

Item #2:
Resolution Waiving Public Notice & 120 Day Waiting Period
Demolition Of 4269 Sunshine Lane, Kellman

**VILLAGE OF LONG GROVE
RESOLUTION NO. 2010-R-__**

**A RESOLUTION GRANTING A WAIVER FROM THE PUBLIC NOTICE REQUIREMENT &
120 DAY WAITING PERIOD FOR ISSUANCE OF A DEMOLITION PERMIT
(4269 Sunshine Lane)**

WHEREAS, pursuant to Section 105 of the Long Grove Building Code, no demolition permit shall be issued any earlier than 120 days after the filing of a completed application for a demolition permit unless such waiting period is waived by the Village Board of Trustees; and

WHEREAS, on September 30, 2010, the owner of the property located at 4269 Sunshine Lane ("**Property**"), filed an application for a demolition permit and requested that the Village Board of Trustees waive the required public notice and 120 day waiting period; and

WHEREAS, the Village Board of Trustees has determined that it is in the best interests of the Village to grant the requested waiver from the public notice and 120 day demolition permit waiting period;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF LONG GROVE, LAKE COUNTY, ILLINOIS, THAT:

Section 1: Recitals. The recitals set forth above are incorporated as a part of this Resolution by this reference.

Section 2: Waiver of Demolition Waiting Period. The Village Board hereby waives the public notice and 120 day waiting period required by Section 105 of the Long Grove Building Code for issuance of a demolition permit for the Property.

Section 3: Waiver of Demolition Waiting Period. The Village Board hereby reiterates the prior November 20, 2009 letter from the Village (Exhibit A) to the property owner noting that the property is less than the minimum required two acres as required under the R-2 Residential Zoning District and therefore is a non-conforming lot and unbuildable;

Section 4: Effective Date. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED this 12th day of October, 2010.

AYES () Trustees XXXXX; XXXXX

NAYS: ()

ABSENT: ()

APPROVED this 12th day of October, 2010.

Village President, Maria Rodriguez

ATTEST:

Village Clerk, Karen Schultheis



November 20, 2009

Village President

Maria Rodriguez, Chair
Administration / Transportation

Trustees

Eduardo Acuna, Chair
Finance

Joseph Barry, Chair
Police & Fire

John Marshall, Chair
Planning & Zoning

Karen Schmitt, Chair
Environment

Charles Wachs, Chair
Public Works

Joanne Weber, Chair
Communication

Karen Schultheis
Village Clerk

Village Administration

David Lothspeich
Village Manager
dlothspeich@longgrove.net

Robert G. Block
Village Superintendent
rblockrg@longgrove.net

James M. Hogue
Village Planner
jhogue@longgrove.net

Margherita Romanello
Building Assistant
mromanello@longgrove.net

Sherry Schlagman
Administrative Assistant
sshlagman@longgrove.net

Julie Bauer
Receptionist
jbauer@longgrove.net

Mr. Michael Kellman
4605 Forest Way Circle
Long Grove, Illinois 60047

RE: 4269 Sunshine Lane; Demolition Permit

Dear Mr. Kellman,

I am in receipt of a demolition permit for property located at 4269 Sunshine Lane and within the R-2 Residential Zoning District within the Village of Long Grove. The R-2 District carries with it a 2 acre minimum lot size.

The Village of Long Grove cannot further process this application as the demolition of the principal structure on the property (residence) without the demolition of the accessory structure (garage) creates an illegal structure in violation of the Village Zoning Code. As the garage does not accommodate a principal use it cannot be considered a principal structure in a residential zoning district (zoning code excerpt attached).

Additionally, this property, as well as others under your control (map attached), appear to be non-conforming with regard to lot size. Per County records approximately 4 acres of land area in three existing parcels appears to be under your ownership. The Village encourages you to consider re-subdivision of the property into conforming two (2) acre parcels.

Village records indicate a discussion along those lines in January of this year however no plat or other materials have been submitted to date with regard to re-subdivision of this property.

Sincerely,

James M. Hogue

Village Planner
Village of Long Grove

5-3-3: ACCESSORY STRUCTURES AND USES:

Accessory structures and uses are permitted in the residential districts subject to the provisions of section 5-9-1 of this title. (Ord. 2007-O-04, 4-24-2007)

5-9-1: ACCESSORY STRUCTURES AND USES:

(A) Authorization: Subject to the limitations of this section, and except as limited by the regulations of the district where located, accessory structures and uses are permitted in any zoning district in connection with any principal use lawfully existing within such district.

(B) Definition: An "accessory structure or use" is a structure or use that:

1. Is subordinate in purpose, use, and floor area to, and serves, a principal structure or use; and
2. Is customarily incident to such principal structure or use; and
3. Contributes to the comfort, convenience, or necessity of those occupying, working at, or being served by such principal structure or use; and
4. Except as otherwise expressly authorized by the provisions of this title, is located on the same zoning lot as such principal structure or use; and
5. Is under the same ownership and control as such principal structure or use.

Definitions

PRINCIPAL STRUCTURE OR BUILDING: A structure or building on a zoning lot intended to be utilized for a principal use and to which any other structure on such lot must be accessory.

PRINCIPAL USE: The use of a zoning lot, whether a permitted or specially permitted use, designated by the owner of such lot as the primary or main use of such lot and to which any other use on such lot must be accessory.

LAKE COUNTY GRADING COMPANY, LLC



We improve the earth for you!

32901 N. Highway 21, P.O. Box L, Libertyville, IL 60048

Phone: (847) 362-2590

Fax: (847) 362-9460

September 30, 2010

RECEIVED

OCT 7 2010

VILLAGE OF LONG GROVE

Village of Long Grove
Attn: Village Board
3110 RFD, Old McHenry Rd
Long Grove, IL. 60047-9635

RE: 4269 Sunshine Lane Demolition

Please waive the 120-day demolition waiting period for the above-mentioned demolition.
We have been waiting over a year to complete this demolition.

Sincerely

Michael Wolff
Michael Wolff

Village of Long Grove
3110 RFD Old McHenry Road
Long Grove IL 60047
(847) 634 9440

**Notice to Homeowners' Associations
of Building Permit Application**

Friday, October 1, 2010

Dear SKYCREST ESTATES Homeowners' Association President,

The Village of Long Grove Building Department has received a building permit application for the following proposed construction in your subdivision:

Project Description: DEMOLITION

At Property Address: 4269 SUNSHINE LANE
Lot Number: 12 Subdivision: SKYCREST ESTATES
Zoned: R2

Property Owner(s): KELLMAN, MILDRED
5107 PO BOX 5107
BUFFALO GROVE IL 60089

Contractor: LAKE COUNTY GRADING COMPANY
LAKE COUNTY GRADING COMPANY
P.O. BOX L
LIBERTYVILLE IL 60048
(847) 362 2590

Due to the private nature of building permit files, please contact the property owner and/or contractor directly if you need additional details regarding plans or specifications. We hope this information assists your homeowners' association.

Sincerely,
Julie Bauer
Receptionist

RECEIVED

OCT 01 2010



VILLAGE OF LONG GROVE

FOR OFFICE USE ONLY:

PR	LG/CFD	ENG	HOA
Date reviewed:			
Permit No.:			
Date Issued:			
Township:			
Sec:	T:	N	R:
PIN No.:			
Zoning:			

VILLAGE OF LONG GROVE Building Application and Permit

APPLICANT: Complete all fields marked with an asterisk (*), as well as complete contractor information. The appropriate application fee (\$200.00/New Residence, \$100.00/Addition, or \$50.00/Other projects) is due at time of application submittal. Once approved for issuance, the permit must be picked up within 30 days of notification of approval or the permit application file shall be destroyed and the deposit forfeited.

*Property Owner(s) Name:	Mildred Kellman		
*Property Owner(s) Present Address:	P.O. Box 5107 Buffalo Grove, IL 60089		
*Property Owner(s) Phone Number:	Cell or Alt. Phone Number:		
Legal description of property for which this permit application is requested (attach separately if no subdivision name or lot number):			
*Lot #:	12	*Subdivision:	SKYCREST ESTATES (Lake County)
*Legal Address:	4269 RFD,	*Street Name:	Sunshine Lane, Long Grove, IL 600

*Application is hereby made for permission to construct, alter, or install structures or facilities as checked or described below:

New Single Family Residence	
New Commercial Building	
Other:	
*Additions/Alterations to Existing Building:	
Exterior Addition	
Interior Alterations	
Garage	
Exterior Deck	
Patio/Flatwork	
Storage Shed	
Inground Swimming Pool	
Lawn Irrigation	
Reroof	
Exterior Siding	
Driveway	
Septic System	
Demolition	X
Other:	

FOR OFFICE USE ONLY:	
Lot Area:	square feet
Floor Area:	square feet
Volume:	cubic feet
Building Height:	Stories:
Basement:	Bedrooms:
Garage:	
Electrical Service:	amps
Water Supply:	
Connection to existing main or well:	
LC Health Dept. ISD#	
LC Public Works Sewer Permit #	
K-Plus Engineering Permit #	
Tree Removal Permit #	
Notes:	

FEES AND SECURITY DEPOSITS:	
Application Fee \$50/ 100/ 200	50.00
Plan Examination	50.00
General Building	.00
Electric	.00
HVAC	.00
Plumbing	.00
Septic/Sanitary	.00
Code Book	.00
Conservancy Signs ()	.00
Inground Swimming Pool	.00
Lawn Irrigation	.00
Driveway	.00
Patio/Flatwork	.00
Reroof	.00
Other:	.00
Sub-total General Fees	\$ 0.00
K-Plus Eng. Min. Review	.00
K-Plus Eng. Ext. Review	.00
Other(Gen):	.00
Total General Fees	\$ 0.00
Security Deposit (II)	1500.00
Impact Fee (I) - L.G.O.S.	.00
Impact Fee (I) - L.G.Pk. Dist.	.00
Other:	.00
Total Fees	\$ 0.00
Less Deposit	-1550.00
Balance Due	\$ 0.00

*Valuation of Construction: \$ 15,000

General Contractor Company Name:	Lake County Grading	Phone:	847-362-2590
Contact Person Name:	Mike W. EF	Phone:	847-774-8337
Address:	P.O. Box 1, Lake County, IL 60018	FAX #:	847-362-9460
Architect/Engineer Name:		Phone:	
Address:			
Plumbing Contractor Name:		Phone:	
Address:		State License #:	
Electrical Contractor Name:		Phone:	
Address:			
Roofing Contractor Name:		Phone:	
Address:		State License #:	

BUILDING APPLICATION AND PERMIT

No one shall work on a project until after a permit has been issued and the permit placard is posted in a prominent place on the premises, visible from the road. Starting work without a permit will result in a fine and will cause the cost of the permit to be double the normal permit amount.

BUILDING INSPECTIONS:

For New Residence Permits, inspections are required for the following stages of construction: site stakeout, footing prepour, foundation wall prepour, foundation backfill, slab underground plumbing, floor prepours, electrical service, water service, rough framing/ electrical/ HVAC/ plumbing, electrical wiring, insulation, final building/ plumbing/ electrical/ HVAC for Temporary Certificate of Occupancy and for Final Certificate of Occupancy. **NOTE:** Requests for Temporary Certificate of Occupancy inspections must be made in writing 10 days in advance. Additional building inspections required where applicable are: fireplace, stoop and flatwork prepours, radiant heating in-floor, storm sewer, driveway, culvert, deck piers/ rough/ final. This list is not all-inclusive. Please inquire at the building department for additional inspections which may be required of your particular project. Builder also needs to contact Lake County Health Department and/or Lake County Public Works, as well as the corresponding fire department for pertinent inspections. **Consult the Building Department for inspections required for permits other than new residence.**

SCHEDULING INSPECTIONS:

(847) 634-9440

24 hours advance notice is required when scheduling building inspections.

2 weeks advance notice is required when scheduling temporary occupancy inspections.

Please provide the following information when calling:
(after business hours, please leave a voice message with clear and complete information)

Address, lot number, subdivision, permit number, your name and contact phone number, day/date and A.M. or P.M. preference

YOUR COOPERATION WILL HELP TO PREVENT DELAYS OR STOPPAGES IN CONSTRUCTION.

In consideration of this application and attached forms being made a part thereof, and the issuance of permits, I/we will conform to the regulations set forth in the Long Grove Village Code and any other applicable regulations. I/we also agree that all work performed under said permit will be accordance with the plans and plot diagram which accompanies this application, except for such changes as may be authorized by the building official, and that I/we will use the building only for the purpose as stated in this application.

I/we further state that I/we make this application in order to induce the Department of Building and Zoning of the Village of Long Grove, Illinois to issue its official permit for the uses stated herein.

I/we being duly sworn my/our oath have reviewed the permit application and state that all items completed are accurate and correct. I/we hereby acknowledge that it is unlawful to occupy a residence without a Certificate of Occupancy. One will not be issued until the structure conforms to all applicable ordinances and unless and until the project is serviced by an approved septic or sanitary sewer where applicable and required, I/we further acknowledge that this permit application will become null and void if the proper inspection schedule is not followed by our contractors and subcontractors. I/we understand that extra inspections, re-inspections, reviews of revisions, red tags, and any violations of the building code may result in additional fees for which I/we will be responsible.

SUBSCRIBED AND SWORN TO BEFORE ME THIS

DAY OF _____, 200 .

Michael Wolff

Michael Wolff

Signature of Owner or Authorized Agent Receiving This Permit

Printed Name of Owner or Authorized Agent

Witness

Date

PERMIT NO. _____

This permit is granted upon the expressed condition that only such construction or improvements as located on the application with plot plan forming a part hereof and described in the application, that no error or omission in either plans or application, whether said plans and application have been approved by the Village of Long Grove or not, shall permit the applicant to construct the work in any manner other than provided for in the ordinances of Long Grove, Illinois.

This permit is valid for a term of eighteen (18) months from the date of issuance. This term may be extended for one additional six-month period, for a total of twenty-four (24) months, by means of written request to the Village Superintendent and a payment of a \$100.00 permit renewal fee. Beyond twenty-four months, the security deposit, if any, is subject to reduction and/or forfeiture in accordance with the Village of Long Grove Code and Building Regulations.

Fee of \$ _____ paid on _____ Date of Issuance: _____

Village Official: _____

**Village of Long Grove ♦ 3110 RFD, Old McHenry Road, Long Grove, Illinois 60047-9635
Ph (847) 634-9440 ♦ Fax (847) 634-9408 ♦ www.longgrove.net**

