

Item #2:
Report Of The December 7, 2010 PCZBA Meeting
A. Solar Panels On Roof – 4979 Wild Rose Lane



**MEETING AGENDA OF THE
PLAN COMMISSION & ZONING BOARD OF APPEALS
REGULAR MEETING
Tuesday, December 7, 2010 at 7:00 P.M.**

Village Hall, 3110 OLD MCHENRY ROAD LONG GROVE, ILLINOIS

- 1. Call to Order.**
- 2. PUBLIC HEARING; Consideration of a request to allow an exception to the Temporary Moratorium on Alternative Energy Devices (Ord. 2010-O-30) as provided for in Section 2 (C) of the moratorium ordinance, to allow a solar PV Energy system to be placed upon the roof of the principal structure at 4979 Wild Rose Lane, Submitted by Earth, Wind & Solar Energy L.L.C.**
- 3. PUBLIC HEARING; Consideration of a request for the reclassification of property from the R-2 District to the B-1 Historic Business District and consideration of the preliminary plat of subdivision, to allow commercial redevelopment of a portion of the property under the B-1 Historic Business District Regulations and/or additional relief necessary and/or appropriate under the zoning code, for property located at 110 Archer Road, and commonly known as the Archer Road Parking Lot to redevelop as the "Archer Road Subdivision" under the B-1 Historic Business District classification within the Village of Long Grove, Illinois, submitted by the Village of Long Grove.**
- 4. Approval of Minutes; October 5, 2010 Regular Meeting**
- 5. Other Business;**
- 6. Adjournment:**

Next Regular Meeting – January 4, 2011.

Village Board Representative; (12/14) Commissioner Parr

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

**MEETING
PROCEDURES**

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

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



MEMORANDUM

TO: Village President and Village Board
FROM: James M. Hogue, Village Planner
DATE: December 9, 2010
RE: Board & Commissions Report for 12/14/10

This memo is intended to update the Village Board as to the status of projects and activities of the Long Grove Plan Commission & Zoning Board of Appeals (PCZBA), Conservancy & Scenic Corridor Committee (CSCC) and the Architectural Board (AB).

AB; Next Meeting 12.20.10

CSCC; 12.1.10 Regular Meeting; Cancelled

PCZBA; 12.7.10; 2 Action Items;

PUBLIC HEARING; Consideration of a request to allow an exception to the Temporary Moratorium on Alternative Energy Devices (Ord. 2010-O-30) as provided for in Section 2 (C) of the moratorium ordinance, to allow a solar PV Energy system to be placed upon the roof of the principal structure at 4979 Wild Rose Lane, Submitted by Earth, Wind & Solar Energy L.L.C.

Planner Hogue explained the request noting the Village Board had passed an ordinance (Ord. 2010-O-30) placing a temporary moratorium (120 days) on applications for building permits for "alternative energy generating devices". This includes solar panels. The moratorium ordinance does allow for exceptions. The petitioner is requesting an exception per this section of the moratorium ordinance. A public hearing before the PCZBA is part of the exception process. Absent the moratorium obtaining a building permit would have the only requirement for such an addition.

Attorney Del Percio reviewed the two exceptions built into the moratorium ordinance noting that either was applicable and that the threshold for "Exception One" was much more attainable than that found in "Exception Two".

Mr. John Caravette of Earth, Wind & Solar Power LLC, stated he was a solar energy specialist representing the petitioner and property owner Mr. John Emrich. He noted the petitioner had made a substantial investment in this project prior to the moratorium being re-instated. Furthermore, the solar panel will be located on toward the rear of the structure thereby minimizing any aesthetic concerns. Additionally, zoning ordinance requirements will be met including height. The property owner has applied for a building permit and will comply with all applicable building code requirements during the construction process should the

request for exception be granted. Petitioner was also facing a time constraint of 120 days in order to qualify for an energy tax credit.

Commissioner Dvorak asked if glare from the solar panels into adjacent residences was a concern. Mr. Caravette responded not in this area as the angle of the sun is not such to cause a reflection. Furthermore, the system is designed to absorb solar energy and not reflect it away from the solar panels.

Planner Hogue presented e-mails from the abutting property owners as well as the HOA in support of the request. No other objects or concerns from neighbors were raised.

After discussion the PCBZA found that the proposal as submitted does incorporate the solar panels into the building design and exception C.1 applies to this request.

A motion was made by Commissioner Cohn, seconded by Commissioner Kazmer determining that the proposal as submitted does incorporate the solar panels into the building design and therefore exception C.1 applies. On a voice vote all aye.

PUBLIC HEARING; Consideration of a request for the reclassification of property from the R-2 District to the B-1 Historic Business District and consideration of the preliminary plat of subdivision, to allow commercial redevelopment of a portion of the property under the B-1 Historic Business District Regulations and/or additional relief necessary and/or appropriate under the zoning code, for property located at 110 Archer Road, and commonly known as the Archer Road Parking Lot to redevelop as the "Archer Road & Parking Lot Subdivision" under the B-1 Historic Business District classification within the Village of Long Grove, Illinois, submitted by the Village of Long Grove.

Planner Hogue explained the request noting that most of the work had already been completed as part of the reconfiguration of the Archer Parking Lot. He noted the request is for reclassification to the B-1 Historic District and subdivision a portion of the Archer lot in 4 approximately 10,000 square foot buildable lots as well as the parking lot. The request for subdivision is a "straight" subdivision. No variations or exceptions from the B-1 District regulations are requested. He indicated that an end user for the property is not known at this time. It is possible the configuration the lots may need amendment in the future to accommodate such a specific user. This is partly why the subdivision is proposed as a four lot subdivision recombination of smaller lots into a larger lot is generally simpler than creating smaller lots from a larger lot. He presented testimony to the standards for reclassification as identified in "Form C" of the application and noted that the request was in conformance with and represented a next step in the implementation of the "Downtown Master Plan" as adopted in 2008. He further indicated that the actual plat document was being prepared and was not included in the PCZBA packet materials. The preliminary plat would however be consistent with the "Subdivision Geometry" exhibit as included in the packet. A Registered Illinois Land Surveyor and not the Village Engineer needs to create the actual plat document. Infrastructure improvements for the subdivision, including stormwater detention, had been calculated, designed and installed as part of the Archer Lot renovation.

Mr. John Ullrich, an abutting property owner, stated he would like similar consideration given to his property on Old McHenry Old and adjacent (across the street) from the Archer Parking Lot.

Attorney Del Percio indicated that property had not been noticed as part of this public hearing and therefore could be considered as a part of the hearing presently being conducted.

Chairman Phillips suggested Mr. Ullrich submit an application for reclassification and plat of subdivision for his property in a manner similar to the process the Village is going through. Such a request should be in conformance with the Downtown Master Plan as prepared by the Hitchcock Design Group to the greatest extent possible.

No other members of the public were present and no additional comments from property owners had been received.

A motion was made by Commissioner Cohn, seconded by Commissioner Rubin, to recommend the rezoning of the property, commonly known as the Archer Parking Lot, from the R-2 District to the B-1 Historic Business District. On a voice vote, all aye.

A second motion was made Commissioner Cohn, seconded by Commissioner Gertz, recommending approval of the preliminary plat of subdivision for the "Archer Road & Parking Lot Subdivision", subject to the preliminary plat being in substantial conformance with the exhibits as prepared by ESI Consultants and as presented to the PCZBA. On a voice vote; all aye.



STAFF REPORT

TO: LONG GROVE PCZBA
FROM: JAMES M. HOGUE, VILLAGE PLANNER
DATE: 11/29/10
RE: PCZBA REQUEST 10-06 - Request for an Exception the Alternative Energy Generating Devices Moratorium Ordinance; Submitted by Earth, Wind & Solar Energy LLC on behalf of Mr. John Emrich 4979 Wild Rose Lane.

Item: PCZBA PETITION 10-06

Status: Petition submitted 11/19/10. Referral by Village Board not required. Publication in newspaper completed 11/22/10 and is therefore timely.

History: Property is located within the Prairie Trails PUD. The property contains a single family residence constructed in 2004.

The Village Board has passed an ordinance (Ord. 2010-O-30) placing a temporary moratorium (120 days) on applications for building permits for "alternative energy generating devices". This includes solar panels. The moratorium was implemented to allow the Village time to adopt regulations regarding alternative energy devices. The Village has been working with the County to create a set of "model" regulations. The ordinance being prepared through the County has yet to adopted however. In short, the ordinance process has stalled at the County level and the moratorium has been readopted by the Village for the third time.

The moratorium ordinance does allow for exceptions. The petitioner is requesting an exception per this section of the moratorium ordinance. A public hearing before the PCZBA is part of the exception process.

Proposal: Consideration of a request for an exception to the Alternative Energy Generating Devices Ordinance to allow solar energy generating panels to be placed on an existing structure (south side) at 4979 Wild Rose Lane with the Prairie Trails PUD.

Land Use, Zoning and Locational Data:

1. Proposed Zoning: No Change; 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	Single Family Residential/ "R-2" PUD.
SOUTH	Residential	Single Family Residential/ "R-2" PUD.
EAST	PUD Open Space	Single Family Residential/ "R-2".
WEST	Residential	Single Family Residential/ "R-2".

3. Location; Lot 49 in Prairie Trail PUD; common address of 4979 RFD.
4. Acreage; .92 Acres +/- (40,056 Sq. Ft.)

Analysis & Conclusions:

The existing structure was built in 2004. A certificate of occupancy was issued in March 2005. The existing structure complies with all current zoning requirements for the Village of Long Grove.

The "standards" for such an exception are listed below and are a part of the Alternative Energy Generating Devices Moratorium Ordinance. Please also see the attached request from the petitioner in the form of a letter addressed to the Village Clerk. The petitioner has indicated that an economic hardship is involved as the petitioner began the permit process prior to the moratorium being adopted once again. The current moratorium expires on February 9th 2011 and may be renewed if so desired by the Village Board.

Petitioner has also indicated that all building and zoning code requirements will be met. A building permit for the installation of the solar energy panels has also been submitted. If not for the enactment of the moratorium ordinance the request would be processed as is any other building permit for an addition to a principal structure.

As the principal structure presently conforms to Village zoning requirements and is not being expanded many of the typical zoning requirements such as lot coverage, FAR, setbacks, drainage, wetlands etc. are not being impacted and therefore will not apply to this request. The one possible exception would be height. Building height would be slightly increased as the panels would be placed on the roof of the structure. The height limitation is 35' feet. It appears this requirement will be met however and the petitioner should verify this through testimony.

Aside from this issue the addition is relatively minor and will be placed on the structure more or less away from most of the residences in the development and will largely face the open space located

south and east of the existing structure.

Aesthetics may also be a concern with the request. However, given the nature of the solar panels and how they function, screening may not be a viable option. Placement of the panels may also be limited as a southern exposure is required for the maximum efficiency of the system. Petitioner is proposing that solar panels be placed on the south side and toward the rear of the principal structure.

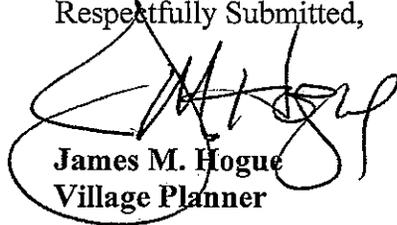
The PCZBA should evaluate the request in light of the exception criteria listed below. Recommendation of the PCZBA will be forwarded to the Village Board for final consideration.

C. Exceptions.

1. The Temporary Moratorium will not apply to alternative energy generation devices that: (a) are incorporated in a building design (and not as an accessory structure or feature of a building); (b) meet all current regulations set forth in the Zoning Code; and (c) are specifically regulated in the Village's current building code provisions.

2. An applicant for a building permit relating to an alternative energy generation device may seek an exception from the provisions of the Temporary Moratorium by filing a request for relief with the Village Clerk. Such request for relief will be considered at a public hearing by the PCZBA following notice similar to that required for a special use permit. Based on the evidence presented at such hearing, the PCZBA will make a recommendation to the Board of Trustees. Following receipt of the PCZBA's recommendation, the Board of Trustees may, by ordinance, grant such applicant an exception to the provisions of the Temporary Moratorium. In order to obtain an exception to the provisions of the Temporary Moratorium, an applicant must demonstrate by clear evidence, and the Board of Trustees must determine in its sole and absolute discretion, that: (i) the effect of the Temporary Moratorium has caused or will cause an economic hardship on the applicant; (ii) the applicant has no other reasonable use of the property in question other than the construction of the proposed alternative energy generation device; (iii) the applicant has made substantial investment in the development of an alternative energy generation device affected by the Temporary Moratorium, which investment was made in reasonable reliance on the regulations in effect prior to the Temporary Moratorium and without knowledge of pending changes in such regulations (including this Temporary Moratorium); and (iv) the construction of the proposed alternative energy generation device complies will all other Village ordinances, regulations, and rules.

Respectfully Submitted,



James M. Hogue
Village Planner

Lake County Tax Parcel Map



LakeCounty
Geographic Information System

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

Map Printed on 11/29/2010



- Major Roads
- Railroads
- Major Water
- Parcels
- 2008 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.

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18 N County St
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EARTH WIND & SOLAR ENERGY LLC

5304 W. Grand Ave, Chicago, IL. 60612

Phone 312-243-9933 Fax 312-277-6465
riana@earthwindandsolarenergy.com

Ms. Karen Schultheis
Village Clerk
Village of Long Grove
3110 Old McHenry Road
Long Grove, IL 60098-2296

November 19, 2010

Applicant: Mr. John Emrich represented by Earth Wind And Solar Energy, LLC
Re: Request for Relief

We are hereby seeking relief from the Temporary 120-Day Moratorium applying to building permits relating to alternative energy generating devices in the Village of Long Grove in respect of the property located at 4979 Wild Rose Ln, Long Grove, IL 60047 belonging to homeowner and resident Mr. John Emrich.

Applicant is requesting an exception to the provisions of the Temporary 120-Day Moratorium for the following reasons:

- The applicant has made a substantial investment in the development of a Solar PV system (alternative energy generation device) affected by the Temporary Moratorium
- This investment was made in reasonable reliance on the regulations in effect prior to the Temporary Moratorium and without any knowledge of pending changes in such regulations, including this Temporary Moratorium.
- The effect of the Temporary Moratorium will cause an economic hardship on the applicant, since the State Rebate for renewable energy has opened & this is a first come first serve with the funds currently running out fast. The applicant is eligible for the State Rebate to assist in the cost of the system as well as the Federal Tax incentive, which would jointly reduce the cost by 60%. This is a significant savings that would make the Solar PV system affordable and is a motivation to the applicant to pursue his goal of helping the environment by reducing his carbon footprint. In addition the applicant has already invested \$7,975 in the development of the Solar PV system as of 9/25/2010 prior to the 120 Temporary Moratorium. See attached check. The loss of this investment and the opportunity to benefit from State & Federal incentives would directly cause an economic hardship to the applicant as a result of the Temporary Moratorium.
- The applicant will ensure that the installation of the proposed Solar PV system (alternative energy generation device) will meet all current regulations set forth in the Zoning Code and are specifically regulated in the Village's current Building Code provisions.

The applicant appears to be eligible for the exceptions per the Temporary 120-Day Moratorium Ordinance No. 2010-0-30. We ask for your favorable consideration in respect of the above.

Sincerely,

Riana Caravette

Earth Wind And Solar Energy, LLC - Representing the Applicant

RECEIVED

NOV 19 2010

VILLAGE OF LONG GROVE

JOHN SCOTT EMRICH
KRISTA ROBINSON EMRICH
4979 RFD
LONG GROVE, IL 60047-8227

charles SCHWAB

1288

9/25/2016
Date

3-5/310
150

Pay to the
Order of

EarthWind & Solar Energy LLC

\$ 7,935.00

Seven thousand nine hundred seventy five

Dollars



Charles Schwab
PNC BANK, N.A. Philadelphia, PA

Schwab One

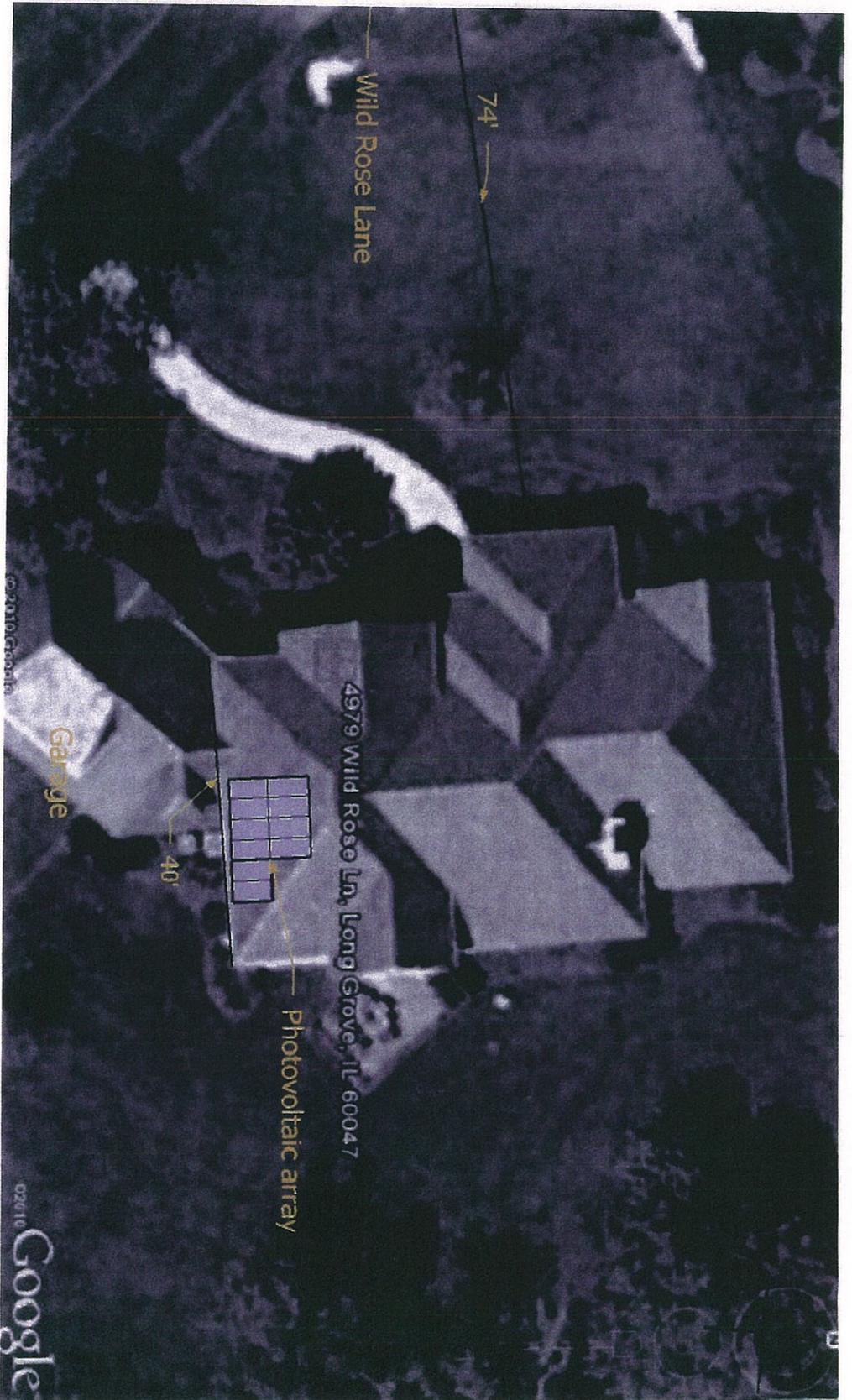
For

504 Deposit

MP

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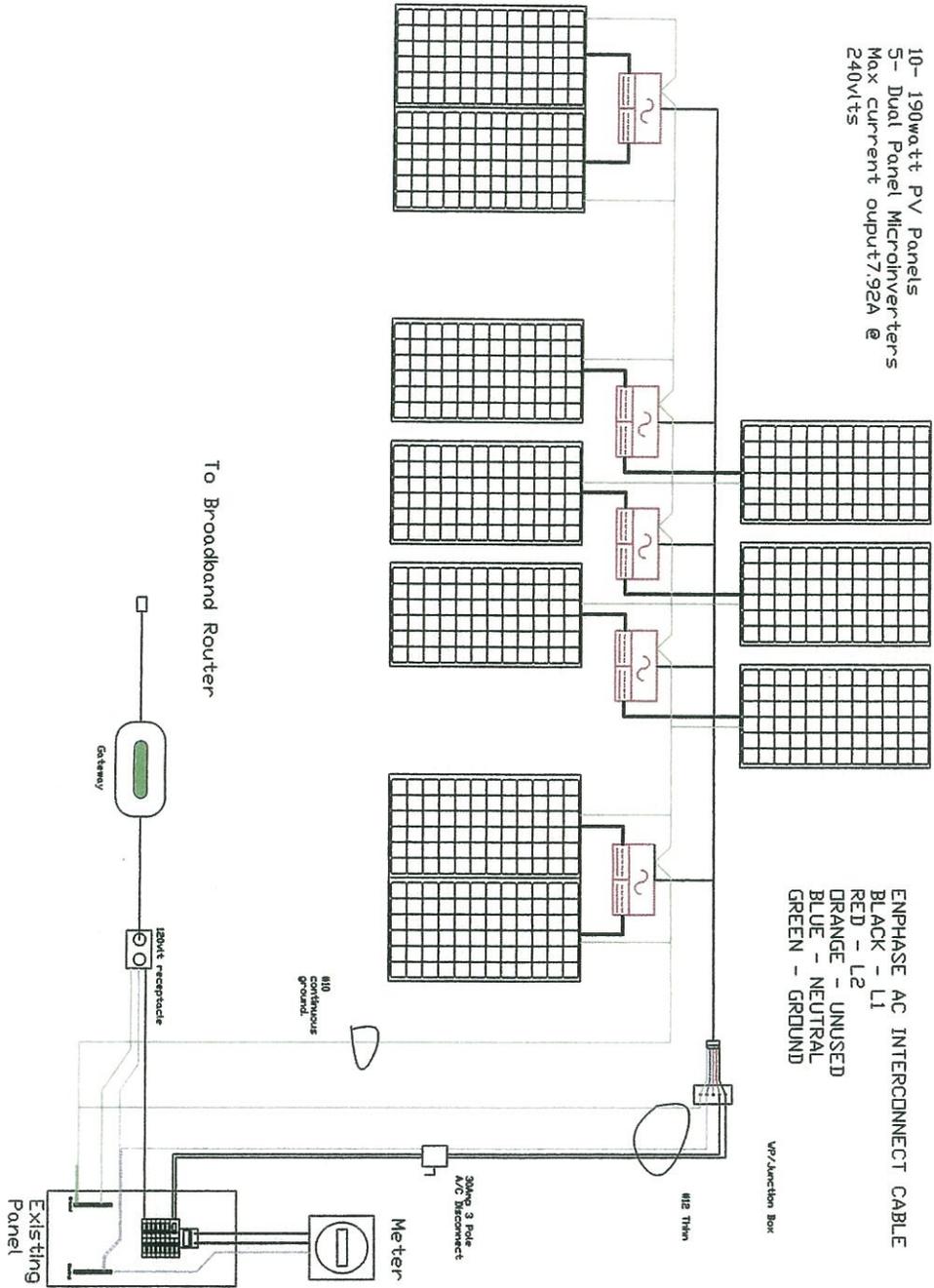


<p>SITE PLAN</p>	<p>Earth Wind And Solar Energy 2350 W. Grand Ave Chicago, Il 60612 (312) 243-9933</p>	<p>Project: 4979 WILD ROSE LN. LONG GROVE, IL 60047</p>
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Roof PV Array

10- 190watt PV Panels
 5- Dual Panel Microinverters
 Max current output 7.92A @
 240V/1ts

ENPHASE AC INTERCONNECT CABLE
 BLACK - L1
 RED - L2
 ORANGE - UNUSED
 BLUE - NEUTRAL
 GREEN - GROUND



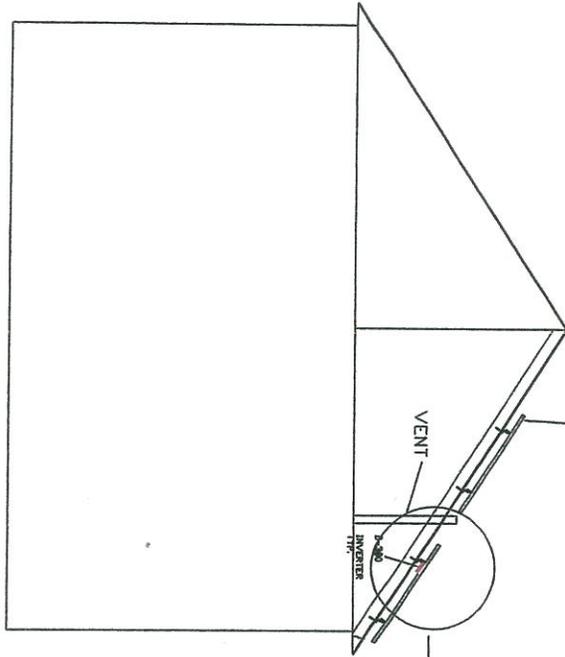
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 NOV 03 2010
 VILLAGE OF LONG GROVE

E-1

Earth Wind & Solar Energy, LLC
 2350 W. Grand Ave.
 Chicago, IL 60612
 (312)-243-9933

Project:
 4979 WILD ROSE LN
 LONG GROVE, IL 60047

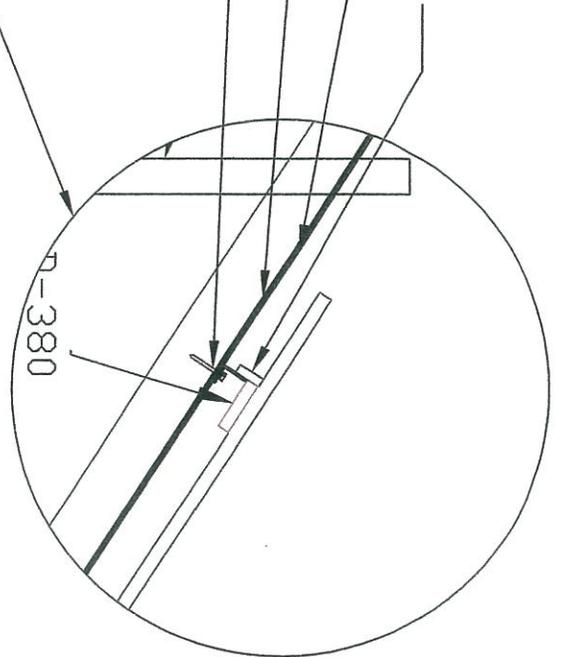
WEST ELEVATION



10-190 WATT
SOLAR PANELS TYP.

ALUMINUM RACK
SYSTEM
ROOF SHINGLES
1/2" PLYWOOD
5/16" x 4" LAGS

SECTION
TYP.



RECEIVED

NOV 03 2010

VILLAGE OF LONG GROVE

M-1

ROOF PV

Earth Wind & Solar Energy, LLC
2350 W. Grand Ave.
Chicago, IL 60612
(312)-243-9933

Project:
4979 WILD ROSE LANE
LONG GROVE, IL 60047

BUILDING PERMIT APPLICATION

Check project type:

- New Single-Family Residence
- Residential Addition > 3,500 cu. ft.
- Residential Addition = or < 3,500 cu. ft.
- Residential Interior Alterations, Remodel, or Restoration



NOV 03 2010

VILLAGE OF LONG GROVE

Construction Value: \$ 15,950

Project Address: 4979 Wild Rose Lane, Long Grove IL 60047
 Subdivision: Prairie Trail
 Lot #: 49 PIN#: 1413202034

Property Owner(s) Name(s):
John Emrich & Krista Emrich
 Address: 4979 Wild Rose Lane,
 City, State, Zip: Long Grove, IL 60047
 Phone #: 847-738-9800
 Cell /Alternate Phone #: 847-738-9800

For Additions & Interior Alterations / Resident(s) Name(s):
 Same as Owner Building is currently vacant
 Address: _____
 City, State, Zip: _____
 Phone #: _____
 Cell /Alternate Phone #: _____

Notes: Installation of a Solar PV system

FOR OFFICE USE ONLY DATE STAMP

Fees list:
 Residential Commercial

Fees calculated method:
 per inspections
 per \$1,000 est cost
 per 1,000 cu. ft.
 per type of work

General:
 App: _____
 Plan Exam: _____
 Gen/Bldg: _____
 Elec: _____
 Mech/HVAC: _____
 Plmg/San/Sep: _____
 Roof: _____
 Conservancy Signs: _____
 Other: _____
 Other: _____
 Engineering I: _____
 Engineering II: _____
 Total Gen: _____
 - Amt Paid Gen: _____
 Bal Gen: _____
 Dep I: _____
 Dep I: _____
 Total Dep I: _____
 Dep II: _____
 - Amt Paid Dep II: _____
 Bal Dep II: _____
 Dep III: _____
 Dep III: _____
 Total Dep III: _____

INITIALS & DATE

As property owner, I hereby attest that all information provided in support of the requested permit is accurate. As property owner, I acknowledge that all work must be performed in accordance with the Codes adopted by the Village of Long Grove and shall be consistent with the Village-approved plans.

Krista Emrich
 Property Owner's Signature

Krista Emrich
 Printed Name

**VILLAGE OF LONG GROVE BUILDING PERMIT APPLICATION
CONTRACTOR LIST**

<small>FOR OFFICE USE ONLY</small>	
RFD	
NAME	
PROJECT	

Please list all contractors for your proposed project.

General Contractor Company Name: <u>Earth Wind And Solar Energy, LLC</u>	
Address: <u>2350 W. Grand Ave</u>	City, State, Zip: <u>Chicago, IL, 60612</u>
Office Phone #: <u>312-243-9933</u>	Fax #: <u>312-277-6465</u>
Contact Person Name: <u>John Caravette</u>	Cell Phone #: <u>847-602-8696</u>

<input checked="" type="checkbox"/> <i>Check here if no architect on this project</i>	
Architect Name: _____	
Address: _____	City, State, Zip: _____
Phone #: _____	Cell /Alternate Phone #: _____

<input type="checkbox"/> <i>Check here if no electrical included in this project</i>	
Electrical Contractor Company Name: <u>Scott x Scott Contractors, Inc</u>	
Address: <u>7114 N. Ashland</u>	City, State, Zip: <u>Chicago, IL 60626</u>
Office Phone #: <u>312-243-9933</u>	Fax #: <u>312-277-6465</u>
Contact Person Name: <u>Mark Scott Wallace</u>	Cell Phone #: <u>773-852-3553</u>

<input checked="" type="checkbox"/> <i>Check here if no HVAC included in this project</i>	
Mechanical /HVAC Contractor Company Name: _____	
Address: _____	City, State, Zip: _____
Office Phone #: _____	Fax #: _____
Contact Person Name: _____	Cell Phone #: _____

<input checked="" type="checkbox"/> <i>Check here if no plumbing included in this project</i>	
Plumbing Contractor Company Name: _____	
Address: _____	City, State, Zip: _____
Office Phone #: _____	Fax #: _____
Contact Person Name: _____	Cell Phone #: _____
Plumber's License #: _____	Expiration Date: _____ <i>Please include photocopy of lic.</i>

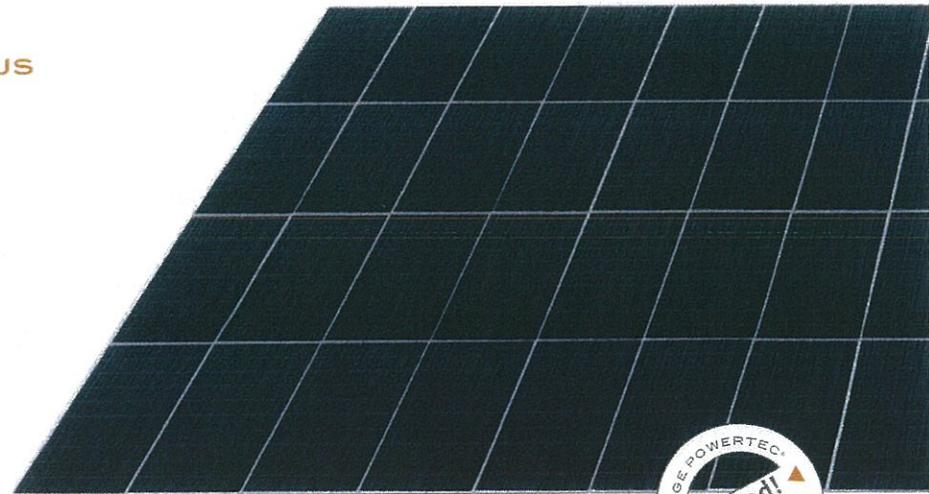
<input checked="" type="checkbox"/> <i>Check here if no roofing included in this project</i>	
Roofing Contractor Company Name: _____	
Address: _____	City, State, Zip: _____
Office Phone #: _____	Fax #: _____
Contact Person Name: _____	Cell Phone #: _____
Illinois Roofing License #: _____	Expiration Date: _____ <i>Please include photocopy of lic.</i>

<input checked="" type="checkbox"/> <i>None</i>	
Other Contractor Company Name: _____	
This contractor is responsible for: _____	
Address: _____	City, State, Zip: _____
Office Phone #: _____	Fax #: _____
Contact Person Name: _____	Cell Phone #: _____



 **MAGE
POWERTEC[®] PLUS**
Solar Modules

MAGE POWERTEC[®] Plus
220/6PI, 225/6PI, 230/6PI



More power

MAGE POWERTEC Plus modules use a polycrystalline cell technology with an electrical efficiency of up to 16.00%.

Allowable tolerances of up to +5 watts guarantee maximum power without compromise. The nominal power is always obtained or even exceeded.

More quality

The 10-year product warranty far surpasses legal requirements. MAGE POWERTEC Plus modules go far beyond competitors' standards with the added guarantee that they'll produce 90% of their nominal power for 12 years and 80% for 30 years. That is three full decades of reassurance.

Certifications according to the most rigorous North American and international standards guarantee maximum quality.

In addition, every MAGE POWERTEC Plus module passes rigorous optical, mechanical, and electrical quality controls.

More security

Due to their engineered hollow-section frame and 3.2 mm (013 in) special solar glass, MAGE POWERTEC Plus modules meet maximum demands with regard to stability and corrosion resistance. The high-quality EVA foil allows ideal embedding of the solar cells, while the weatherproof foil on the back of the modules protects against humidity.

To avoid overheating of the individual solar cells (hot-spot effect), a junction box with bypass diodes is placed on the back of the module. In addition, the extremely robust modules resist a maximum pressure of 5,400 Pa/113 psf.

+5 Watts Positive Tolerances

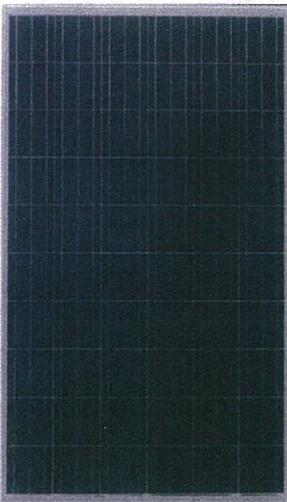
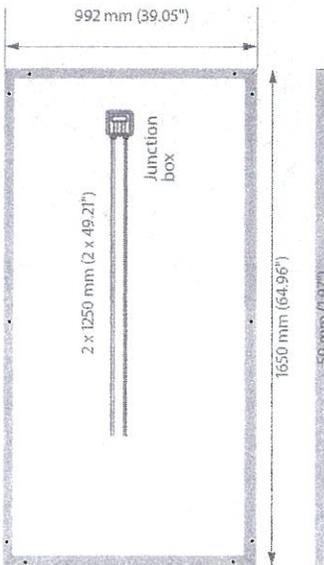
10 Year Product Warranty

12 Year 90% Power Guarantee

30 Year 80% Power Guarantee



MAGE POWERTEC Plus
220/6PI, 225/6PI, 230/6PI



Technical Facts	220/6PI	225/6PI	230/6PI
Number of Cells (Matrix)	60 (6 x 10)	60 (6 x 10)	60 (6 x 10)
Solar Cell Type	polycrystalline	polycrystalline	polycrystalline
Solar Cell Size (mm)	156 x 156	156 x 156	156 x 156
Solar Cell Size (in)	6 x 6	6 x 6	6 x 6
Dimensions (L x W x D mm)	1650 x 992 x 50	1650 x 992 x 50	1650 x 992 x 50
Dimensions (L x W x D in)	64.96 x 39.06 x 1.97	64.96 x 39.06 x 1.97	64.96 x 39.06 x 1.97
Weight (kg)	19.96	19.96	19.96
Weight (lbs)	44.00	44.00	44.00
Fire Rating	C	C	C

Electrical Characteristics*		220/6PI	225/6PI	230/6PI
Maximum Power Rating	P_{max} [Wp]	220	225	230
Tolerance of P_{max}	P [Wp]	-0/+5	-0/+5	-0/+5
Maximum Power Voltage of P_{max}	U_{mpp} [V]	29.50	29.50	30.00
Maximum Power Current P_{max}	I_{mpp} [A]	7.46	7.63	7.67
Short Circuit Current	I_{sc} [A]	8.36	8.55	8.59
Open Circuit Voltage	U_{oc} [V]	35.40	35.40	36.00
Module Efficiency	[%]	13.59	13.90	14.20
Cell Efficiency	[%]	15.50	15.75	16.00
Maximum System Voltage	[V]	600	600	600

* STC @ 25°C (77°F), 1000 W/m², AM 1.5

Thermal Characteristics		220/6PI	225/6PI	230/6PI
NOCT	[°C]	+48 +/-2	+48 +/-2	+48 +/-2
NOCT	[°F]	+118.00 +/-3.6	+118.00 +/-3.6	+118.00 +/-3.6
Temperature Coefficient	I_{sc} [%/K]	+0.04	+0.04	+0.04
Temperature Coefficient	U_{oc} [%/K]	-0.33	-0.33	-0.33
Temperature Coefficient	P_{max} [%/K]	-0.48	-0.48	-0.48

Guarantees and Certificates

Product Warranty	10 years
Power Guarantee 90%	12 years
Power Guarantee 80%	30 years

MAGE SOLAR Projects, Inc.
720 Industrial Blvd.
Dublin, GA 31021
+1(877) 311 6243 Toll-free
+1(478) 609 6640 Main office
+1(478) 275 7685 Fax
info@agesolar.com
www.agesolar.com



ISO 9001, UL 1703,
ULC ORD 1703, IEC 61215,
IEC 61730

FSEC Listed
CEC Listed

Legal Notice
VILLAGE OF LONG GROVE, ILLINOIS

NOTICE OF A PUBLIC HEARING FOR CONSIDERATION OF A REQUEST TO ALLOW AN EXCEPTION TO THE TEMPORARY MORATORIUM ON ALTERNATIVE ENERGY DEVICES FOR PROPERTY LOCATED AT 4979 WILD ROSE LANE AND ZONED UNDER THE R-2 PUD DISTRICT CLASSIFICATION WITHIN THE VILLAGE OF LONG GROVE, ILLINOIS

PUBLIC NOTICE IS HEREBY GIVEN that on Tuesday, December 7, 2010 at 7:00 p.m., a public hearing will be held at the regular meeting of the Plan Commission & Zoning Board Appeals of the Village of Long Grove, Lake County, Illinois, at the Long Grove Village Hall, 3110 RFD, Long Grove, Illinois 60047, in connection with a request for an exception to the Temporary Moratorium on Alternative Energy Devices, as provided for in Section 2 (C) of the moratorium ordinance, to allow a Solar PV Energy System to be placed on the roof of the existing principal structure. No reclassification of the subject property is requested. The subject property is legally described as follows:

LOT 49 in the Prairie Trail of Long Grove PUD, being a subdivision of part of Section 13, Township 43 North, Range 10 East, of the Third Principal Meridian in Lake County, Illinois.

Commonly known as:
4979 RFD, Long Grove, Illinois, 60047.
PIN: 14-13-202-034

Persons attending the hearing shall have the opportunity to provide written and oral comments and questions concerning the proposal. The above information, together with the plans for the property, will be available for inspection at the Long Grove Village Hall, 3110 RFD, Long Grove, Illinois during regular business hours.

The Plan Commission & Zoning Board of Appeals reserves the rights to continue the hearing to a later date and time and place should that become necessary.

James M. Hogue
Village Planner

Village of Long Grove
Published in Daily Herald
Nov. 22, 2010 (4241651)N

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

County(ies) of Cook, Kane, Lake, McHenry
and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

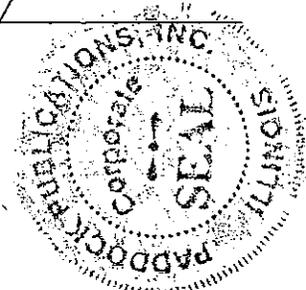
I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published November 22, 2010 in 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 Kathleen Egan
Authorized Agent

Control # 4241651



Item #2:
Report Of The December 7, 2010 PCZBA Meeting
B. Reclassification & Subdivision – Archer Lots



STAFF REPORT

TO: LONG GROVE PCZBA
FROM: JAMES M. HOGUE, VILLAGE PLANNER
DATE: 12/1/10
RE: PCZBA REQUEST 10-07; Request for reclassification of property to the B-1 Historic District and preliminary plat approval for the Archer Lot Subdivision.

Item: PCZBA PETITION 10-07

Status: Petition received 12/01/10. Referral by Village Board granted November 2009. Filing fees & Escrow not required.

History: The property is located on the east side of the newly constructed Archer Road between Robert Parker Coffin & Old McHenry Road and includes the newly renovated Archer Parking Lot. The Archer Lot renovation was the first step in the implementation of the Downtown Master Plan for the Village. The reclassification and subdivision proposed represent the next steps in the implementation of the downtown planning effort.

Proposal: Consideration of a request for reclassification of property from the R-2 residential district to the B-1 Historic Business District and Preliminary Plat approval for the “Archer Lot Subdivision”.

Land Use, Zoning and Locational Data:

1. Proposed Zoning: B-1 Historic Business District.
2. Surrounding Land Uses and Zoning;

<i>Direction</i>	<i>Existing Use</i>	<i>Land Use Plan Designation/Zoning</i>
NORTH	Residential	Residential / R-2 PUD Single Family
SOUTH	Residential/Institutional (L.G.F.P.D.)	Mixed Use / R-2 PUD & R-3 Residential
EAST	Residential	Residential / R-2 PUD. (Fairfield Village)
WEST	Commercial/Fountain Square	Commercial/ B-1 Historic Business District

3. Location; east side of the newly constructed Archer Road between Robert Parker Coffin & Old McHenry Road.
4. Acreage; 4.627 Acres +/- (201,969 Sq. Ft.)

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

Zoning Data

	Existing	Proposed	Zoning Code (B-1 Standard))	PUD
Lot Area	4.627Acres	10,452 to 10,385 sq. ft. (.24 acres +/-) Average Lot Size	10,000 sq. ft.	N/A
Floor Area (Total Floor Area)	N/A	Unknown	5,000 Sq. ft. w/o SUP	N/A
Lot Coverage (In Square Feet)	N/A	Unknown	.80 (lot coverage)	N/A
F.A.R.	N/A	Unknown	N/A	N/A
Height	N/A	Unknown	30 feet	N/A

Yard Requirements (set-backs):

Setback Requirements

	Existing	Proposed*	Zoning Ordinance (B-1 Standards)	P.U.D.
Front Yard	N/A	Unknown	20'	N/A
Side Yard	N/A	Unknown	15'	N/A
Side Yard	N/A	Unknown	15'	N/A
Rear Yard	N/A	Unknown	15'	N/A

Analysis & Conclusions:

As proposed this development consists of 5 lots (4 buildable & the Archer Parking Lot) on 4.6 acres +/- acres of land area. The Archer Lot (proposed Lot 1) is the largest lot at 3.6 acres +/- . This lot will remain in its present configuration as the Archer Parking Lot. The other buildable lots (proposed Lots 2 -5) will contain approximately a quarter acre of land area (ranging from 10,383 sq. ft to 10,452 sq. ft). As proposed all lots will meet the minimum lot area requirement of 10,000 square feet in the B-1 District.

The proposed reclassification and subdivision of land represent the next step in the Archer Parking Lot renovation and the implementation of the 2008 Downtown Master Plan.

Per that plan this property is identified as the "East Quadrant" of the master plan area. Some the recommendations for this area are attached. The reclassification and subdivision of the land as proposed is a recommendation of this plan for this area. In short, this proposal is consistent with and serves to further implement the recommendations of the Downtown Master Plan.

Standards For Reclassification

Per the Village Zoning Code the Standard For Map Amendments are as follows: The wisdom of amending the zoning map or the text of this title is a matter committed to the sound legislative discretion of the board of trustees and is not dictated by any set standard. However, in determining whether a proposed amendment should be granted or denied the board of trustees should be guided by the principle that its power to amend this title is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment to be made. In considering whether that principle is satisfied in any particular case, the board of trustees should weigh the factors that the owner is required to address in its application. (Ord. 2007-O-04, 4-24-2007).

To that end, "Form C" attached to the application provides the rationale for the reclassification. As previously stated, the request is in conformance with the Downtown Master Plan for the Village. Without the reclassification redevelopment in this manner would not be possible. Furthermore, the land use trend in the area is residential transitioning toward commercial in downtown Long Grove. This reclassification is consistent with that trend.

Uses proposed for the property would be limited to those within the B-1 District. Adjacent uses should not be impacted to an extent greater than presently exists. Ingress and egress to the area has been enhanced with the addition of Archer Road. The development of these properties was anticipated as part of these improvements. Utilities are also adequate to accommodate the development. Stormwater detention for these lots was anticipated and calculated into the Archer Lot reconfiguration.

The proposal is the next step in the implementation of the "Downtown Master Plan" as such the request is helping to provide for the economic development and sales tax base of the community.

Approval of Preliminary Plat

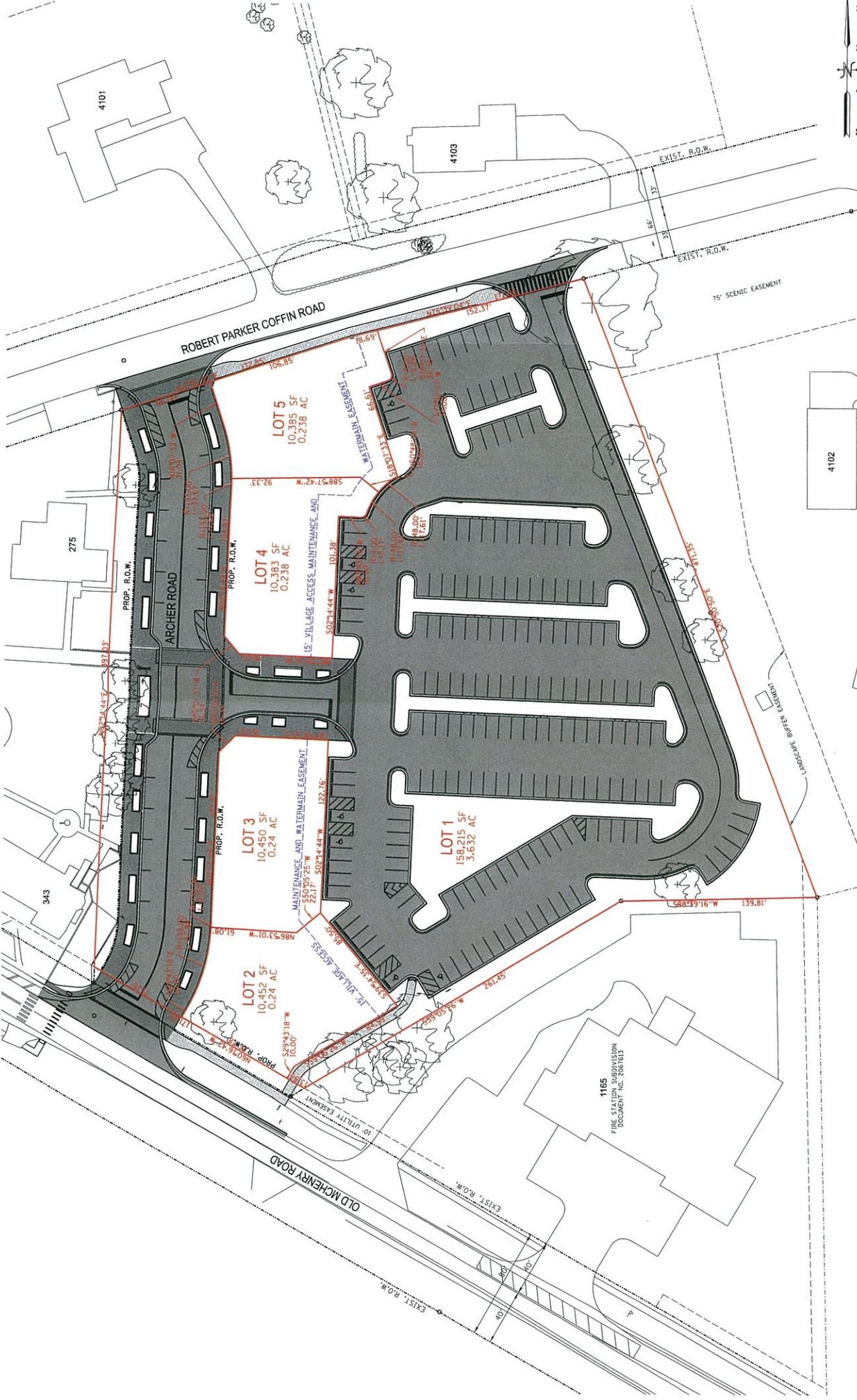
Materials as required per 6-3-2 of the Village Code regarding Preliminary Plat have been prepared by the Village Engineer and are included in this packet. The actual preliminary plat is being drafted and is not included in this packet. The plat documents will however be very similar to the "Subdivision Geometry" as identified in "Exhibit 5". The plat needs to be drawn by a licensed Illinois Land Surveyor and not the Village Engineer.

Respectfully Submitted,

James M. Hogue

James M. Hogue

Village Planner



DRAWING
5

NO.	DATE	DESCRIPTION OF REVISION	NO.	DATE	DESCRIPTION OF REVISION

Village of Long Grove
1165 FIRE STATION SUBDIVISION
DOCUMENT NO. 202613
DATE: 05/20/2024

ESI CONSULTANTS, LTD
1100 N. WINDY HILL RD
SCHAUMBURG, IL 60196
(630) 270-1000



ARCHER ROAD & PARKING LOT
SUBDIVISION

ENR. J.C.
DRAWMAN

EST. PROJECT NO.
FILE: 05-Subdiv

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 12/1/2010

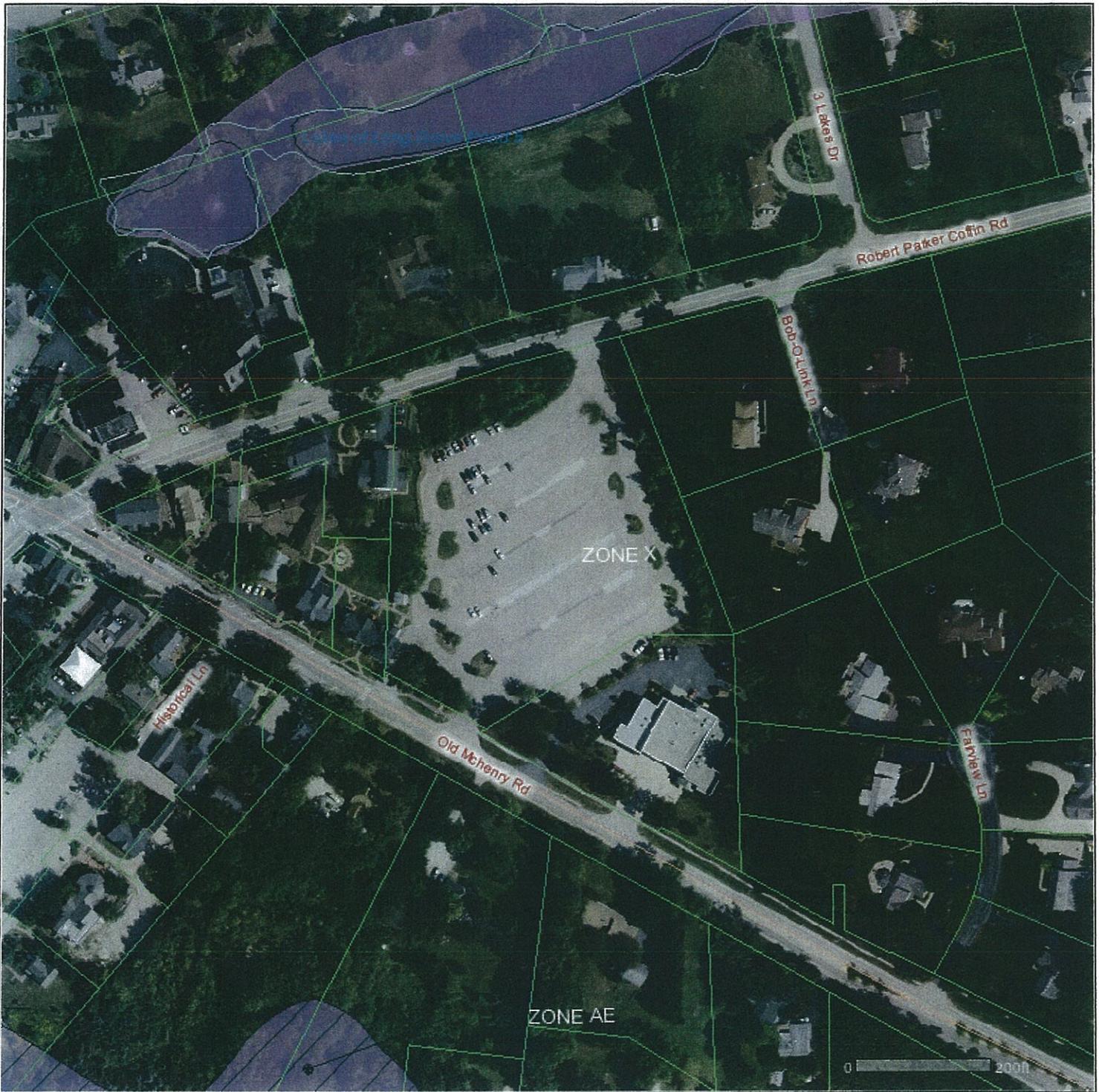


- Major Roads
- Railroads
- Major Water
- Parcels
- 2008 Aerial Photography

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.

Locations of Mapped FEMA Floodplains in Lake County, Illinois



LakeCounty
Geographic Information System

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

Map Printed on 12/1/2010



- | | |
|-----------------------|-------------------------|
| Parcels | 2008 Aerial Photography |
| Zone X | Major Roads |
| Zone X - 500 Yr Flood | Railroads |
| SFHA - 100 Yr Flood | Major Water |
| Zones A, AE and AH | Parcels |
| Floodway | |

Disclaimer:

Property boundaries indicated are provided as a courtesy for general locational purposes. Floodplain limits shown are approximate and should not be used to determine setbacks for structures or as a basis for purchasing property. A topographic survey is required to determine existing floodplain boundaries. This map is intended to be viewed and printed in color.

Lake County, Illinois Wetland Inventory



Lake County
Geographic Information System

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

Map Printed on 12/1/2010



-  Wetlands
-  2008 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.

Advance Identification Wetlands (ADID) in Lake County, Illinois



Lake County
Geographic Information System

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

Map Printed on 12/1/2010



- ADID
- 2008 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.

Lake County, Illinois Topography



Lake County
Geographic Information System

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

Map Printed on 12/1/2010

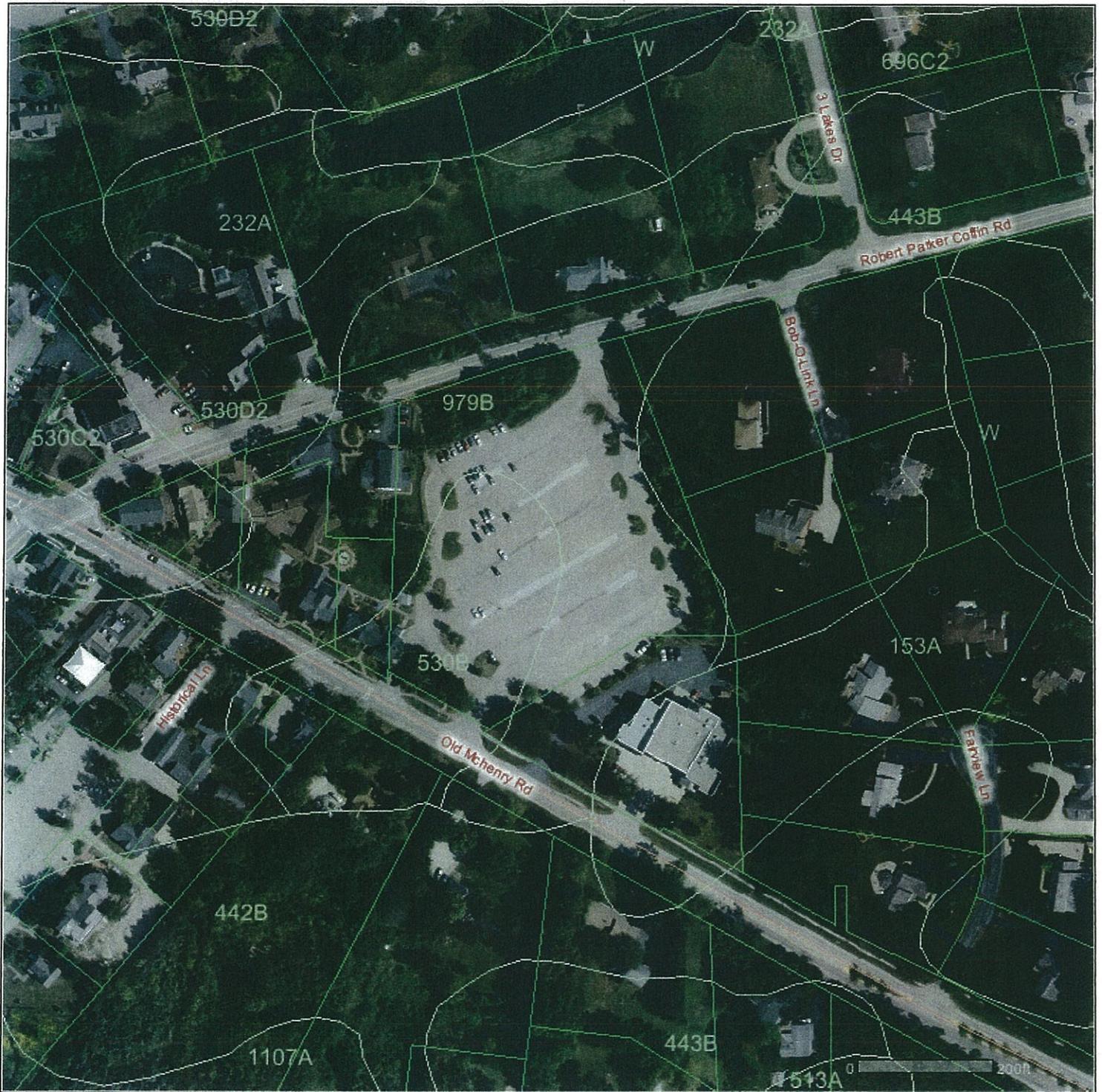


-  Topography
-  2008 Aerial Photography
-  Major Roads
-  Railroads
-  Major Water
-  Parcels

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.

U.S.D.A. Soil Survey, Lake County, Illinois



LakeCounty
Geographic Information System

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

Map Printed on 12/1/2010



-  2004 Soils
-  2008 Aerial Photography
-  Major Roads
-  Railroads
-  Parcels

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.



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:** Village of Long Grove

Address: 3110 Old McHenry Road, Long Grove, Illinois 60047

Telephone Number: (847) 634-9440 E-mail Address: dlothspeich@longgrove.net

Fax number: (847) 634-9440

Applicant's Interest in Property: Owner

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

Name: SAME

Address: SAME

Telephone Number: SAME E-mail Address: SAME

Fax number: SAME

1.3 **Property.**

Address of Property: Archer Municipal Parking Lot

Legal Description: Attached Parcel Index Number(s): 15-30-108-001

Present Zoning Classification: R-2 PUD Size of Property (in acres) 4.6 +/-

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: Fairfield Village PUD; Res. 79-R-18 & Ord. 79-O-38

Describe the nature of the zoning relief granted: Reclassification to B-1 Historic Business District

Present use of Property:

Residential _____ Commercial* X Office _____ Open Space _____ Vacant _____

*Other (explain): **Municipal Parking Lot**

Present zoning and land use of surrounding properties within 250' of Property:

	Zoning Classification	Land Use
North:	R-2 PUD	Residential
South:	R-2 PUD	Institutional (Fire Station)
East:	R-2 PUD	Residential
West:	B-1	Commercial

1.4 Trustees Disclosure.

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

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).

- | | |
|--|------------------------------------|
| _____ Appeal | _____ Code Interpretation |
| _____ Variation | _____ Special Use Permit (non-PUD) |
| X Zoning Map Amendment (rezoning) | _____ Zoning Code Text Amendment |
| _____ Preliminary PUD Plat | _____ 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"
- X** 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: ESI Consultants	Name: _____
Professional: Village Engineer	Professional: _____
Address: 1979 N. Mill Street; Naperville, IL	Address: _____
Telephone: 630-420-1700	Telephone: _____
E-mail: J. Chiczewski@esi.com	E-mail: _____

Name: _____	Name: _____
Professional: _____	Professional: _____
Address: _____	Address: _____
Telephone: _____	Telephone: _____
E-mail: _____	E-mail: _____

1.9 Village Officials or Employees.

Does any official or employee of the Village have an interest, either directly or indirectly, in the Property? Yes: _____ No: **X**

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

1.10 Successive Applications (5-11-9).

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

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

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

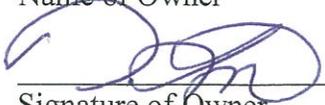
Exception. Whether or not new grounds are stated, any such second Application filed more than two years after the final denial of a prior Application shall be heard on the merits as though no prior Application had been filed. The Applicant or Owner shall, however, be required to place in the record all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

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

- | | | |
|-----|---|-----------------|
| X | Fully completed Application with applicable supplementary information | |
| N/A | Non-refundable Filing Fee. | Amount: \$ 0.00 |
| N/A | Planning Filing Fees. | Amount: \$ 0.00 |
| N/A | Minimum Professional Fee/deposit Escrow. | Amount: \$ 0.00 |

- 3.0 Certifications.** The Applicant and Owner certify that this Application is filed with the permission and consent of the Owner of the Property and that the person signing this Application is fully authorized to do so.
- 3.1** The Applicant certifies that all information contained in this Application is true and correct to the best of Applicant's knowledge.
- 3.2** The Applicant acknowledges that the Village may seek additional information relating to this Application and agrees to provide the Village with such information in a timely manner. Failure to provide such information may be grounds for denying an Application.
- 3.3** The Applicant and Owner agree to reimburse the Village for any and all costs relating to the processing of this Application, including any consultants' fees. By signing this Application, Applicant and Owner agree to be jointly and severally liable for such costs, and Owner further agrees to the filing and foreclosure of a lien against the Property for all such costs plus all expenses relating to collection, if such costs are not paid within 30 days after mailing of a demand for payment.
- 3.4** The Applicant agrees that the Village and its representatives have the right, and are hereby granted permission and a license, to enter upon the Property, and into any structures located there on, for purposes of conducting any inspections that may be necessary in connection with this Application.

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

<u>Village of Long Grove</u> Name of Owner	<u>Same</u> Name of Applicant
<u></u> <u>12/1/10</u> Signature of Owner Date	<u>Same</u> Signature of Applicant Date



**Village of Long Grove
Plan Commission Zoning Board of Appeals
Supplemental Application Information
(Zoning Map Amendment)**

FORM "C"

In addition to the information required by the General Zoning Application, the Applicant must provide specific supplemental information as required below for Applications for a Zoning Map Amendment (rezoning).

Applications for a Zoning Map Amendment (rezoning). In addition to the information required in the General Zoning Application, every Application for a **Zoning Map Amendment** shall provide at least the following:

- (a) The existing uses and zoning classification for properties in the vicinity of the lot.

Residential & Commercial; R-2 PUD & B-1 HISTORIC BUSINESS DISTRICT (HBD).

- (b) The trend of development in the vicinity of the lot, including changes, if any, in such trend since the lot was placed in its present plan designation or zoning classification.

Residential transitioning to Commercial.

- (c) The extent, if any, to which the value of the lot is diminished by the existing plan designation or zoning classification applicable to it.

The existing zoning classification would not allow the property to develop for commercial purposes as land adjacent to and abutting to the west. The request is consistent with the Downtown Master Plan recommendations for the area.

- (d) The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare.

The public health, safety and welfare have already been improved by reconfiguration of the Archer Parking Lot and are in conformance with the master plan for the area.

- (e) The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

Uses anticipated under the request are similar if not identical to uses already found in the HBD. Adjacent uses should not be impacted any greater than presently exists.

- (f) The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.

Property values should not impacted anymore than presently exists.

- (g) The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

The proposal is the first step in the implementation of the “Downtown Master Plan”. This request is helping to promote the orderly development of nearby properties as identified in that plan document.

- (h) The suitability of the lot for uses permitted or permissible under its present plan designation and zoning classification.

The existing zoning classification of the property would not allow the property to develop in a manner consistent with the with the Downtown Master Plan recommendations.

- (i) The availability of adequate ingress to and egress from the lot and the extent to which traffic conditions in the immediate vicinity of the lot would be affected by the proposed amendment.

A new roadway, planned and constructed in accordance with the master plan recommendations, has been installed. Ingress and egress to the area, including these properties, should be enhanced by this improvement.

- (j) The availability of adequate utilities and essential public services to the lot to accommodate the uses permitted or permissible under its present plan designation and zoning classification.

Utilities and services are adequate to accommodate proposed uses and may be upgraded as a result of the development proposal.

- (k) The length of time, if any, that the lot has been vacant, considered in the context of the pace of development in the vicinity of the lot.

These lots are newly created and were previously a part of the Archer Municipal Parking Lot prior to reconfiguration.

- (l) The community need for the proposed map amendment and for the uses and development it would allow.

The proposal is it first step in the implementation of the “Downtown Master Plan” as such the request is helping to provide for the economic development and sales tax base of the community.

Fee Schedule for Zoning Map Amendments (Per 12-12-2 Village Code).

1. Filing fee	N/A
2. Planning fee:	
(a) Map amendment: 20 acres or less, per acre	N/A
(b) Map amendment: 20.01 or more acres	
(1) Per acre	N/A
(2) And	N/A
(c) Professional fee escrow minimum deposit, which may be greater as determined by the village manager commensurate with scope of amendment	N/A

Legal Notice
VILLAGE OF LONG GROVE, ILLINOIS

NOTICE OF A PUBLIC HEARING FOR CONSIDERATION OF A REQUEST FOR RECLASSIFICATION OF PROPERTY FROM THE R-2 DISTRICT TO THE B-1 HISTORIC BUSINESS DISTRICT CLASSIFICATION AND/OR ADDITIONAL RELIEF NECESSARY AND/OR APPROPRIATE UNDER THE ZONING CODE INCLUDING THE PRELIMINARY PLAT OF SUBDIVISION TO ALLOW A PORTION OF THE PROPERTY LOCATED AT 110 ARCHER ROAD TO REDEVELOP AS THE "ARCHER ROAD SUBDIVISION" UNDER THE B-1 ZONING DISTRICT CLASSIFICATION WITHIN THE VILLAGE OF LONG GROVE, ILLINOIS.

PUBLIC NOTICE IS HEREBY GIVEN that on Tuesday, December 7, 2010 at 7:00 p.m. a public hearing will be held at the regular meeting of the Plan Commission & Zoning Board Appeals of the Village of Long Grove, Lake County, Illinois, at the Long Grove Village Hall 3110 RFD, Long Grove, Illinois 60047, (unless otherwise posted) in connection with a petition for the Reclassification of property from the R-2 District to the B-1 Historic Business District and consideration of the preliminary plat of subdivision, to allow commercial redevelopment of a portion of the property under the B-1 Historic Business District Regulations and/or additional relief necessary and/or appropriate under the zoning code to allow a portion of the property located at 110 Archer Road, and commonly known as the Archer Road Parking Lot to redevelop as the "Archer Road Subdivision" under the B-1 Historic Business District classification within the Village of Long Grove, Illinois.

Reclassification of the subject property is requested. The subject property is legally described as follows:

LEGAL DESCRIPTION
Lot 12 of the Fairfield Village Subdivision being a subdivision in the East Half of the Northeast Quarter of Section 30, Township 43 North, Range 11, East of the Third Principal Meridian, in Lake County, Illinois.

Commonly known as:
The Archer Road Parking Lot
110 Archer Road,
Long Grove, Illinois, 60047.
PIN(s): 15-30-108-001

Persons attending the hearing shall have the opportunity to provide written and oral comments and questions concerning the proposal. The above information, together with the plans for the property, will be available for inspection at the Long Grove Village Hall, 3110 RFD, Long Grove, Illinois during regular business hours.

The Plan Commission & Zoning Board of Appeals reserves the rights to continue the hearing to a later date, time and place should that become necessary.

James M. Hogue
Village Planner
Village of Long Grove
Published in Daily Herald
Nov. 22, 2010 (4241648)N

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

County(ies) of Cook, Kane, Lake, McHenry and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published November 22, 2010 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 Kathleen E. Solan
Authorized Agent

Control # 4241648

