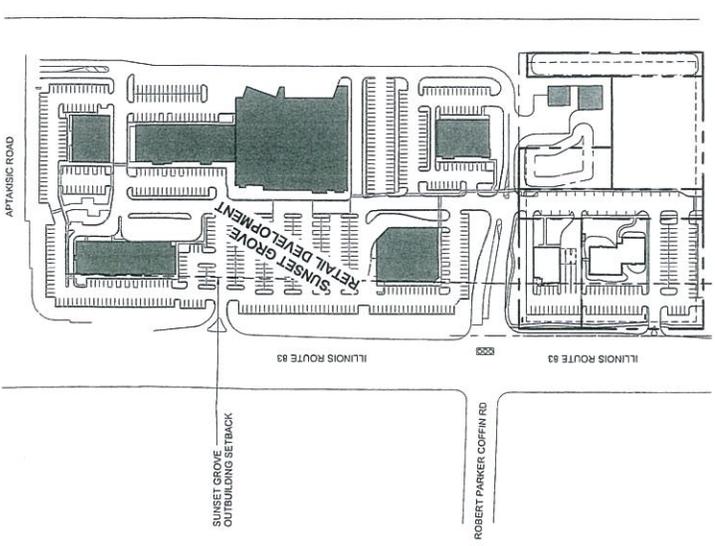


Joseph A. Pasquinelli, AIA
Principal

cc: File



1 SITE PLAN
SCALE: 1" = 30' 0"

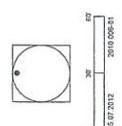


KEY PLAN

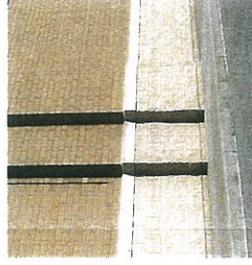
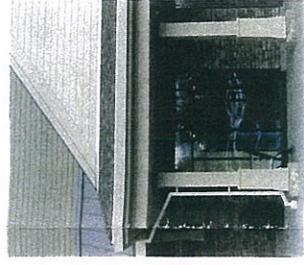
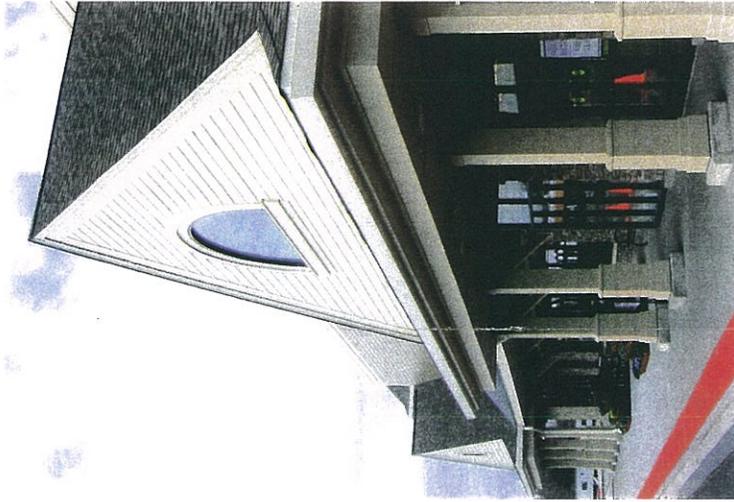
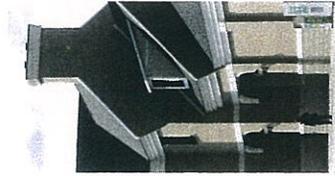
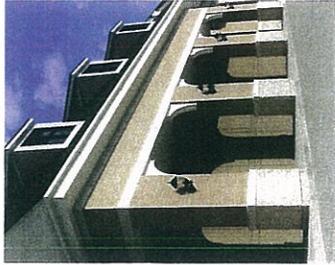
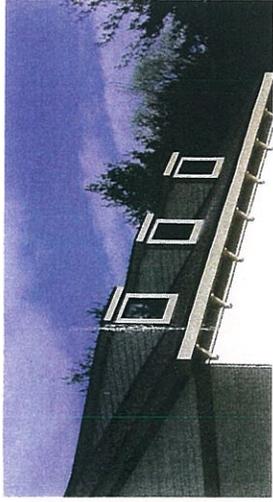
AREA	
TOTAL SITE AREA	233,887 SF 5.37 AC
VILLAGE WATER TREATMENT AREA	30,440 SF 0.70 AC
IDOT ROAD CONVEYANCE	5,850 SF 0.13 AC
NET SITE AREA	197,597 SF 4.54 AC
LOT 1 PNC BANK (F.A.R.: 13.8%)	30,800 SF 0.71 AC
LOT 2 EXISTING OFFICE (F.A.R.: 13.8%)	17,100 SF 0.39 AC
LOT 3 UNDEVELOPED SITE (F.A.R.: 31.6%)	49,185 SF 1.13 AC
OUTLOT 'A' N-S DRIVE	24,601 SF 0.56 AC
OUTLOT 'B' DETENTION	17,100 SF 0.39 AC
OUTLOT 'C' LANDSCAPE BUFFER	15,710 SF 0.36 AC
TOTAL BUILDING AREA	23,254 GSF
EXISTING OFFICE	19,000 GSF
F.A.R.	11.77%
PROPOSED ALLOWED (MAXIMUM)	23.0%
IMPERVIOUS SURFACE COVERAGE	41% (81,136 SF)
PROPOSED ALLOWED (MAXIMUM)	75% (146,198 SF)

PARKING	
BANK	PROPOSED 22 CARS (5,417,000)
	REQUIRED 20 CARS (4,010,000)
EXISTING OFFICE	PROPOSED 37 CARS (1,817,000)
	REQUIRED 36 CARS (5,010,000)

SITE DATA



EXECUTIVE HOUSE PROPERTY - FINAL PUD SUBMITTAL
4180 ROUTE 83 | LONG GROVE, ILLINOIS
ARCHITECTURAL SITE PLAN



BUILDING FORM - GABLE ROOFS, ROOF DORMERS, COVERED ARCADES, TOWERS, & ARCHED ENTRANCES.

MATERIALS - STONE-FACE BRICK, WOOD SIDING, WOOD TRIM, ASPHALT, & METAL ROOFING

EXECUTIVE HOUSE PROPERTY - FINAL PUD SUBMITTAL

4180 ROUTE 83 | LONG GROVE, ILLINOIS

EX-C - Arbor 5/7/2012 10:00:27 AM J:\2012\1000-Clear Property Long Grove\01 Clear PUD Submittal\arbor_P\arbor1.rvt

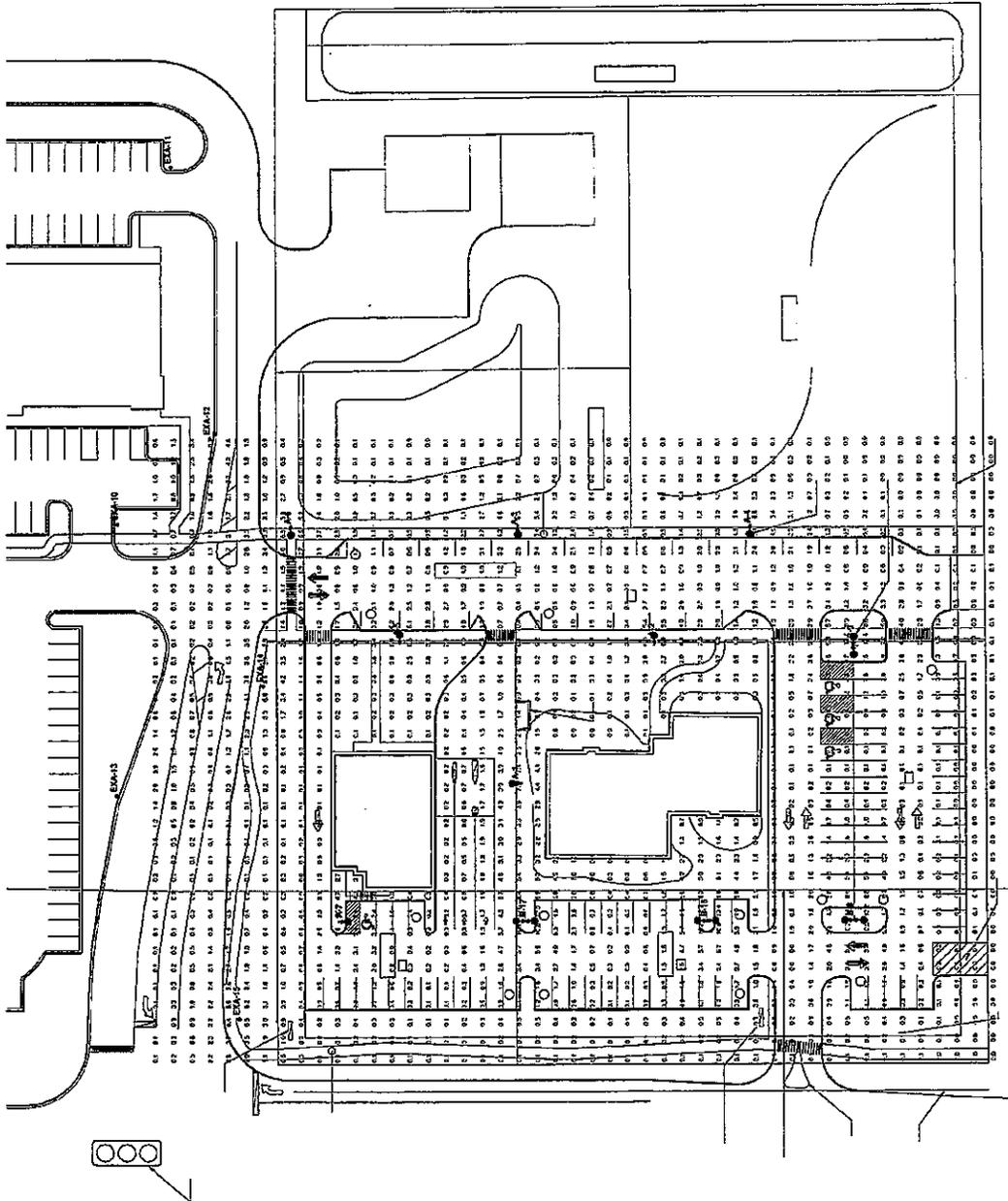
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05.07.2012 2:10:05-91

ARCHIDEAS

Architecture
Interiors
Planning

BUILDING ARCHITECTURE



Plan View
Scale 1"=20'

SITE LIGHTING PLAN & PHOTOMETRICS

EXECUTIVE HOUSE PROPERTY - FINAL PUD SUBMITTAL
4180 ROUTE 83 | LONG GROVE, ILLINOIS

PROJECT: 4180 Route 83 Executive House Property - Long Grove, IL PUD Submittal - 08/20/2012

DATE: 08/20/2012 10:08 AM



08/20/2012 10:08 AM

ARCHIDEAS
 Architects
 Interior
 Planning

LUMINAIRE SCHEDULE

Symbol	Light Qty	Change Name	Description	Make	File	Luminaire E.P.F. Name
●	7	ARCHIDEAS	ARCHIDEAS ARCHITECTURAL INDUSTRIAL MANUFACTURING LUMINAIRE LINE	ONE SHAWTEL CO. INC. ARCHITECTURAL INDUSTRIAL MANUFACTURING LUMINAIRE LINE	ONE SHAWTEL CO. INC. ARCHITECTURAL INDUSTRIAL MANUFACTURING LUMINAIRE LINE	2000 622 833
●	4	ARCHIDEAS	ARCHIDEAS ARCHITECTURAL INDUSTRIAL MANUFACTURING LUMINAIRE LINE	ONE SHAWTEL CO. INC. ARCHITECTURAL INDUSTRIAL MANUFACTURING LUMINAIRE LINE	ONE SHAWTEL CO. INC. ARCHITECTURAL INDUSTRIAL MANUFACTURING LUMINAIRE LINE	2000 622 833

STATISTICS

Description	Symbol	Qty	Watt	Volts	Amperes
Capacitors		0.00	0.00	0.00	0.00
Watt		0.00	0.00	0.00	0.00
Volts		0.00	0.00	0.00	0.00
Amperes		0.00	0.00	0.00	0.00

LUMINAIRE LOCATIONS

No.	Label	X	Y	Height	Beam Dia	Beam Angle
1	A	150.0	275.8	8.0	0.0	0.0
2	A	220.0	100.0	8.0	0.0	0.0
3	A	250.0	250.0	8.0	0.0	0.0
4	A	250.0	125.0	8.0	0.0	0.0
5	A	220.0	220.0	8.0	0.0	0.0
6	A	250.0	220.0	8.0	0.0	0.0
7	A	220.0	250.0	8.0	0.0	0.0
8	B	75.0	75.0	8.0	0.0	0.0
9	B	220.0	75.0	8.0	0.0	0.0
10	B	75.0	220.0	8.0	0.0	0.0
11	B	220.0	220.0	8.0	0.0	0.0

11 E. Madison Street
Suite 300
Chicago IL 60602
USA

Tel 312.456.0123
Fax 312.456.0124

Gensler

Friday, May 04, 2012

Village of Long Grove
Building Department
3110 RFD, Old McHenry Road
Long Grove, IL 60047

Re: PNC Bank, Site #254
Route 83
Long Grove, IL 60047

Gensler project No. 21.8344.000

Narative: Updates To The Elevations

The following is a written description of the updates made to the elevations.

East Elevation

Sheet 1 of 2

1. The PNC logo is now located on this elevation which serves as a secondary entrance to the bank branch.

South Elevation

Sheet 1 of 2

1. Due to the requirement of direct access to the sprinkler room from the exterior, a door was added to this elevation.
2. The windows were updated properly to indicate appropriate locations.
3. The PNC logo was removed from this elevation.
4. The pilaster of at the east end (right side of the drawing) was also corrected to reflect a proper corner with pilasters.

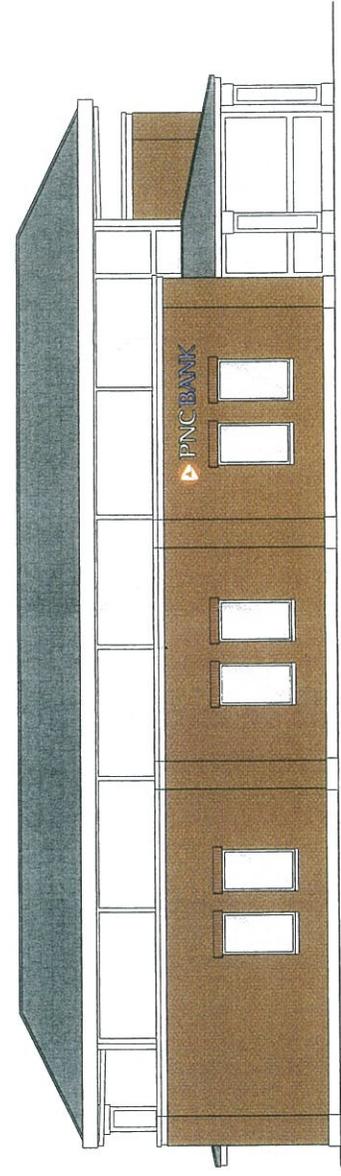
North Elevation

Sheet 2 of 2

1. The locations of the pilasters and windows have been updated according to their respective bay adjustments.



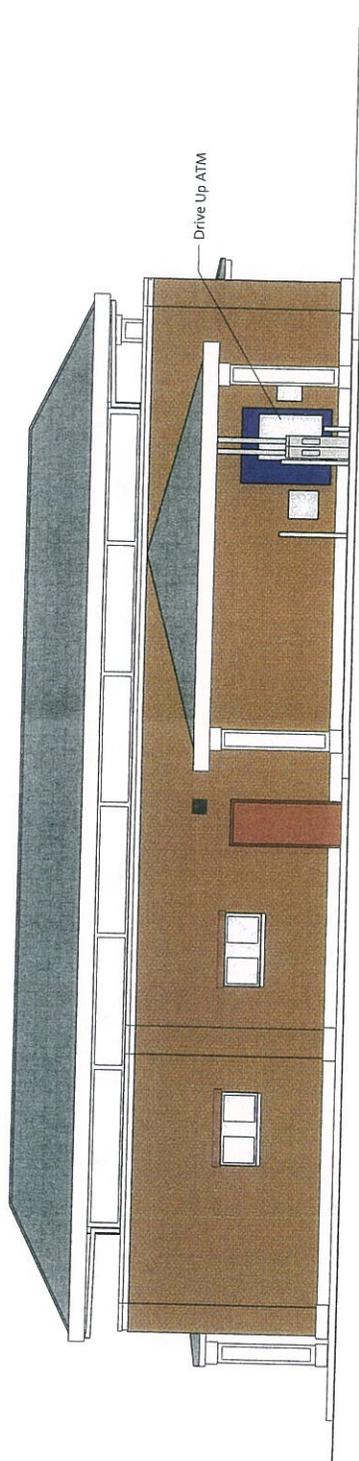
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION





STAFF REPORT

TO: LONG GROVE PCZBA
 FROM: JAMES M. HOGUE, VILLAGE PLANNER
 DATE: 5/29/12
 RE: PCZBA REQUEST 12-03 - Request for Variation of Animal Care Regulations; Keeping of Chickens; Submitted by Mr. John Emrich

Item: PCZBA PETITION 12-03

Status: Petition submitted 5.16.12. Referral by Village Board not required. Publication in newspaper not required. Neighbors notified by property owner on 5.22.12 which is timely.

History: Property is located within the Prairie Trails PUD Subdivision which was recorded in 2003. The property is zoned under the R-2 PUD District Classification and consists of .92 gross acres (40,056 sq. ft.). The property contains a single family residence constructed in 2004.

Proposal: Consideration of request for variation of the Village Code Title 10, Chapter 4, Animal Care Regulations, Section 10-4-17, the Keeping of Chickens on a lot of less than one (1) acre, per section 10-4-18 of the Village Code, submitted by Mr. John Emrich.

Land Use, Zoning and Locational Data:

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

<i>Direction</i>	<i>Existing Use</i>	<i>Land Use Plan Designation/Zoning</i>
NORTH	Residential/Open Space (Conservancy)	Single Family Residential/ "R-2" PUD .
SOUTH	Residential/ Open Space (Conservancy)	Single Family Residential/ R-2 PUD.
EAST	Open Space (Conservancy)	Single Family Residential/ "R-2 PUD ".
WEST	Residential	Single Family Residential/ "R-2 PUD".

3. Location; Lot 49 in Prairie Trails; common address of 4979 RFD.
4. Acreage; .92 Acres +/- (40,056 Sq. Ft.) Gross; The property contains .87 Acres +/- Net (38,256 Sq. Ft.)

5. Based upon information available through Lake County GIS, the property contains no floodplain/flood hazard area or wetlands.
6. Topography; See attached Map from Lake County GIS.

Yard Requirements (set-backs):

Setback Requirements

	Existing*	Proposed	Zoning Ordinance	P.U.D.
Front Yard	Unknown	No Change	75'	50'
Side Yard (North)	Unknown	No Change	40'	25'
Side Yard (South)	Unknown	No Change	40'	25'
Rear Yard	Unknown	No Change	40'	30'

***All structures appear to be within the building box; Stake out inspection approved 12.30.2003.**

Analysis & Conclusions:

The petitioner is requesting a variation of the minimum area requirement for the keeping of chickens. Petitioner requests that five (5) birds be allowed to be kept on a property of less than 1 acre.

Per the newly adopted regulations regarding the keeping of chickens birds may be kept on a particular lot or parcel as follows;

(A) Keeping of Chickens: The keeping of chickens (but no other poultry or fowl) shall be permitted as an accessory use to a residential use and on the same lot or parcel as the principal residential use, within a residential zoning district, subject to the provisions of section 5-9-1 and this section 10-4-17 of the Village Code.

(B) Number: The following number of chickens shall be allowed on a lot:

<i>Lot Size</i>	<i>Number of Chickens Allowed</i>
<i>Greater than 10 net acres</i>	<i>6 birds or as otherwise authorized per section 5-9-10 of the Village Code</i>
<i>3-10 net acres</i>	<i>6 birds</i>
<i>1-3 net acres</i>	<i>4 birds</i>
<i>Less than 1 net acre</i>	<i>0 birds</i>

As the property in question contains less than an acre of land area (gross or net) no chickens may be kept on the property as a matter of right. Individuals may request a variation of the aforementioned regulations per Section 10-4-18 of the Village Code (excerpt below under "Standards for Variation").

Standards for the Keeping of Chickens

a). Coop Location

Per the Village Code the enclosures housing chickens must be set back as follows;

Notwithstanding section 5-3-12 of the Village Code, chicken enclosures may be located within 20 feet (20') of a principal structure. All chicken enclosures must meet the minimum setback requirements of either (i) 30 feet or (ii) the setback distance required for the principal structure on the lot as prescribed by the underlying zoning requirements, whichever is greater, for front, side, and rear yards.

Per the materials submitted by the application and the placement of the principal and accessory structure on the property, all structures will be placed in the building box and in conformance with the regulation cited above. Petitioner states that the location of the coop is a minimum of 110 to 120 feet from the nearest lot line and is within 20' of the principal structure.

The coop is located behind the principal structure as required by Village Code.

b). Coop & Run Size

The Village Code mandates a minimum area of 3 square feet per bird, and runs shall provide a minimum of 8 square feet per bird. Such enclosures shall include a lockable coop and fully fenced run. These areas shall comply with all Village nuisance regulations, including but not limited to those directed toward animals, noise, odor, pests, cleanliness, and unsightliness as well.

Based upon the application material submitted including photos, this criterion appears to be met as well. Verification of this will occur when a license is issued through the Lake County Department of Health.

c). Screening

Petitioner states that the placement of the coop and run structure on the property are blocked from the view of the neighbors and the street. A site visit confirmed the coop structure is not visible for the street or other "public views". Staff has not received any complaints from neighbors regarding the view of the coop and run. This will be verified during the licensing inspection as well.

d). Miscellaneous Provisions

Based upon the application materials submitted no roosters will be kept on the property nor will egg sales or slaughtering of birds occur. Chicken feed is securely stored within a metal container placed in the garage.

Standards for Variation

As noted above variation of the "Animal Care Regulations" may be requested. The standards for such a variation are listed below. Please note that the standards and process for this type of variation differ from that found in the zoning code. This is a variation of the "Animal Care Regulations" as found in Chapter 10 of the Village Code and not the Zoning Regulations as found in Chapter 5 of the Village Code. Typically the PCZBA considers variations on zoning code which is not the case in this instance.

10-4-18 VARIANCES:

Whenever the standards of this chapter place undue hardship on a property owner, the property owner may make application to the Planning Commission & Zoning Board of Appeals (PCZBA) for a variance. The PCZBA shall review the owner's request for variance and shall thereafter submit its recommendation to the village board.

(A) No variance shall be granted unless the owner demonstrates that:

- (1) The relief requested is the minimum necessary.*
- (2) There will be no threat to public health or safety or creation of a nuisance.*
- (3) The proposed variation will not result in the diminution of the quality of life for the animal or animals to be stabled or kept on the owner's property.*
- (4) The animal or animals will be provided with adequate shelter and protection from weather.*
- (5) The variation, if granted, will not prevent or impede human care and treatment of the animals.*

(B) A variance from the requirements of this chapter may be granted as requested if the proposed variation is in general conformity with the purpose of this chapter, and the variance may be granted on such terms and conditions as are appropriate to ensure adequate and humane care for the animals.

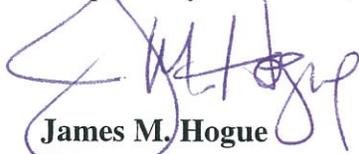
The PCZBA may consider a request for variation under the provisions of this chapter at any regularly scheduled meeting. No legal notice or publication shall be required for an owner to obtain a hearing on a request under the terms of this provision; provided, however, that the applicant shall submit an affidavit demonstrating that applicant has sent a copy of the application to all property owners within two hundred fifty feet (250') of applicant's property fourteen (14) days before the zoning board of appeals meeting at which the application is to be considered.

(C) The village board, upon receipt of the recommendation of the PCZBA, shall review the recommendation of the PCZBA and then determine whether or not a variation as requested or as the board might deem appropriate to be modified shall be granted. In the event that the board determines that a variation shall be granted as requested or as modified in its discretion, it shall so grant the variation by adoption of an appropriate ordinance. (Ord. 86-O-33, 3-25-1986)

Per the information contained within the application for variation the petitioner meets or exceeds all the criteria for the keeping of chickens with the newly adopted amendment to the Village Code with the exception of lot size. This is the only variation sought with regard to the Animal Care Regulation as it relates to chickens.

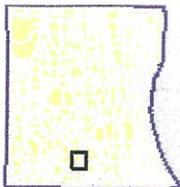
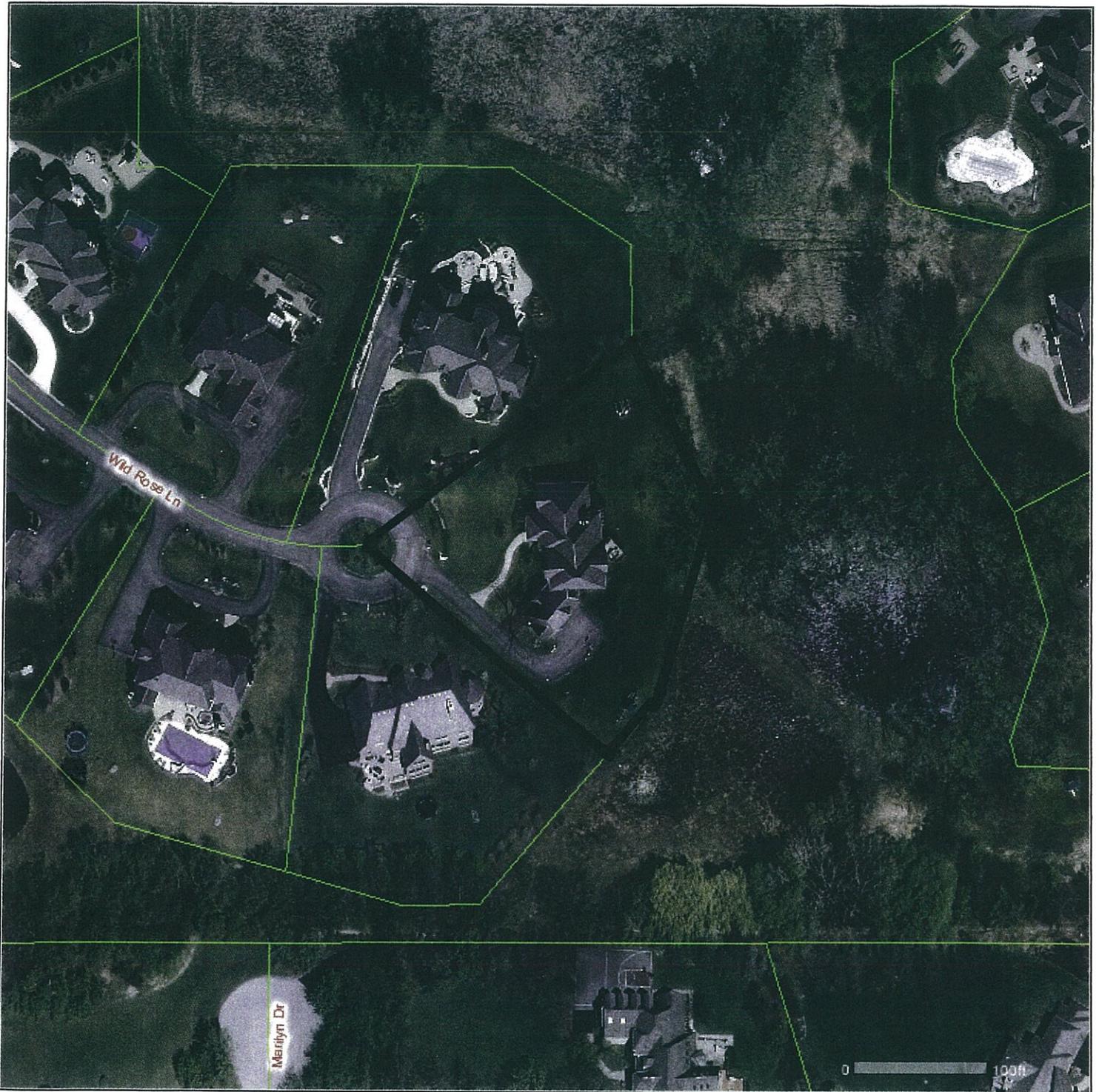
The PCZBA should review the request and testimony as presented at the meeting and make a recommendation in light of the standards listed above. Please note the variation may be conditioned “on such terms and conditions as are appropriate” in the opinion of the PCZBA.

Respectfully Submitted,



James M. Hogue
Village Planner

Lake County Tax Parcel Map



Lake County
Geographic Information System

Lake County Department of
Information Technology
18 N County St
Waukegan IL 60085

Map Printed on 5/29/2012

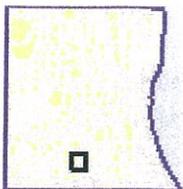
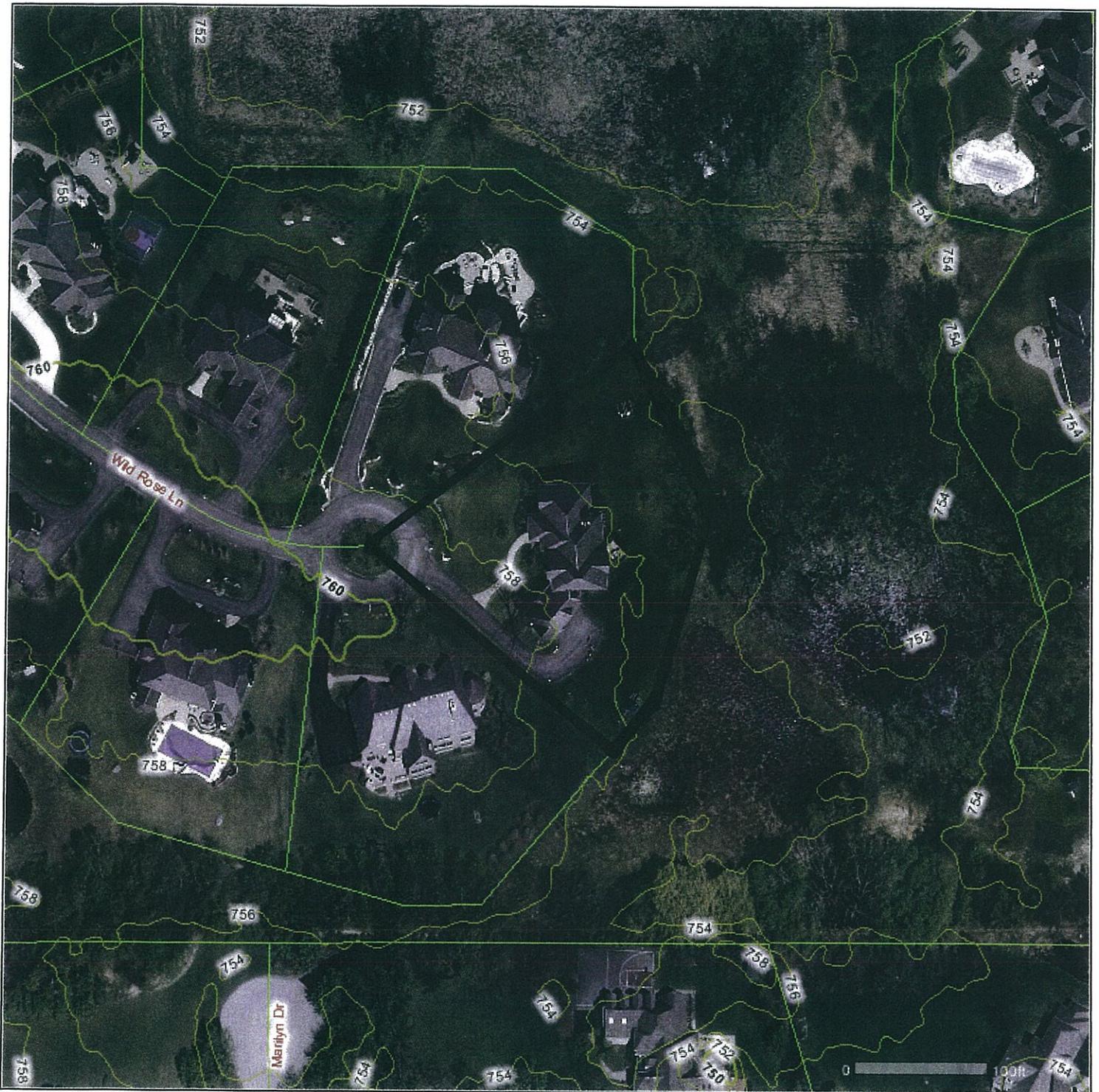


-  Major Roads
-  Railroads
-  Major Water
-  Parcels
-  2010 Aerial Photography

Disclaimer:

This map is for general information purposes only. 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 Topography



LakeCounty
Geographic Information System

Lake County Department of
Information Technology
18 N County St
Waukegan IL 60085

Map Printed on 5/29/2012



- Topography
- 2010 Aerial Photography
- Major Roads
- Railroads
- Major Water
- Parcels

Disclaimer:

This map is for general information purposes only. 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.

Emrich Backyard Hen Application Overview

1. We do not have roosters, fowl or other poultry except for hens, nor do I intend to keep any roosters, fowl or other poultry except for hens.
2. The coop is situated 110-120 feet from the closest neighbor's property line, as measured and shown in red in the attached aerial plat from Google Earth.
 - a. Well: There is no well on my property.
 - b. Screening
 - i. Our neighbors closest to the coop already have a wall of mature evergreen trees that provides adequate year-round screening of our respective properties, not just the coop. I believe there are ten (10) of them visible in the attached aerial photo from Google Earth.
 - ii. I have also planted (since the attached aerial photo from Google Earth was taken on May 27, 2010) three trees with Big Bluestem prairie grass (*Andropogon gerardii*) in between each tree on top of a two-foot high berm. The Big Bluestem grass, once fully grown, should reach a height of 5 feet making the total screen 7 feet at the bottom of this additional screen.
 - iii. The spirit of the screening requirement it seems to me is to preempt a neighbor from having to view something unsightly. I argue that my coop is quite attractive, made with the highest quality craftsmanship and materials, and is much smaller and far more aesthetically pleasing than many structures, pools and toys that occupy backyards all over our Village. See attached photos taken from the street for examples.
3. Minimum Requirements:
 - (1) I have no roosters
 - (2) All hens are kept in an enclosed lockable coop and fully fenced run.
 - (3) Hens would not graze outside the structure except as recommended by the Village Trustees (one Trustee in particular) who suggested creating a larger "run" instead of free-ranging the birds. In that spirit, I have built what is known as a "chicken tractor" that is 8'x4' (shown in a photo with my 3-year old son Mack) that can be moved around to fresh grass as needed. I have also made an investment in portable fencing, which would be much less back breaking and better for the animals and create over 100 additional square feet of run space as needed to get the hens on fresh grass and dirt. The fencing is 4' high and with their wings clipped, the hens could not get over the fence.
 - (5) Coop is near the middle of the backyard (on the north/south line) near the back deck and back of house (furthest away from east property line with conservancy).
 - (6) The coop is two stories, 8 feet by 4 feet on each floor. The hens can move between the first and second floor without restriction. This equates to a total 64 square feet of space. This exceeds the 11 square feet per bird total (8 foot run plus 3 foot coop) required in the application, for my 5 hens.

(7) The coop cannot be seen by any neighbors to the south and east. The coop is blocked by the back deck to the south and by acres of conservancy to the east. The house blocks the view to the west obviously. As previously mentioned, there are already two rows of plantings, one on my neighbors property, and one on mine, that provide adequate screening to the north.

(8) The enclosure will be cleaned regularly, kept neat and sanitary.

(9) There will be no slaughtering of chickens.

(10) Chicken feed is kept inside the garage in a metal can.

(11) There is no on-site sale of eggs.

(12) Thanks to the remediation period granted by the Trustees starting a year ago when a small group of Village residents first approached the Village about amending the code, we do not have to guess about any violations of nuisance clauses. The hens have been outside, in the coop, for over six months, and there have been no complaints about smell, noise or mess. There has been no evidence of any wild animals or pests trying to enter the coop. It has been a trouble-free grace period.

John Emrich

10-4-18 VARIANCES:

[A]

- (1) Relief requested is the minimum necessary.
- (2) There is no threat to public health or safety or creation of a nuisance.
- (3) The proposed variation will not result in the diminution of the quality of life for the hens being kept on property.
- (4) The hens will be provided more than adequate shelter and protection from the weather (see attached photos and coop details).
- (5) The variation will not prevent or impede human care and treatment of the animals.

[B] The variance requested is in keeping with the purpose and spirit of the Trustees desire to support sustainable living in the Village of Long Grove generally, and the keeping of backyard hens specifically. The hens will receive the best care available, will be treated as family pets, and will generate immeasurable positive benefit to the family of the applicant. Copies of this application will be distributed to neighbors within 250 feet of our property within 14 days of the next available hearing date (I will distribute by May 21st no matter what).



THE SIDE OF THE DECK FACING COOP IS 18' 10"
THE COOP IS 8' x 4'. I HAVE TRIED TO DRAW
THE LOCATION OF THE COOP TO SCALE

①



RED LINE MEASURES 120 ft FROM COOP LOCATION TO PROPERTY LINE, SHORTEST DISTANCE

FOLLOWING PICTURES

② CHICKEN COOP

③ "CHICKEN TRACTOR" WITH 5YR OLD SON MACK



2





FOR OFFICE USE ONLY:	
Date Received:	
Permit No.:	
Date Issued:	

Application Form Keeping of Chickens

Name(s) of Applicant(s): John Emrich

Property Address: 4979 Wild Rose Lane

Lot No: 49 Subdivision Name PRAIRIE TRAILS

Zoning District: R2 PUD PIN: 14-13-202-034 Size of Property: .9195 acres.

E-mail: jemrich@me.com Phone: 847 738-9800

1. Number: The following number of chickens shall be allowed on a lot.

Lot Size	Number of Chickens Allowed*
Greater than 10 net acres	6 birds or as otherwise authorized per section 5-9-10 of the Village Code
3-10 net acres	6 birds
1-3 net acres	4 birds
Less than 1 net acre	0 birds

Number of chickens (hens) proposed to be kept on the property 5

*No roosters, fowl or other poultry, aside from chickens, may be kept on residential zoned properties.

2. Provide plat of survey of the property identifying the following to scale:

- a. Location of residence on property including distance from property lines.
- b. Location of chicken coop on property including distance from property lines.
- c. Location of well on property (if applicable).
- d. Identify size, type and location of all proposed screening of the chicken coop/run in conformance with the criteria below:

Screening:

Property owners shall install sufficient screening to minimize visibility of enclosures to the street and neighboring property owners.

In order for screening to be deemed sufficient, it must:

- Be located between the enclosure and every lot line on the property;
 - Be composed of plantings, materials, or structures at least six feet in height that obstruct the view from neighboring properties and streets similarly throughout the entire year; be consistent with the character of the neighborhood
-

3. **Minimum Requirements:** The keeping of chickens on lots or parcels of land within residential zoning districts shall be allowed as an accessory use and are subject to the following provisions:

- (1) Roosters shall not be permitted to be housed, kept or maintained as an accessory use.
- (2) All chickens must be kept in an enclosure that includes a lockable coop and fully fenced run.
- (3) Chickens may not graze outside of any such enclosure on lots under two (2) acres. For lots two (2) acres and larger, chickens may graze outside of any such enclosure under the direct supervision of the occupant of the residence, and in all circumstances chickens shall be at all times confined to the same lot or parcel as the principal use.
- (4) Enclosures shall be treated as accessory structures per Title 5 of the Village Code.
- (5) Coops shall be located behind the principal structure and the front yard line on any residential lot or parcel and constructed with roosting platforms that are at least three (3) feet above the ground surface.
- (6) Coops shall provide a minimum area of 3 square feet per bird, and runs shall provide a minimum of 8 square feet per bird.
- (7) Applicable building permits for coops and runs shall be required and subject to the demonstration of sufficient screening to minimize the visibility of enclosures to the street and neighboring property owners per subsection D below.
- (8) Enclosures and grazing areas shall be cleaned regularly and kept in a neat and sanitary manner at all times.
- (9) Slaughtering of chickens shall be prohibited.
- (10) Chicken feed shall be securely stored in sealed rodent proof containers.

(11) On-site sale of eggs shall be prohibited.

(12) All chickens, enclosures, and grazing areas must comply with all Village nuisance regulations, including but not limited to those directed toward animals, noise, odor, pests, cleanliness, and unsightliness.

The Village may act cooperatively with the Lake County Animal Care and Control to enforce the terms of this Section 10-4-17 within the Village. If the Village or Lake County Animal Care and Control finds that the terms of this Section 10-4-17 have been violated, the Village may:

- Revoke the permit issued pursuant to Subsection 10-4-17(F)(1) for the remainder of the permit term;
- Impose and collect fines in an amount not to exceed \$750 per day;
- Charge fees in an amount not to exceed \$50 per inspection for any compliance inspections subsequent to the prescribed annual inspection to ensure compliance with this Section 10-4-17.

Indicate by your signature on this application that you have read all Long Grove regulations concerning "Keeping of Chickens" and that all of information provided in and with this application is factual.



Applicant's Signature

5/16/12

Date

Administrative Information (To be completed by Long Grove Village Officials):

Date of Application Filing: _____

Application Fee (\$90.00) Paid: Yes No

Date: _____

Site inspection Scheduled Yes No

Date: _____

Inspection Findings: Approve Disapprove

Date: _____

Approval Conditions:



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:** JOHN EMRICH
Address: 4979 WILD ROSE LN LONG GROVE IL
Telephone Number: 847 738-9800 **E-mail Address:** JohnEmrich@me.com
Fax number: NA
Applicant's Interest in Property: OWNER

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

Name: _____
Address: _____
Telephone Number: _____ **E-mail Address:** _____
Fax number: _____

1.3 **Property.**

Address of Property: 4979 WILD ROSE LN
Legal Description: Please attach **Parcel Index Number(s):** 14-13-202-034
Present Zoning Classification RZ PUD **Size of Property (in acres)** .9195
Has any zoning reclassification, variation, or special use permit/PUD been granted for the Property?
Yes: _____ **No:**

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

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 PUD</u>	<u>RESIDENTIAL</u>
South:	<u>R2 PUD</u>	<u>RESIDENTIAL</u>
East:	<u>R2 PUD</u>	<u>CONSERVANCY ?</u>
West:	<u>R2 PUD</u>	<u>RESIDENTIAL</u>

1.4 Trustees Disclosure.

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

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

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

<input type="checkbox"/> Appeal	<input type="checkbox"/> Code Interpretation
<input 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):

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

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

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

_____ Zoning Code Text Amendment: See Form "D"

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

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

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

Special Data Requests. In addition to the data and information required pursuant to this Application, every Applicant/Owner shall submit such other additional data, information, or documentation as the

building superintendent or any board or commission before which the Application is pending may deem necessary or appropriate to a full and proper consideration and disposition of the particular Application.

1.8 Consultants.

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

Name: _____ Name: _____

Professional: _____ Professional: _____

Address: _____ Address: _____

Telephone: _____ Telephone: _____

E-mail: _____ 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:

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: \$ _____

_____ Planning Filing Fees. Amount: \$ _____

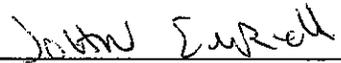
_____ Minimum Professional Fee/deposit Escrow. Amount \$ _____

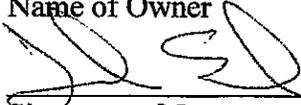
3.0 Certifications. The Applicant and Owner certify that this Application is filed with the permission and consent of the Owner of the Property and that the person signing this Application is fully authorized to do so.

3.1 The Applicant certifies that all information contained in this Application is true and correct to the best of Applicant's knowledge.

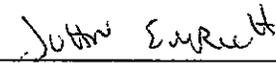
3.2 The Applicant acknowledges that the Village may seek additional information relating to this Application and agrees to provide the Village with such information in a timely manner. Failure to provide such information may be grounds for denying an Application.

- 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.**



 Name of Owner


 Signature of Owner Date



 Name of Applicant


 Signature of Applicant Date

CARIBBEAN LANDSCAPE
 23084 N PRAIRIE LN
 LINCOLNSHIRE, ILL 60069
 847)883-8402/ 847)561-7753

Invoice

DATE	INVOICE #
06/09/11	4003

BILL TO:

KRISTA EMRICH
 4979 WILDROSE
 LONG GROVE ,ILL 60047

P.O. NUMBER	TERMS	PROJECT

QUANTITY	DESCRIPTION	RATE	AMOUNT
40	GRASS-GRASS KARL FOSTER	17.00	680.00
10	GRASS-GRASS FESTUCA ELIJAH BLUE	13.00	130.00
10	GRASSES-FOUNTAIN GRASS	15.00	150.00
20	GRASSES-MINCANTUS VARIEGATUS	18.00	360.00
20	PERENNIAL-HIBISCUS PLUM CRAZY	27.00	540.00
20	HUBICUS PERENNIALS SWEET CAROLINA PINK	27.00	540.00
20	HUBICUS PERENNIALS - KOPERKING PINK WHITE EYE RED	27.00	540.00
30	KNOCKOUT ROSES	44.00	1,320.00
25	HYDRANGEA ENDLESS SUMMER	52.00	1,300.00
20	CORAL BELLS HECHERA PALACE PURPLE	17.00	340.00
10	CAMPANULA JOAN ELLIOT BLUE PURPLE	18.00	180.00
20	PHLOX LAURA PINK	17.00	340.00
10	PHLOX DAVID WHITE	17.00	170.00
20	ASTILBES WHITE	14.00	280.00
20	ASTILBES RED	14.00	280.00
20	ASTILBES PINK	12.00	240.00
20	CONE FLOWERS PUPLE	14.00	280.00
20	BLACK EYE SUNSAN	14.00	280.00
15	GRASSES-FOUNTAIN	17.00	255.00
20	SEDUM AUTUMM JOY	13.00	260.00
20	SEDUM AUTUMM BRILLIANT	13.00	260.00
8	SEDUM VARIEGATUM	13.00	104.00
50	IRIS GERMANICA	18.00	900.00
10	IRIS PURPLE	18.00	180.00
10	IRIS WHITE	18.00	180.00
7	SPIRAEA GOLD MOUND	45.00	315.00

Thank you for your business.

TOTAL

CARIBBEAN LANDSCAPE
 23084 N PRAIRIE LN
 LINCOLNSHIRE, ILL 60069
 847)883-8402/ 847)561-7753

Invoice

DATE	INVOICE #
06/09/11	4003

BILL TO:

KRISTA EMRICH
 4979 WILDROSE
 LONG GROVE ,ILL 60047

P.O. NUMBER	TERMS	PROJECT

QUANTITY	DESCRIPTION	RATE	AMOUNT
4	SPIRAEA GOLD FLAME	45.00	180.00
1	JAPANESE TREE	450.00	450.00
12	MULCH CHOCOLATE- PREMM	80.00	960.00
1	CUTTING TREES BY SWING SET CLEAR WEEDS	420.00	420.00
12	SWING SET PLAY MULCH	85.00	1,020.00
6	WATER SYSTEM-SWITCH HEADS GRASS TO GARDENS	45.00	270.00
	WATER SISTEM HEAD-MOVE HEAD OVER BACK YARD BY 3 NEW WHITE OAKS	0.00	0.00
4	WATER SYSTEM - ADD 4 ZONES	650.00	2,600.00

Thank you for your business.	TOTAL	\$16,304.00
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Examples of structures not required to be screened. Each structure is many times larger than my chicken coop, including the contemplated expanded run space. They are all visible from the street (photos were taken from my car).







