

Item #1:
Report Of The June 15, 2010 PCZBA
B & C. 1899 Checker Road Subdivision (Pickell)



STAFF REPORT

TO: LONG GROVE PLAN COMMISSION
FROM: JAMES M. HOGUE, VILLAGE PLANNER
DATE: 5/25/10
RE: PCZBA REQUEST 03-10 Request for variations of the front and side yard setback requirements within the R-2 Zoning District and preliminary plat approval for a proposed three lot subdivision on property commonly known as 1889 Checker Road and Submitted by Orren Pickell Designers & Builders.

Item: PCZBA PETITION 03-10

Status: Complete application submitted 05/07/10. Referral by Village Board not required.
Filing fees & Escrow submitted 04/26/10.

History: The property is located on the north side of Checker Road and also immediately adjacent to Bordeaux Lane to the east. The property contains 15 +/- acres of land area and is presently zoned R-2 Single Family Dwelling District. The property is currently occupied by an uninhabited single family residence and outbuildings formerly used as a kennel.

Proposal: Consideration of a petition for variations of the front & side yard setback requirements within the R-2 Zoning District and preliminary plat approval for a proposed three lot subdivision (one non-buildable outlot included also) and/or any additional relief necessary and/or appropriate under the village code to allow subdivision of property to be known as the "1899 Checker Road Subdivision". **(Plat Attached.)**

Land Use, Zoning and Locational Data:

1. Proposed Zoning: Underlying R-2 zoning is not proposed to change, variations on setbacks are requested.

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 Single Family
SOUTH	Open Space – Buffalo Creek Res.	Open Space / F.P. Forest Preserve - (County)
EAST	Residential	Residential / R-2 PUD. (LaSavanne)
WEST	Recreational / Hillcrest Country Club & Vacant (L.C.F.P.D.)	Residential / R-2 S.F.R. (Country Club Estates)

3. Location; north side of Checker Road, adjacent to Bordeaux Lane to the east; common address of 1889 RFD.
4. Acreage; 14.98 Acres +/- (652,529 Sq. Ft.)
5. Based upon information available through Lake County GIS, the property contains Flood Hazard area (Note: A L.O.M.A. from FEMA has been issued for this property. This determination now identifies the flood hazard boundary – elevations 699.4 to 708.2) which is significantly less than the boundaries identified in the GIS map. Wetlands are limited to the areas around the existing stream and are non-ADID wetlands) .
6. Topography; See attached Map from Lake County GIS.

Zoning Data

	Existing	Proposed	Zoning Code	PUD
Lot Area	652,529 sq. ft.	172,010 sq. ft. to 139,025 sq. ft. (3 acres +)	2 Acre Minimum (R-2 Standard)	N/A
Floor Area (Total Floor Area)	N/A	Unknown	No Standard Identified	N/A
Lot Coverage (In Square Feet)	N/A	Unknown	.40 (lot coverage)	N/A
F.A.R.	N/A	Unknown	8,800 sq. ft. +.025 for each sq ft. over 43,560; 11,000 sq. ft. max.*	N/A
Height	N/A	Unknown	35 feet	N/A

Yard Requirements (set-backs);

Setback Requirements

	Existing*	Proposed**	Zoning Ordinance (R-2 Standards)	P.U.D.
Front Yard	N/A	50'	75'	N/A
Side Yard	N/A	30'	40'	N/A
Side Yard	N/A	30'	40'	N/A
Rear Yard	N/A	40'	40'	N/A

* Existing structures to be demolished.

** Variations requested

Issues/Conclusions:

Variation Requests

As requested the petitioner is seeking variations on both the front and side yard setback requirements for three lots within the proposed subdivision. Variations to the front and side yard setback requirements (75' & 40' respectively) are requested down to 50 & 30 feet respectively.

Both variations may be considered as authorized variations under the Long Grove Village Code. The proposed use of the property, as well as the zoning, remains residential. This is consistent with properties within the vicinity of the subject property with the exception of property to south which is open space owned and maintained by the Lake County Forest Preserve District. The property will meet or exceed the underlying R-2 District regulations with respect to lot size. It is anticipated all addition underlying R-2 District requirements will be met (or additional variations will need to be requested).

While the property contains a substantial amount of land area (15 acres +/-) petitioner is only seeking to place 3 lots on the property. A previous proposal for this site contained 5 buildable lots.

Additionally, the property is substantially constrained by an easement granted to the Forest Preserve District which appears to be on approximately half of the property. The Forest Preserve District has been very reluctant to permit any encroachment in to this easement area. (See attached identifying easement area).

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

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

5-11-15 VARIATIONS

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

(E) **Authorized Variations.**

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

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

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

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

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

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

(F) **Standards for Variations.**

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

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

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

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

The ZBA should review this petition in accordance with the criteria identified above and make their findings of fact accordingly.

Please note the Public Hearing relates only to the request for Variations. The request for preliminary plat approval does not require a public hearing. Review of the plat request is contained in this report however. The plat approval should be considered as a separate item as indicated on the meeting agenda.

Preliminary Plat

As proposed the development will comprise a 3 lot subdivision (3 buildable lots; 1 outlot) to be known as the "1899 Checker Road Subdivision". This is a "straight" subdivision and is being proposed under the R-2 District regulations (no PUD request with the proposal). As submitted this subdivision would contain three residential lots. The outlot would used as common open space and access purposes. The development is proposed to be serviced by private well and sanitary sewer service.

Additional comments & concerns regarding the preliminary plat are as follows ;

- 1) The subdivision is identified as the "1899 Checker Road Subdivision". Staff questions whether this intentional or a typo given the property address is actually 1889 Checker Road?
- 2) Do sanitary sewer easements need to be extended into the front yards of the proposed lots?
- 3) Are additional easements required for gas, electric & phone lines?
- 4) A soils map was not included in the submittal and is required. Additionally soils designated as "conservancy soils per the Village Code need to be identified and protected via a "Conservancy Easement" also not identified on the preliminary plat.
- 5) Streets: Is a name proposed for the "Private Road" on Outlot "A"? I defer to the Village engineer on street design & construction standards.

Additional ROW is required along Checker Road measuring 40' from the centerline of Checker Road.

A 100' Scenic Corridor easement needs to be shown along the Checker Road frontage across the width of the property.

Lot sizes & Setbacks

The R-2 District mandates a minimum (2) acre lot size. As proposed each of the residential lots contains over three acres, as such, this criteria is appears to be met. The Village Subdivision regulations require a minimum of 33,000 square feet of building area exclusive of marshes, flood plains, scenic corridor or conservancy easements or lakes. This criteria appears to be met as well

although a conservancy easement has not been identified on the plat. The minimum setbacks and bulk requirements as dictated by the underlying R-2 zoning district will be complied with the exception of the front and side yard requirements for which variations have been requested.

Conservancy districts need to be identified on all buildable lots. Most of the conservancy soils fall within the flood hazard area and will remain undisturbed as the Forest Preserve District Easement overlaps these areas. Buffer yard requirements will also need to be met with regard to conservancy areas on the property and the erection of structures.

Ingress & Egress

The proposed development abuts Bordeaux Lane to the east. The proposed boulevard entrance straddles the lot line between Lot 42 in La Savanne (owned by Les and Maria Powell) and the property in question. The Powell's have expressed concern for their property and the reconfiguration of the entrance as proposed. Petitioner has been working with the property owner to resolve this issue. (correspondence attached)

Previously staff had suggested that the reconfigured entrance be placed as far west as possible (given the constraints of the Forest Preserve District Easement on the property). This is requested to try to improve the sight lines and access to the property in questions and the Bordeaux Lane properties.

A private drive (width not identified) will be located within a 50' right-of-way (easement) beyond the Boulevard entrance. This will run along the eastside of the property parallel to Bordeaux Lane and terminating in a cul-de-sac upon which lots 1, 2 & 3 will abut.

Per the Village Subdivision regulations regarding private streets;

“Private Streets: Private streets with narrow road widths are preferred within subdivisions. Only where connections are needed between existing public streets for the purpose of providing multiple access to areas with more than one hundred (100) homes should the village consider public streets. (Ord. 93-O-9, 4-13-1993)”

A 66' R.O.W. appears to be required. This standard, a part of the subdivision regulations, may however, be varied by the PCZBA.

Please also note concerns from resident Patricia Voller (attached). Reconfiguration of the Bordeaux Lane entrance is an issue with this proposal. Bordeaux Lane is a private street. Homeowner approval will be required for alterations to any portion of Bordeaux Lane.

Sanitary Sewer Service

A sanitary sewer service connection is proposed from this development across an easement proposed for Lot 35 of the LaSavanne PUD and into an existing 8" sanitary sewer line which runs north and south along the rear property line of the Bordeaux Lane properties.

Per the Village Code the attached requirements must be met in order for a sanitary sewer service connection to be established. This is a determination to be made by the Village Board. Adequate sewer capacity within the existing sanitary sewer for the proposed development should also be verified.

Water Service

Private wells are proposed for each of the three lots in the development. All private water system improvements must be done in accordance with Lake County Health Department (LCHD) standards at a minimum.

Stormwater Management The Village is certified and standards as established by LCSMC must be met at a minimum.

Respectfully Submitted,

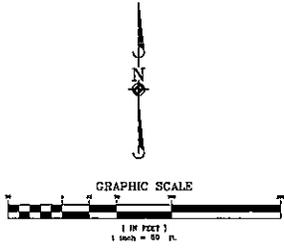
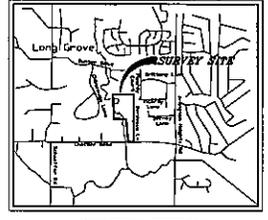
James M. Hogue

**James M. Hogue
Village Planner**

DRAWING PLIN# 15-31-200-003

PRELIMINARY PLAT OF 1899 CHECKER ROAD SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.



LEGAL DESCRIPTION

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID WEST HALF OF THE NORTHEAST QUARTER, THENCE NORTH ON THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER, 1000.00 FEET TO A POINT 175.0 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 31, THENCE SOUTH BY COURSE AS SHOWN HEREON, 800 FEET, THENCE SOUTH 75 DEGREES 45 MINUTES EAST, 78.80 FEET, THENCE SOUTH BY COURSE AS SHOWN HEREON, 200 FEET, THENCE SOUTH 75 DEGREES 45 MINUTES EAST, 128.75 FEET TO THE SOUTH LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER, THENCE NORTH BY COURSE AS SHOWN HEREON, 175.0 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

TABLE AREA

LOT	SQ.FT.	ACRES
LOT 1	172,010	3.949
LOT 2	145,455	3.332
LOT 3	139,025	3.192
OUTLOT A	185,582	4.260
CHECKER ROAD	6,834	0.156
TOTAL	652,637	14.983

OWNERS NAME AND ADDRESS

ORREN PICKELL DESIGNERS & BUILDERS
101 MAUNEGAN ROAD, SUITE 200
LAKE BLUFF, IL 60044

UNSUBDIVIDED LAND
PROPERTY DESCRIBED IN WARRANTY DEED
RECORDED AS DOCUMENT NUMBER 1114817

UNSUBDIVIDED LAND
PROPERTY DESCRIBED IN WARRANTY DEED
RECORDED AS DOCUMENT NUMBER 2411908

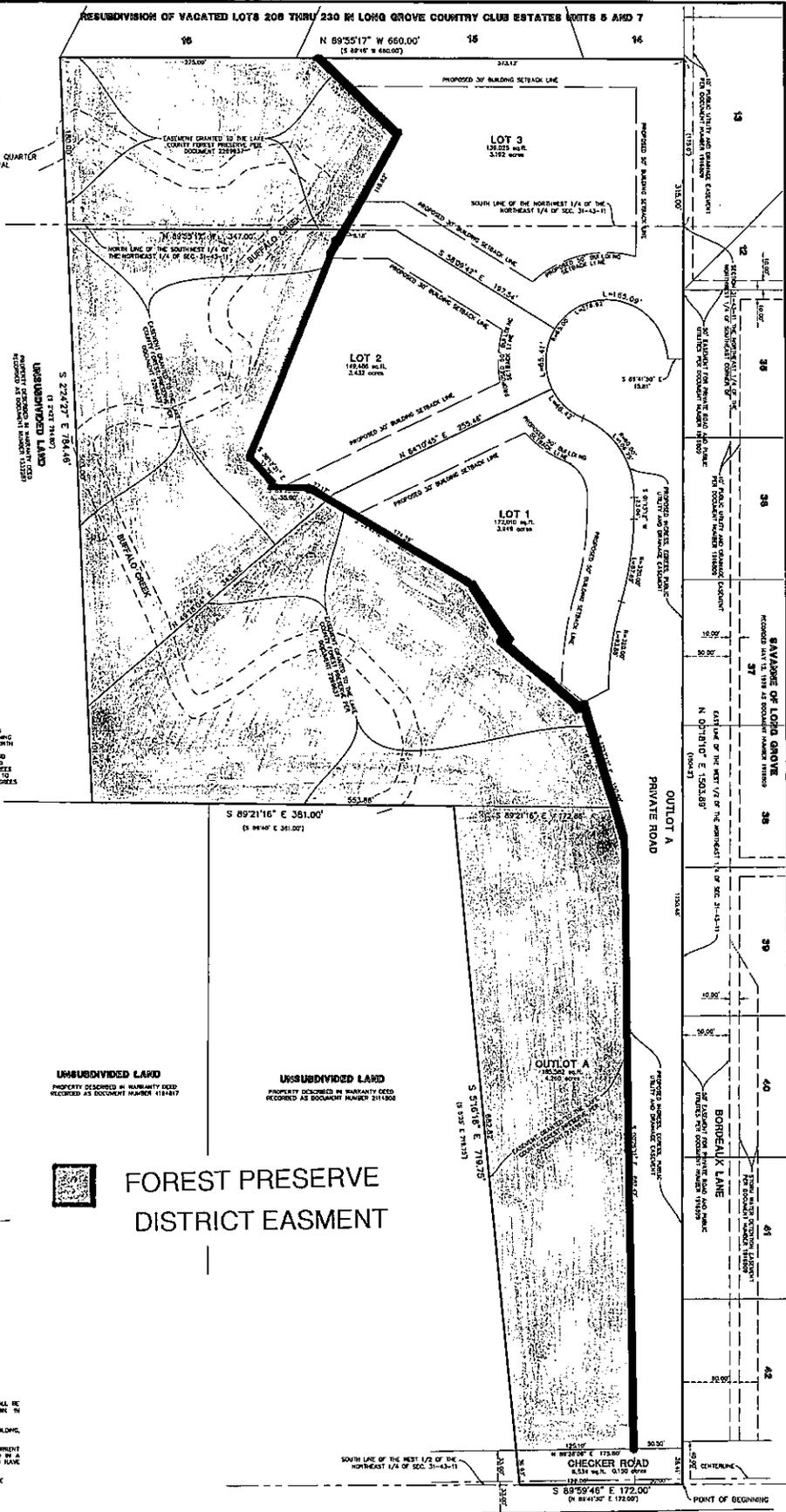
FOREST PRESERVE DISTRICT EASEMENT

VILLAGE PLAT DESIGNER CERTIFICATE
STATE OF ILLINOIS }
COUNTY OF LAKE } SS)
VILLAGE OF LONG GROVE)
APPROVED BY VILLAGE PLAT OFFICER THIS DAY OF _____ A.D. 20__)
VILLAGE PLAT OFFICER _____
PRINTED NAME _____

GENERAL NOTES:
1. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTS (FOR CITY) ARE RECORD OR DEED VALUES, NOT FIELD MEASUREMENTS.
2. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY INSTRUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
3. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, EASEMENTS, ETC. AND OTHER INSTRUMENTS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD HAVE NOT BEEN SHOWN.
4. THIS PLAT HEREON DRAWN WAS COMPILED FROM EXISTING PLATS AND RECORDS FOR THE PURPOSE INDICATED HEREON.

1899 CHECKER ROAD SUBDIVISION
VILLAGE OF LONG GROVE, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

220 Westchester Parkway, Suite 200, Lake Bluff, IL 60044
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

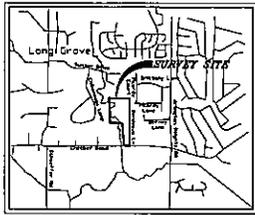


NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

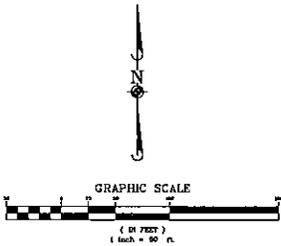
DRAWING P.L.N.
15-31-200-003

PRELIMINARY PLAT OF 1899 CHECKER ROAD SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.



LOCATION SKETCH
NOT TO SCALE



LEGAL DESCRIPTION

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID WEST HALF OF THE NORTHEAST QUARTER, THENCE NORTH ON THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER, CORNERED TO A POINT 175.00 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 31, THENCE SOUTH BY COURSE 49 DEGREES 15' 00" WEST, 175.00 FEET, THENCE SOUTH 12 DEGREES 44' 00" WEST, 164.80 FEET, THENCE SOUTH BY COURSE 40 DEGREES 40' 00" WEST, 350.00 FEET, THENCE SOUTH 5 DEGREES 30' 00" WEST, 175.00 FEET TO THE SOUTH LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER, THENCE NORTH BY COURSE 42 DEGREES 30' 00" EAST ALONG SAID SOUTH LINE 175.00 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

TABLE AREA

LOT	SQ FT	ACRES
LOT 1	172,010	3.949
LOT 2	149,456	3.432
LOT 3	138,235	3.162
OUTLOT A	185,582	4.260
CHECKER ROAD	6,534	0.150
TOTAL	652,837	14.983

OWNERS NAME AND ADDRESS

ORREN PICHKELL DESIGNERS & BUILDERS
101 WAUKEGAN ROAD, SUITE 900
LAKE BLUFF, IL 60044

UNSUBDIVIDED LAND

PROPERTY DESCRIBED IN WARRANTY DEED
RECORDED AS DOCUMENT NUMBER 0118187

UNSUBDIVIDED LAND

PROPERTY DESCRIBED IN WARRANTY DEED
RECORDED AS DOCUMENT NUMBER 2114309

VILLAGE PLAT OFFICER CERTIFICATE

STATE OF ILLINOIS } SS }
COUNTY OF LAKE }
VILLAGE OF LONG GROVE }

APPROVED BY VILLAGE PLAT OFFICER THIS DAY OF _____ A.D. 20__

VILLAGE PLAT OFFICER _____

PRINTED NAME _____

GENERAL NOTES

1. DIMENSIONS ARE MARKED IN FEET AND DECIMAL PLACES THEREOF, AND DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DIMENSIONS AND/OR BEARINGS SHOWN IN PARENTHESES () ARE EXCESSIVE OR DEFICIENT, NOT FIELD MEASUREMENTS.
2. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY ADJUSTMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
3. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE INDICATED BY A CLARIFYING TITLE REPORT, CASUALTY, EASEMENTS AND OTHER RESERVATIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD HAVE NOT BEEN SHOWN.
4. THIS PLAT HEREON DRAWN WAS COMPILED FROM EXISTING PLATS AND RECORDS FOR THE PURPOSE INDICATED HEREON.

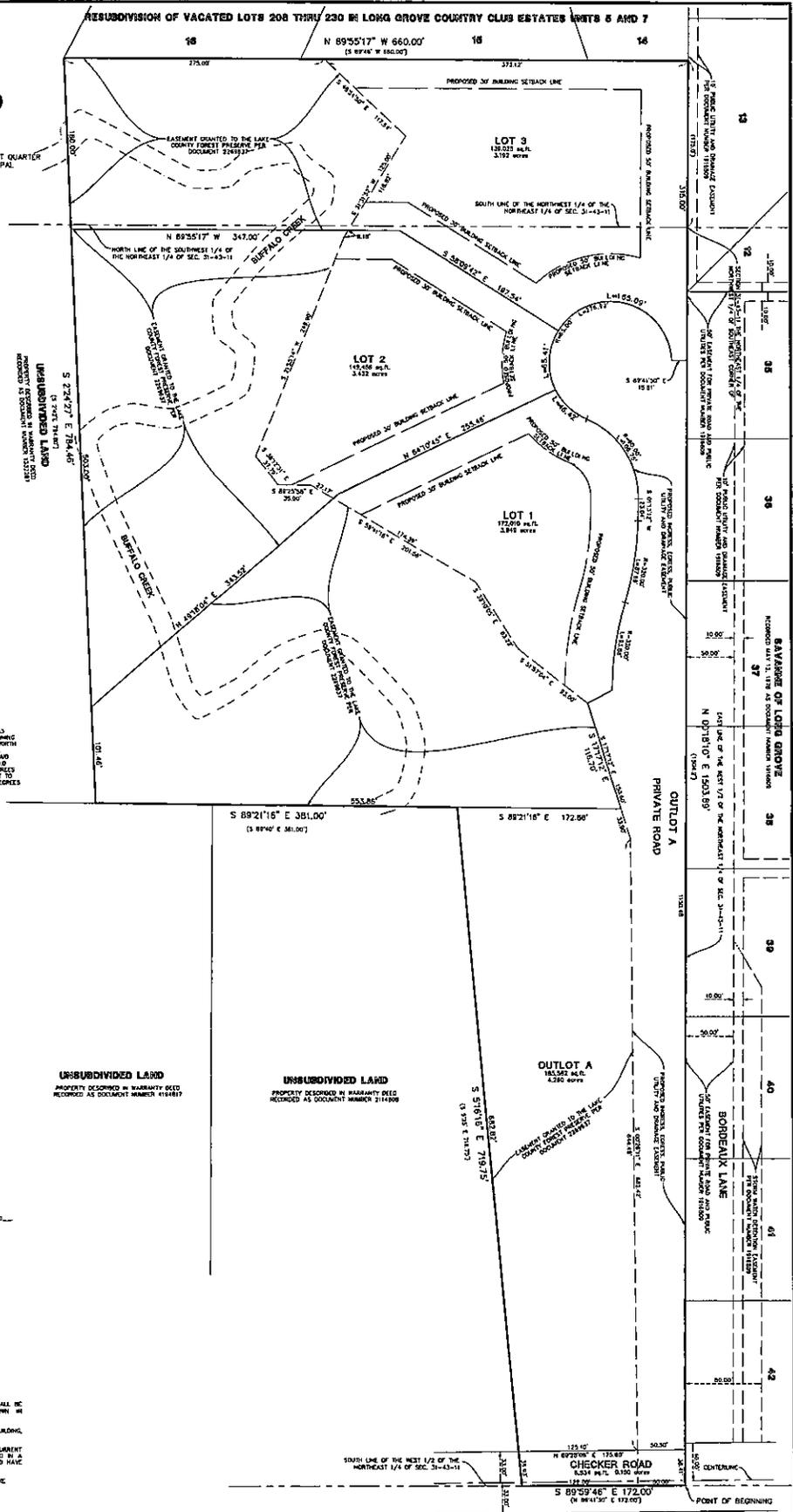
© 2009 MANHARD CONSULTING INC. ALL RIGHTS RESERVED

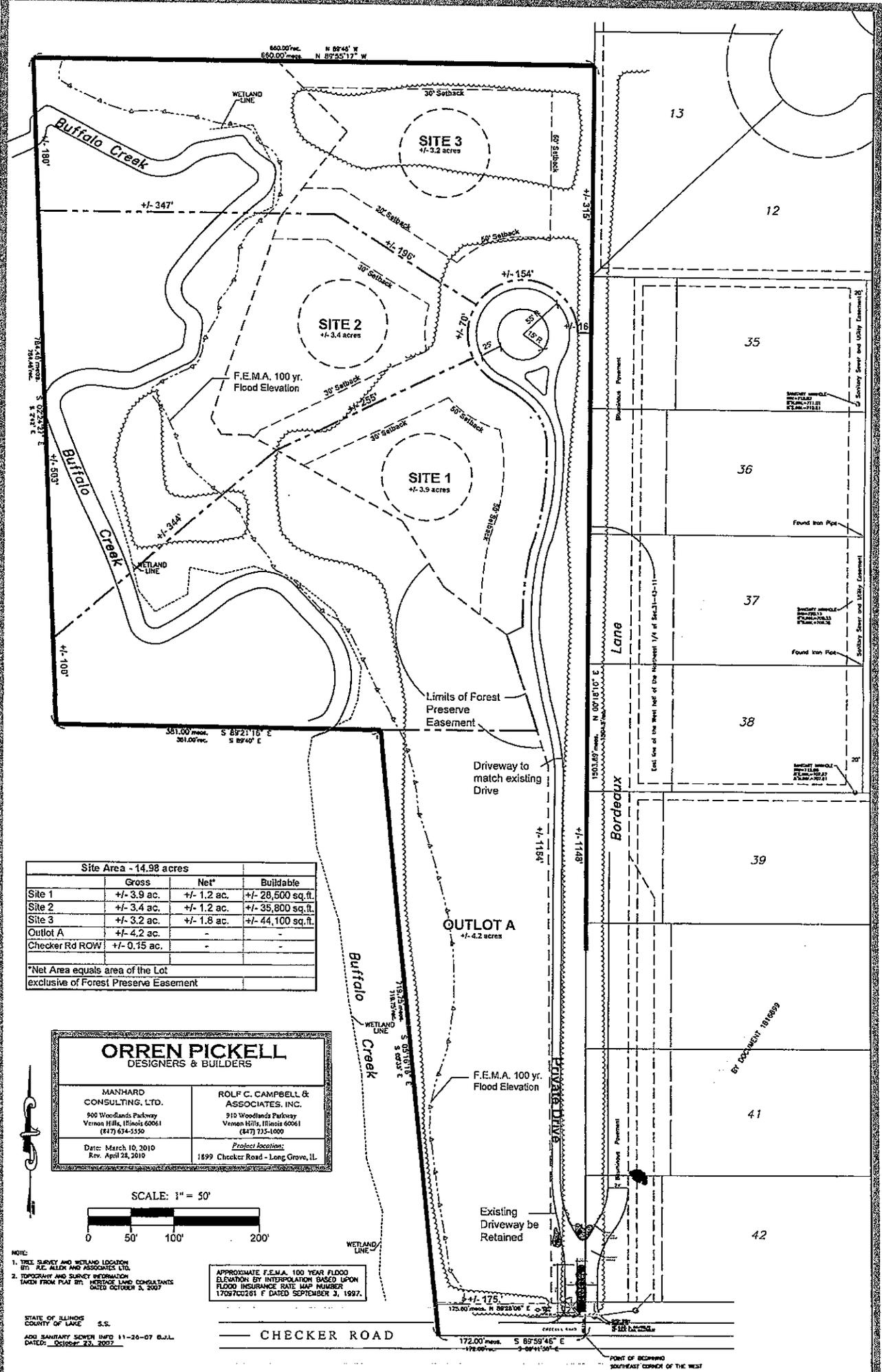
DATE	15-31-2009
BY	ORREN PICHKELL
FOR	ORREN PICHKELL DESIGNERS & BUILDERS
PROJECT	1899 CHECKER ROAD SUBDIVISION
LOCATION	VILLAGE OF LONG GROVE, ILLINOIS
DESCRIPTION	PRELIMINARY PLAT OF SUBDIVISION

1899 CHECKER ROAD SUBDIVISION
VILLAGE OF LONG GROVE, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION



NO.	DATE	REVISION



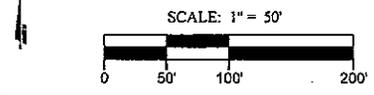


Site Area - 14.98 acres			
	Gross	Net*	Buildable
Site 1	+/- 3.9 ac.	+/- 1.2 ac.	+/- 28,600 sq. ft.
Site 2	+/- 3.4 ac.	+/- 1.2 ac.	+/- 35,800 sq. ft.
Site 3	+/- 3.2 ac.	+/- 1.8 ac.	+/- 44,100 sq. ft.
Outlot A	+/- 4.2 ac.	-	-
Checker Rd ROW	+/- 0.15 ac.	-	-

*Net Area equals area of the Lot exclusive of Forest Preserve Easement

ORREN PICKELL
DESIGNERS & BUILDERS

<p>MANHARD CONSULTING, LTD. 900 Woodlands Parkway Vernon Hills, Illinois 60061 (847) 634-3350</p>	<p>ROLF C. CAMPBELL & ASSOCIATES, INC. 910 Woodlands Parkway Vernon Hills, Illinois 60061 (847) 735-1000</p>
<p><i>Project Location:</i> 1899 Checker Road - Long Grove, IL</p>	
<p>Date: March 10, 2010 Rev: April 24, 2010</p>	



- NOTE:
1. TREE SURVEY AND WETLAND LOCATION BY: R.C. ALLER AND ASSOCIATES, LTD.
 2. TOPOGRAPHY AND SURVEY INFORMATION TAKEN FROM PLAT BY: HERSCHE LAND CONSULTANTS DATED OCTOBER 3, 2007

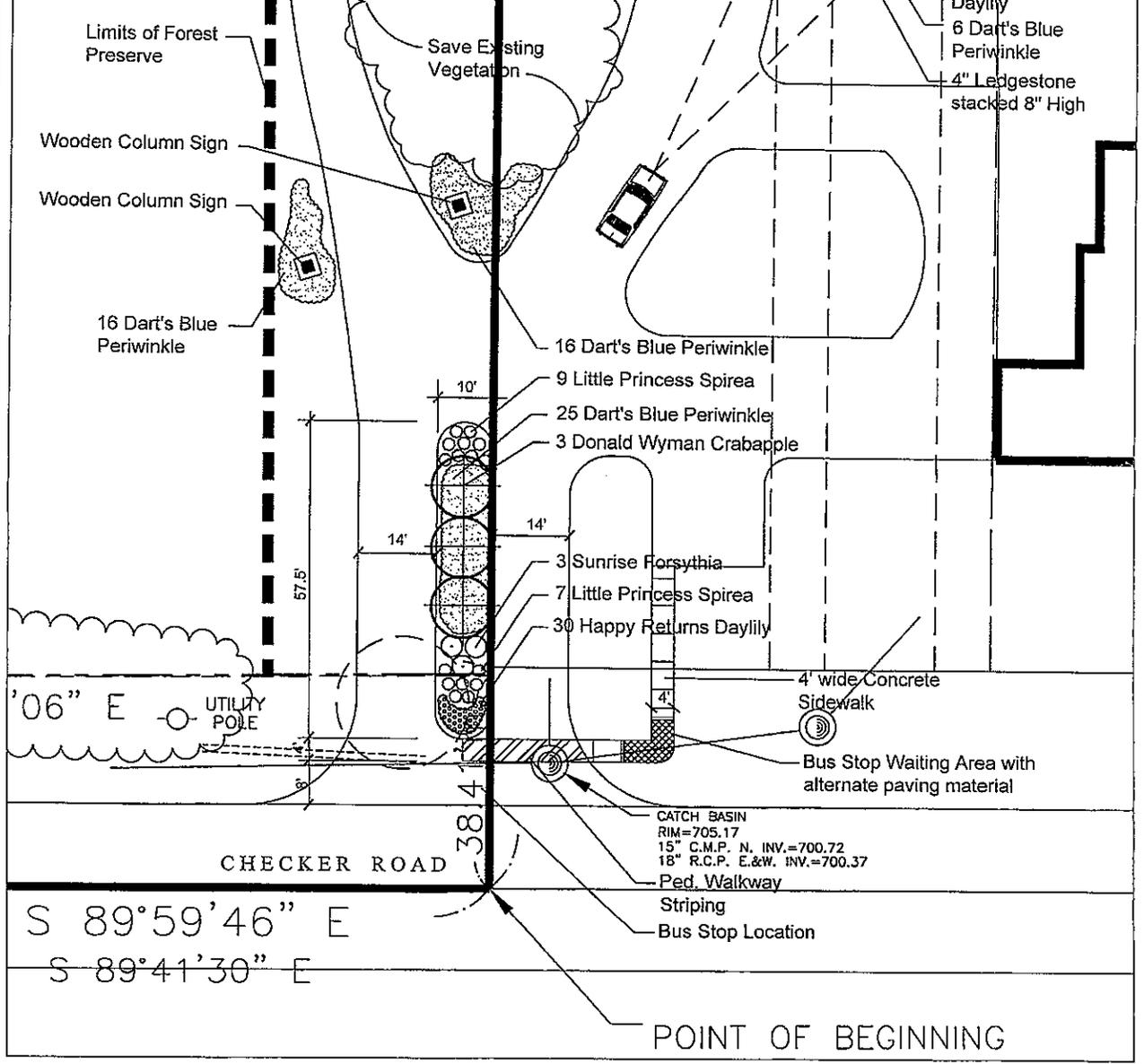
APPROXIMATE F.E.M.A. 100 YEAR FLOOD ELEVATION BY INTERPOLATION BASED UPON FLOOD INSURANCE RATE MAP NUMBER 17077C0201 F DATED SEPTEMBER 3, 1997.

STATE OF ILLINOIS
COUNTY OF LAKE S.S.
ADD SANITARY SEWER INFO 11-26-07 B.J.L.
DATED: October 23, 2007

CHECKER ROAD

POINT OF BEGINNING
SOUTHWEST CORNER OF THE WEST

Plant List					
Ornamental Trees					
Key	Botanic Name	Common Name	Size	Quantity	Condition
MDW	Malus 'Donald Wyman'	Donald Wyman Crabapple	6'	3	B&B
Deciduous Shrubs					
Key	Botanic Name	Common Name	Size	Quantity	Condition
FOS	Forsythia ovata 'Sunrise'	Sunrise Forsythia	3'	3	B&B
S.L.P.	Spiraea japonica 'Little Princess'	Little Princess Spirea	24"	22	Potted
Evergreen Shrubs					
Key	Botanic Name	Common Name	Size	Quantity	Condition
TOT	Thuja occidentalis 'Techny'	Techny Arborvitae	5'	6	B&B
Perennials / Groundcover					
Key	Botanic Name	Common Name	Size	Quantity	Condition
HHR	Hemerocallis 'Happy Returns'	Happy Returns Day Lily	1 Galon	50	24" O.C.
VMDB	Vinca minor 'Dart's Blue'	Dart's Blue Periwinkle	1 Ct	4	24x18 17" O.C.
Miscellaneous					
			Size	Quantity	
		3' Depth Leaf Compost or Fine Bark Mulch	CY	4	
		3' Depth Hardwood Bark Mulch	CY	2	



ORREN PICKELL
 DESIGNERS & BUILDERS
 101 Waukegan Road, Suite 900 Lake Bluff, IL 60044 (1-888-PICKELL)

MANHARD CONSULTING, LTD. 900 Woodlands Parkway Vernon Hills, Illinois 60061 (847) 634-5550	ROLF C. CAMPBELL & ASSOCIATES 910 Woodlands Parkway Vernon Hills, Illinois 60061 (847) 735-1000
Date: March 22, 2010	Project location: 1899 Checker Road - Long Grove, IL

NOTE:
 1. TREE SURVEY AND WETLAND LOCATION BY: R.E. ALLEN AND ASSOCIATES LTD.
 2. TOPOGRAPHY AND SURVEY INFORMATION TAKEN FROM PLAT BY: HERITAGE LAND CONSULTANTS DATED OCTOBER 5, 2007

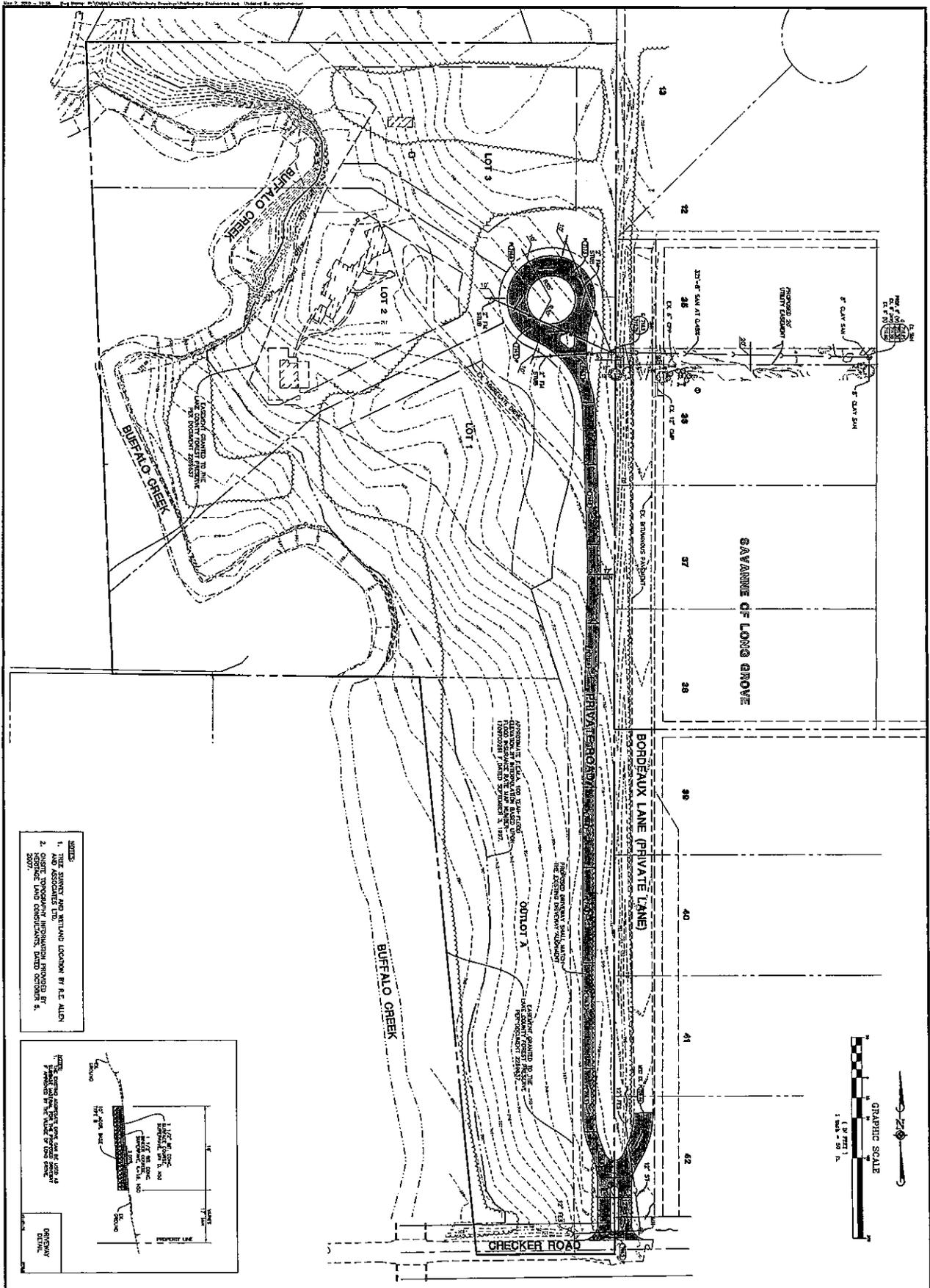
APPROXIMATE F.E.M.A. 100 YEAR FLOOD ELEVATION BY INTERPOLATION BASED UPON FLOOD INSURANCE RATE MAP NUMBER 17097C0261 F DATED SEPTEMBER 3, 1997.

STATE OF ILLINOIS COUNTY OF LAKE S.S.
 ADD SANITARY SEWER INFO 11-26-07 B.J.L.
 DATED: October 23, 2007

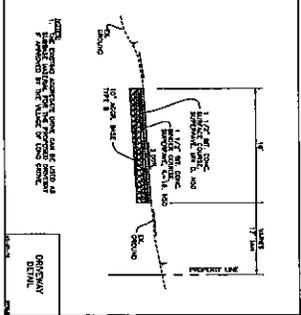
- NOTE:
- Salt Tolerant Material
 - Four Season Color
 - Spring Bulbs

Original Scale: 1" = 20'

Date: March 22, 2010
 Revisions: April 28, 2010



- NOTES**
1. THIS SURVEY AND RELATED LOCATIONS BY R.E. ALLEN
 2. AND APPROVED FOR REVISIONS PROVIDED BY
 3. RESPECTIVE LAND CONDUCTORS, DATED OCTOBER 5,
 4. 2007.



DATE	DESCRIPTION
10/5/07	PRELIMINARY ENGINEERING PLAN
10/15/07	REVISIONS PROVIDED BY RESPECTIVE LAND CONDUCTORS
10/22/07	FINAL ENGINEERING PLAN

1899 CHECKER ROAD SUBDIVISION
 VILLAGE OF LONG GROVE, ILLINOIS
 PRELIMINARY ENGINEERING PLAN

Manhard CONSULTING LTD
 750 West 9th Street, Toronto, Ontario M5G 1S7
 Tel: (416) 593-1111 Fax: (416) 593-1112
 Email: info@manhard.com
 Services: Surveying • Utility Design • Water Resources • Water & Wastewater Engineering
 Construction Management • Environmental Sciences • Landscape Architecture • Planning

NO.	DESCRIPTION
1	1899 CHECKER ROAD SUBDIVISION
2	VILLAGE OF LONG GROVE, ILLINOIS
3	PRELIMINARY ENGINEERING PLAN

James Hogue

From: les powell [les.powell@oracle.com]
Sent: Monday, May 24, 2010 4:16 PM
To: JDebaker@pickellbuilders.com
Cc: Fredpulsar@aol.com; OPickell@pickellbuilders.com; James Hogue
Subject: Re: 6/1/10 Village meeting

Hi Jason,

Thank you for the email. Can we meet in person asap to refine proposal. I would be happy to meet you at your office.

I will be out of town next week and unable to attend the public hearing.

I'm surprised by your email as I previously communicated our concerns via email to both the village and Rolf Campbell on 3/23 and 4/26.

And at the meeting we clearing requested detailed drawings as no one could accurately state exact location of new road.

Historically. The village were grossly negligent in protecting our property rights during construction next door at Temple Chai, which resulted in our privacy being reduced, as we are now surrounded by Temple Lane (East), Checker Road (South) and Bordeaux lane (West). And as we are in a 'scenic corridor', so options to correct issues have been limited and resisted by the village.

The new 'boulevard' and 'intersection in front of our home (on Bordeaux lane) potentially, again, could impact our privacy negatively. And again I'm surprised by your statement that the village (or is it the planning committee) 'prefers' a boulevard type entrance? This has never been communicated.

Following are some concerns.

- Retaining and using our circular driveway to exit our property. This has always been a problem because of the hill/slope, especially in winter. We need to explore options closer to original proposal.
- We would prefer entrance to our property to be off Bordeaux lane, after the turn/fork (and not on the Boulevard)
- Reservations about an 'intersection' in front of our home. This intersection + retaining the circular driveway will result in the front of our house becoming a eyesore with intermittent and stop/start traffic as cars stop and start to allow turning and crossing traffic. And our circular drive will probably be used constantly for turning traffic that miss the turn to the new development.
- "Boulevard" and resultant new width of new road (14+10+14= 38' versus 26') encroaches on our privacy. Can the entire road be moved further west. And the intersection perhaps moved a little north. We and neighbors still prefer a right turn onto Bordeaux versus a fork.
- Current plan provides us less privacy than we presently enjoy. What material would be used in the 10 feet separating us from the boulevard? And could the existing big trees somehow be retained? All shade in front of our house will be destroyed.
- In talking with some of my neighbors, they also don't support the plan as presented. In addition to my comments above: my immediate neighbors would need something other than plants/tress to ward off the headlights of cars turning into our road.. a country style stone wall was suggested.

Regards, Les Powell (847-323-3817)

On 5/24/2010 3:09 PM, JDebaker@pickellbuilders.com wrote:

Mr. Les Powell,

Your most recent comments and concerns were forwarded on to us from the Village of Long Grove. We wanted to reach out to you personally as we previously did at our meeting on 3/22/10 to better understand your concerns regarding the entry to both of our properties. It is our intention to be the best neighbors we can be to all surrounding properties. At our meeting on 3/22/10, it was our understanding that outside of a few minor issues such as directional glare of car lights and a safe area for children to get on the bus, that everyone in attendance was in support of our proposal.

From the recent forwarded email, it is our understanding that you are not in support of this direction. We would like to know more specifically what your concerns are so we can make efforts to try and accommodate them. Hopefully, you also understand that we are trying to appease the village and their preferences towards a boulevard entrance along with our own preferences towards entering our property. We are more than willing to work with everyone to find the common solution that everyone appreciates and accepts, but we also want to insure that this solution is fair to all as well.

If you could please detail your reasons for not being in support of our proposal, we can hopefully create a dialogue that can result in a solution that all parties are in favor of.

Thanks,

Jason DeBaker

Managing Principal

Orren Pickell Design Group, Inc

(847) 572-5200

(847) 457-3128-fax

ORACLE

Les Powell | Project Director

Phone: +1 8473233817 | Mobile: +1 8473233817

Oracle TUGBU North America



| Oracle is committed to developing practices and products that help protect the environment

May 20, 1010

Village of Long Grove
3110 RFD
Long Grove, IL 60047

FAX 847-634-9408

Attn: James M Hogue
Village Planner

RE: ORREN PICKELL DEVELOPMENT PLANS

Dear Mr. Hogue:

I am the original owner of lot #36 1692 RFD on Bordeaux Lane. I purchased my home on 2/7/1979. It is my understanding that Mr Pickell wishes to develop the property directly west across from our street.

I have seen the plans and have some serious issues regarding the plans.

It appears the plan shows a sewage line going through my property and Lot # 35. Since I have lived here since 1979 I have never had any flooding problems in my back yard until about 15 years ago. Unfortunately, I have had one problem after another since then.

Unknown to me, the prior owner of lot 35 was having flooding problems and put in some sort of drainage pipe on his property. That is when all of the trouble started. I am not sure what was done or if it was done improperly.

Now, when we get a huge rain (like last week) all of the flooding from lot 35 and the Canady farm flows into my back yard and all of the dirt, debris and ground cover flows into my back yard and my swimming pool. It is like a lake at least 3 feet deep. I have river rock on all of my planting beds so it is not coming from my yard.

I can not even begin to tell you how many thousands of dollars I have spent draining and cleaning my pool as well as protecting my basement whenever a huge rainstorm occurs.

I have mentioned it to Mr Canady (who owns Lot #35) but he has done nothing about it. I am concerned if a sewage pipe was put in the problem would only get worse. God forbid the sewage should back up into my pool.

This issue must be addressed by the Village before any plans are agreed to.

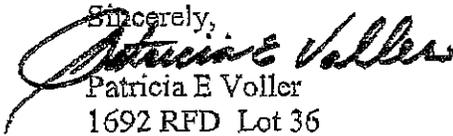
When I first bought my home I purposely bought it knowing that we would be on a private drive and owned by all 8 home owners on the block. All of the previous and current homeowners have spent thousands of dollars maintaining the road, snow-plowing etc.

It is my understanding that my property extends between 15 to 20 feet west of the end of Bordeaux Lane. Can you please clarify how many feet it is. I do not want any of my trees cut down on the west side of Bordeaux Lane by my home nor do I want any of my tree roots disturbed to cause my trees to die IF this construction should take place. I love the privacy and would not want to disturb that.

The new entrance proposed seems strange to me. What if someone going into the new development makes an error and turns right instead of left and ends up on Bordeaux Lane. Now they have to turn around. Where do they turn around? We have children on this Lane and VERY LITTLE traffic.

I would hope you will address all of these issues and respond to me. I am not sure that I will be able to be able to attend the meeting because I fractured my leg and I am not sure I will be up to it.

Sincerely,



Patricia E Voller
1692 RFD Lot 36
Long Grove, IL 60047

CC Jason DeBaker
Orren Pickell Designers

Fax - 847-572-5299



April 27, 2010

To: Village of Long Grove
Plan Commission Zoning Board of Appeals
3110 Old McHenry Road
Long Grove, IL 60047

Re: 1889 Checker Road
Supplemental Application Information for Variation

We are proposing to develop the property at 1899 Checker Road into 3 individual residential properties. Of the 15 acres of total property over 10 and a half will be open green space comprised of lush native landscape and Buffalo creek. To make this possible we are requesting two variances. The first is to reduce the required front yard setback of 75 feet to 50 feet. The second is to reduce the required side yard setback of 40 feet to 30 feet. This is a variation from Long Grove's Village Code Section 5-3-12: Bulk, Space, and Yard Requirements.

The primary characteristic of these sites, which necessitates the reduced yard setbacks, is the substantial easement for the Forest Preserve. A large portion of the rear yards on each of the three lots is covered by this easement, requiring the homes to be located a bit closer to the street. We feel that this variation is the minimum required to allow for a serviceable lot.

Based on the General Standards of the Code section 5-11-15 subsection F, we feel that the proposed setback variations are necessary to allow for a reasonable building area as a result of the Forest Preserve Easement. Furthermore, we believe these variations are in line with the character of the locality, and Long Grove in general. Although each lot is in excess of 3 acres, the actual lot area exclusive of the easement is comparable to the Village's R-3 district that allows for a 50-foot front yard setback and a 30-foot side yard setback.

Additionally, we can see that the Supplemental Standards of the Code section 5-11-15 subsection F further support these variations. The physical surroundings of the site, namely the forest and creek protected by the Forest Preserve easement and maintained by the private homeowners, create this unique hardship. The variances are being requested in an effort to most effectively utilize & protect the existing features of the property while allowing for the by-right building opportunities. In addition, the existing condition that has prompted this request was not created by anyone personally involved in the property. Because the three lots receiving the variances are secluded it would not be detrimental to the neighborhood to grant such variances. Lastly, due to the overall property sizes the proposed variations will not impair light, air, public safety, or the neighboring property values. It is more likely the development of a vacant property with abandoned structures will improve all of these conditions.

We believe that this plan, with the proposed variances, has advantages for both future homeowners and the community. The Forest Preserve easement is maintained, the lots will have reasonable building envelopes, the unsightly existing structures and miscellaneous farm equipment will be removed and the site cleaned up. Additionally, the proposed variations still result in a 50-foot front yard setback and 30-foot side yard setback. These distances are allowed in R-3 districts and are not an uncommon condition. Therefore the properties will still be in line with the comprehensive plan & map of the Village of Long Grove.



1889 Checker Road

	Lot Area
Existing Single Lot	Acres 14.98

	Acres	Square Feet
Proposed Site #1	3.9	169,884
Proposed Site #2	3.4	148,104
Proposed Site #3	3.2	139,392

Bulk, Space, & Yard Requirements									
	Zoning	Maximum Building Height	Required Front Yard Setback	Proposed Front Yard Setback	Required Side Yard Setback	Proposed Side Yard Setback	Required & Proposed Rear Yard Setback	Maximum Gross Floor Area	Maximum Impervious Surface Coverage
Site #1	R-2	35 feet	75 feet	50 feet	40 feet	30 feet	40 feet	11,862.49	40%
Site #2	R-2	35 feet	75 feet	50 feet	40 feet	30 feet	40 feet	11,383.33	40%
Site #3	R-2	35 feet	75 feet	50 feet	40 feet	30 feet	40 feet	11,191.66	40%



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:** ORREN PICKELL DESIGNERS & BUILDERS
Address: 101 WAUKEGAN ROAD, SUITE 900, LAKE BLUFF, IL 60044
Telephone Number: 847-572-5200 **E-mail Address:** _____
Fax number: 847-457-3128
Applicant's Interest in Property: DEVELOP 3 RESIDENTIAL PROPERTIES

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

Name: ORREN PICKELL HOMES, LLC
Address: 101 WAUKEGAN ROAD, SUITE 900, LAKE BLUFF, IL 60044
Telephone Number: 847-572-5200 **E-mail Address:** _____
Fax number: 847-457-3128

1.3 **Property.**

Address of Property: 1889 CHECKER ROAD
Legal Description: Please attach **Parcel Index Number(s):** 15-31-200-003
Present Zoning Classification R-2 **Size of Property (in acres)** 14.98
Has any zoning reclassification, variation, or special use permit/PUD been granted for the Property?
Yes: _____ **No:** X
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 X 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> R-2 RESIDENTIAL </u>	<u> RESIDENTIAL </u>
South:	<u> E & OS </u>	<u> VACANT & OPEN SPACE </u>
East:	<u> R-2 PUD </u>	<u> RESIDENTIAL </u>
West:	<u> R-2 RESIDENTIAL </u>	<u> RESIDENTIAL </u>

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).

- | | |
|--|---|
| <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: MANHARD CONSULTING Name: _____

Professional: ENGINEER Professional: _____

Address: 900 WOODLANDS PKWY, VERNON HILLS Address: _____
IL, 60061

Telephone: 847-634-5550 Telephone: _____

E-mail: G.HORETS@manhard.com E-mail: _____

Name: ROUF CAMPBELL & ASSOC. INC. Name: _____

Professional: ENGINEER Professional: _____

Address: 910 WOODLANDS PKWY, Address: _____
VERNON HILLS, IL 60061

Telephone: 847-735-1000 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.

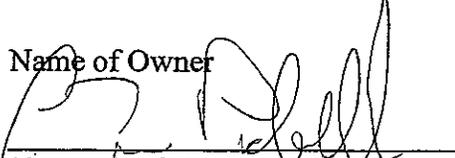
Summary Denial With or Without Hearing. Any such second Application may be denied by the building superintendent summarily, and without hearing, on a finding that no grounds appear that warrant a new hearing. In any case where such Application is set for hearing, the owner shall be required to establish 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.

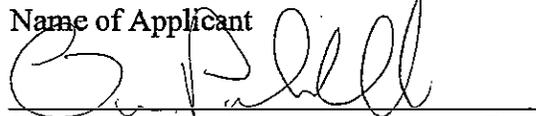
Exception. Whether or not new grounds are stated, any such second Application filed more than two years after the final denial of a prior Application shall be heard on the merits as though no prior Application had been filed. The Applicant or Owner shall, however, be required to place in the record all 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).

- Fully completed Application with applicable supplementary information
- Non-refundable Filing Fee. Amount: \$ 1,000
- Planning Filing Fees. Amount: \$ 150
- Minimum Professional Fee/deposit Escrow. Amount \$ 5,000

- 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 _____

Legal Notice

VILLAGE OF LONG GROVE, ILLINOIS
CONSIDERATION OF A REQUEST FOR VARIATIONS OF THE FRONT AND SIDE YARD SETBACKS WITHIN THE R-2 DISTRICT FOR A PROPOSED THREE LOT SUBDIVISION AND RELIEF NECESSARY AND/OR APPROPRIATE UNDER THE VILLAGE CODE TO ALLOW SUCH SUBDIVISION OF PROPERTY CURRENTLY ZONED UNDER THE R-2 DISTRICT CLASSIFICATION WITHIN THE VILLAGE OF LONG GROVE, ILLINOIS.

PUBLIC NOTICE IS HEREBY GIVEN that on Tuesday, June 1, 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 petition for variations of the front and side yard setback requirements for a proposed three lot subdivision and for additional relief necessary and/or appropriate under the village code to allow for subdivision of property to be known as the 1899 Checker Road Subdivision. No reclassification of property is requested. The subject property is legally described as follows:

That part of the west half of the northeast quarter of Section 31, Township 43 North, Range 11 East of the Third Principal Meridian, described as follows: Beginning at the Southeast Corner of said west half of the northeast quarter; thence north on the east line of said west half of the northeast quarter, 1504.20 feet to a point 175.0 feet north of the southeast corner of the northwest quarter of said northeast quarter of Section 31; thence south 89 degrees, 46 minutes west, 660 feet; thence south 2 degrees, 42 minutes East, 784.80 feet; thence south 89 degrees, 40 minutes East, 381.0 feet; thence south 5 degrees, 35 minutes East, 719.75 feet to the South line of said West half of the Northeast quarter; thence north 89 degrees, 41 minutes, 30 seconds east along said South line 172 feet to the point of beginning in Lake County Illinois.

Commonly known as: 1899 RFD & vacant property on the north side of Checker Road

PIN: 15-31-200-003

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 reserve the rights to continue the hearing to a later date and time should that become necessary.

James M. Hogue, Village Planner
Village of Long Grove

Published in Daily Herald May 14, 2010 (4212674)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

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 May 14, 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.

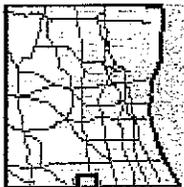
PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Holly Bratanick
Authorized Agent

Control # 4212674



Advance Identification Wetlands (ADID) in Lake County, Illinois



LakeCounty
Geographic Information System

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

Map Printed on 5/25/2010



-  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.

Locations of Mapped FEMA Floodplains in Lake County, Illinois



Lake County
Geographic Information System

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

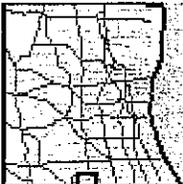
Map Printed on 5/25/2010

N

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 5/25/2010

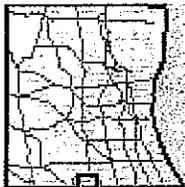
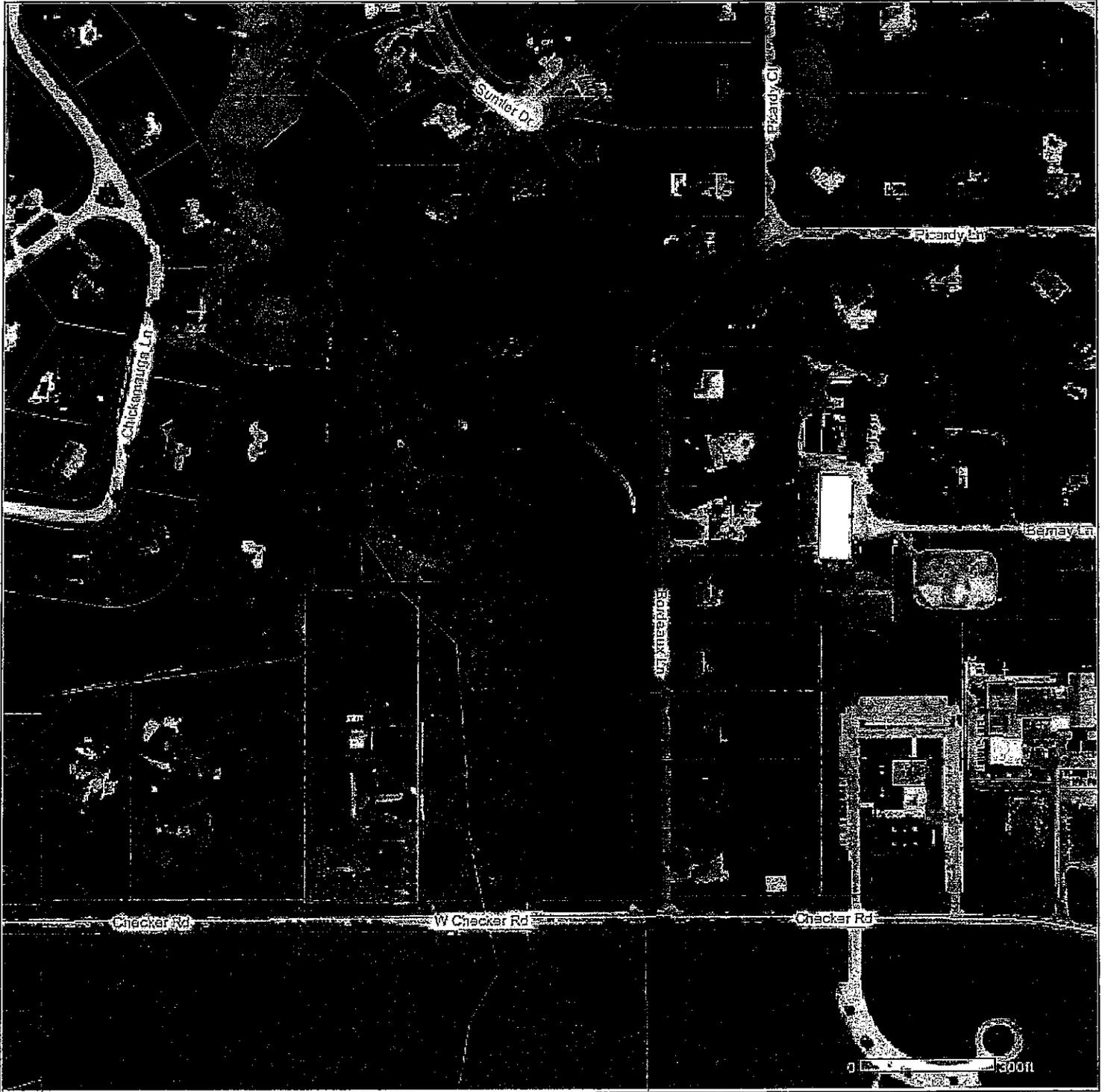


-  Wetlands
-  2008 Aerial Photography
-  Major Roads
-  Railroads
-  Major Water
-  Parcels

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.

Lake County, Flood of Record



Lake County
Geographic Information System

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

Map Printed on 5/25/2010

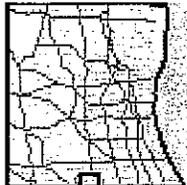


-  Flood of Record
-  2008 Aerial Photography
-  Major Roads
-  Railroads
-  Parcels

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 5/25/2010

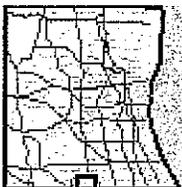


-  Topography
-  2008 Aerial Photography
-  Major Roads
-  Railroads
-  Parcels

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 5/25/2010



- 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.

8-3-2: SANITARY SEWER USED ONLY WHEN NECESSARY:

- (A) Individual Sewage Disposal System Preferred: Individual sewage disposal systems (septic field systems) are preferred for all residential uses. Sanitary sewers should only be utilized when they are necessary from a health and welfare standpoint, as reflected in the village's comprehensive plan and subject to the standards set forth in subsection (B) of this section. In addition, community cluster on site wastewater systems should also be considered in lieu of a sanitary sewer system where practicable.
- (B) Standards And Conditions For Sanitary Sewer Connections: No lot in the village shall connect to any sanitary sewer system unless and until the village board has approved such connection, in its sole discretion. In addition, no such connection shall be approved unless the applicant complies with each of the following standards and conditions:
1. Application: The applicant shall submit in writing to the village his or her request for approval of connection to a sanitary sewer system. The request shall include, at a minimum, the following information and submittals:
 - (a) A narrative that addresses the following: 1) the reasons for the applicant's request for village approval of the proposed sanitary sewer connection; 2) that the request meets the standards contained in subsection (B)2 of this section; and 3) the ecological advantages of utilization of the sanitary sewer system.
 - (b) Plans for the proposed sanitary sewer connection.
 - (c) Plans for the protection of existing vegetation on the lot.
 - (d) An escrow deposit to reimburse the village for all expenses incurred in processing the applicant's request, including, without limitation, village legal and engineering consultant expenses. The amount of the escrow deposit shall be determined by the village manager.
 - (e) A survey of the area surrounding the lot for which application for sanitary sewer connection has been submitted for a determination by the village as to the general need for sewer services in that area.
 2. Standards: No application for connection to a sanitary sewer system shall be approved by the village board unless the applicant has demonstrated to the village board's satisfaction that such connection is necessary for the public health and welfare. Evidence that the connection is intended for the applicant's convenience, to increase the value of property, or to increase the zoning density of the lot inconsistent with the village's zoning regulations or the village's comprehensive plan shall not be considered as proper evidence under this subsection (B)2. In addition, the following specific standards shall apply:
 - (a) Commercial Uses: For new commercial uses on lots zoned for the proposed commercial use and designated on the comprehensive plan for such commercial use, sanitary sewer connections may be permitted if the applicant can demonstrate that the proposed use cannot be reasonably served by an individual sewage disposal system. For existing commercial uses, a connection may be permitted if the applicant demonstrates that there is no reasonably practical alternative, such as a complete failure of the individual sewage disposal system where replacement of the system is impossible or not reasonably practical.
 - (b) Residential Uses: Sanitary sewer connections for residential uses shall only be permitted in the following two (2) circumstances: 1) where there is no other reasonably practical alternative, such as a complete failure of the individual sewage disposal system where replacement of the system is impossible or not reasonably practical or 2) if the applicant demonstrates to the satisfaction of the village board that a connection would yield significant ecological benefits and all other practical options have been explored and determined by the village board to be nonviable. If a particular geographic area generally qualifies under the first circumstance above, a special service area or special assessment may be established to provide a vehicle to fund the sewer infrastructure and sewer connections. In those cases where the village board finds that the second circumstance is met, the applicant may be required to grant appropriate easements to safeguard and preserve the ecological benefits on the lot.
 3. Conditions To Connection: If the village board approves the request for a sanitary sewer connection, the following conditions shall apply:
 - (a) Sanitary Sewer System Of Other Governmental Entity: Each proposed connection to a sanitary sewer system operated in whole or in part by another governmental entity shall be consistent with the terms and conditions contained in any intergovernmental agreement between the village and such governmental entity, including, without limitation, Lake County and the village of Kildeer. In addition, all requirements of connection to such system shall be satisfied.
 - (b) Connection Fee: Prior to the connection of any lot to a sanitary sewer system, the applicant shall pay a connection fee to the village in the amount determined by the village engineer and approved by the village board.
 - (c) Fees And Costs: The applicant shall be responsible for paying all fees and costs related to the sanitary sewer connection, including, without limitation, any connection fees or costs imposed by another governmental body. In addition, prior to the connection of any lot to a sanitary sewer system, the applicant shall reimburse the village for all of its expenses incurred in processing the applicant's request, including, without limitation, village legal and engineering consultant expenses.
 - (d) Easement: In the event that the village board finds that a particular geographic area will generally qualify for sanitary sewer service, the village board may condition connection on the granting of appropriate easements to permit the further extension of utilities.
 - (e) Declaration Of Covenants: Prior to the connection of any lot to a sanitary sewer system, the applicant shall execute and deliver to the village for recordation a declaration of covenants running with the land, in a form approved by the village attorney, that prohibits any development, subdivision, or use of the lot that is not consistent with the village's zoning and subdivision regulations applicable to the lot at the time of connection.
 4. Existing Individual Sewage Disposal System: Any individual sewage disposal system shall be abandoned and disposed of as required by the village engineer. If the village engineer finds that an existing individual sewage disposal system poses a serious health concern, the village engineer may require the applicant to abandon and dispose of the individual sewage disposal system prior to being issued a permit for a proposed sanitary sewer connection. (Ord. 2007-O-01, 1-23-2007)