

**VILLAGE OF LONG GROVE
RESOLUTION NO. 2020-R-27**

**A RESOLUTION GRANTING A WAIVER FROM THE PUBLIC NOTICE REQUIREMENT &
120-DAY WAITING PERIOD FOR ISSUANCE OF A DEMOLITION PERMIT
(3853 Ridgewood Lane)**

WHEREAS, pursuant to Section 105.8 of the Long Grove Building Code, no demolition permit shall be issued 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, the owner of the property located at 3853 Ridgewood 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 pursuant to Section 105.8 of the Building Code; 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 subject to the terms of this Resolution;

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 105.8 of the Long Grove Building Code conditioned upon payment of all outstanding reimbursable expenses related to the issuance of the requested demolition permit for the Property.

Section 3: 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 14th day of July, 2020.

AYES: Trustees:.

NAYS: None.

ABSENT: None.

APPROVED this 14th day of July, 2020.

ATTEST:

Bill Jacob, Village President

Amy Gayton, Village Clerk

June 18, 2020

Village of Long Grove
Board of Trustees
3110 Old McHenry Rd
Long Grove, IL 60047

On behalf of the Board of Commissioners of the Long Grove Park District (LGPD), I am writing to request a waiver of the 120-day waiting period to issue a demolition permit for an LGPD-owned residential building and greenhouse at 3853 Ridgewood Lane. We are also requesting a waiver of the ComEd & Nicor disconnection letters, plus the Health Department well & septic permits **at the time of application submission**. All four documents will be submitted prior to permit issuance.

Background: This property was occupied by Barbara Turner until her passing. Barbara's daughter is planning an Estate Sale for Barbara's personal belongings. The Estate Sale company is unable to hold the Sale until mid-late August due to the COVID-19 pandemic. This means that we cannot disconnect electricity, gas, water or septic until after late August. Therefore, we cannot obtain disconnection letters and permits until shortly before that time. Again, all four documents will be obtained and submitted prior to permit issuance.

After demolition, the land where the house currently stands will be restored back to nature. LGPD plans to seed a four-inch-thick layer of fresh topsoil with native and prairie plants that are compatible with the adjacent Reed-Turner Woodland and compatible with the existing native plants that already grow immediately adjacent to the house. Because it is not appropriate to plant grass in this protected natural area, we are also requesting a waiver of the requirement to plant grass seed and install an erosion control blanket after demolition.

LGPD desires to demolish this house as soon as possible after the conclusion of the mid-late August Estate Sale. This is the reason for requesting a waiver of the 120 day waiting period. There are a couple of factors. First, the house is located in a very secluded area. We are concerned about potential break-ins, vandalism or illegal activity in or around the vacant house. Second, we are much more likely to obtain fill for the basement cavity at no charge if we demolish the house during the summer construction season. An Autumn or Winter demolition may incur an expense of several thousand dollars for the fill. LGPD is a non-taxing volunteer-led organization with a small budget. We would strongly prefer to invest these thousands of dollars in preserving and maintaining open lands and parks instead of spending them on fill that would otherwise be free of charge.

Here is some additional background information about the decision to demolish the house: LGPD conducted a detailed study of (a) the potential options for the future use of the house; (b) the current conditions of the house; (c) the scope of required remedial work; and (d) a budget for costs of remedial work. We concluded that there are many known concerns and several unknowns with regard to the condition and adequacy of the house. Substantial portions of the house are marginally functional, at best. Substantial infrastructure and utility replacement are required. The remedial work that is necessary would be quite significant and would reasonably be expected to exceed the market value of the house. On the other hand, the cost of demolition will be less than 10% of the cost of remediation. In light of these facts, it is neither practical nor wise to remediate this house.

Barbara donated several items of historical significance to The Long Grove Historical Society during the last years of her life. The Historical Society recently advised LGPD that they believe the house no longer contains items of historical value. We will notify the Historical Society if we find anything of potential historical significance while we clean out the house.

Thank you for considering these requests. Please contact me if you require any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Kent Tinucci", with a horizontal line extending to the right.

Kent Tinucci
President
Long Grove Park District
3849 Old McHenry Rd
Long Grove, IL 60047

Project address: 3853 RIDGE WOOD LN.

Applicant's Checklist for Building Permit Application

The following items are required at the time of application submittal.

Check (✓) or indicate N/A for all items listed below and initial here: SC.

Incomplete application packets will not be accepted.

Additional items may be requested at time of plan review.

Please make all checks payable to the Village of Long Grove.

Demolition of Principal Building	Demolition of Accessory Structure Only	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Building permit application , completed and signed by property owner.
<input checked="" type="checkbox"/> \$50	<input type="checkbox"/> \$50	Application fee, non-refundable. Complete permit fees will be calculated at the time of plan review and balance will be due upon completion of the final review. For a schedule of fees, refer to Village Building and Zoning Code, Title 12: Fees and Costs.
<input checked="" type="checkbox"/> \$1500	<input type="checkbox"/> \$1500	Security deposit , refundable.
<input checked="" type="checkbox"/> 6 sets	<input type="checkbox"/> 4 sets	Current Plat of Survey clearly indicating all structures proposed for demolition. <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Submit Total Disturbed Area Calculation. <i>ATTACHED.. VILLAGE ALSO HAS A COPY BECAUSE IT WAS PREVIOUSLY OWNED BY THE VILLAGE</i> If the Total Disturbed Area exceeds 5,000 sq. ft.: <ul style="list-style-type: none"> <input type="checkbox"/> Submit a completed Stormwater Permit Application <input type="checkbox"/> Submit an Engineering Filing Fee of \$275; Complete engineering review and inspection fees shall be calculated at the time of engineering review in accordance with Village Code and the Watershed Development Ordinance; balance is due upon completion of final review.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Written official documentation confirming the following: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Where the debris is being hauled to <input type="checkbox"/> Electric service disconnection (ComEd letter) <i>-(SEE WAIVER REQUEST)</i> <input type="checkbox"/> Gas service disconnection (NICOR or NIGas letter) <i>✓</i> <input type="checkbox"/> If property has private water well: Lake County Health Dept. permit for well capping <i>(SEE WAIVER REQUEST)</i> <input type="checkbox"/> If property has septic system: Lake County Health Dept. permit for septic removal or abandonment (Call LCHD at 847-377-8020 for information)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	There is a required 120-day waiting period between the filing of a completed demolition permit application and the demolition permit issuance. <ul style="list-style-type: none"> <input checked="" type="checkbox"/> A letter addressed to the Village Board of Trustees requesting a Waiver of the 120-Day Waiting Period may be included with your application.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landscaping restoration/stabilization plan for demolition site. (Per the Watershed Development Ord., all disturbed areas shall be stabilized with either topsoil, seed and erosion control blanket (properly secured) and/or topsoil and sod. The site needs to be fully restored within 7 days of completion of construction and a full stand of grass should be established within 28 days from sod/seed placement.) <i>SEE LETTER FROM PARK DISTRICT 120 DAY WAITER</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Copy of contract or work proposal with detailed project description, including project value.



Please notify the fire department regarding all demolition plans: Long Grove Fire Protection District (847) 634-3143 or Countryside Fire Protection District (847) 367-5511



US EPA Lead RRP Rule: Beginning April 2010, any firm performing renovation, repair and painting projects that disturb lead-based paint in homes **built before 1978** must be EPA- or state-certified and follow specific work practices to prevent lead contamination.



A separate Tree Removal Permit is required if any tree removal is proposed in conjunction with this project.



Call J.U.L.I.E. to locate underground utilities before you dig. Call 811 or 1-800-892-0123 or visit illinois1call.com to place an E-Request online.



Please contact your H.O.A. for compliance with subdivision covenants and restrictions.

mrbc
11/19

BUILDING PERMIT APPLICATION



Check project type(s):

- Demolition, Principal Building
- Demolition, Accessory Structure(s)

1 # of structures

- Demolition, Driveway
- Demolition, In-Ground Swimming Pool
- Demolition, Other: _____

Demolition Project Value: \$ 37,000.00

Project Address: 3853 RIDGEWOOD LANE

Subdivision: WOODLAND RIDGE

Lot #: 2 PIN #: 1424101010

Please check all that apply to this property:

- Residential Commercial
- Septic County Sewer Community Septic
- Private Well County/Community Water
- Fire-sprinklered Non-sprinklered

Property Owner(s) Name(s):

LONG GROVE PARK DISTRICT

Address: 3849 OLD MCHENRY RD.

City, State, Zip: LONG GROVE IL 60047

Phone #: 847-715-8641

Cell /Alternate Phone #: _____

E-mail address: _____

- Same as Owner
- Building is currently vacant

Resident(s) Name(s):

(for Commercial property, list Business Name and Business Owner's Name here)

Address: _____

City, State, Zip: _____

Phone #: _____

Cell /Alternate Phone #: _____

Notes:

FOR OFFICE USE ONLY
 HOA LGFPD CFPD

PERMIT NUMBER & DATE STAMP

VILLAGE OF LONG GROVE BUILDING PERMIT APPLICATION
CONTRACTOR LIST

Project address:

Please provide complete information for all contractors; indicate if contractor is To Be Determined.
Complete information must be received and verified by Village prior to permit issuance.

T.B.D.

General Contractor Company Name: EAGLE BIOMASS INC.

Address: 1400 S RT 31 ST 203 City, State, Zip: McHenry, IL 60050

Office Phone #: 815-344-8777 Fax #: _____

Contact Person Name: STEVE CLEMENTS Cell Phone #: 815 693 8749

Email Address: _____

T.B.D.

Demolition Debris Haluer Name: EAGLE BIOMASS INC (same)

Address: _____ City, State, Zip: _____

Office Phone #: _____ Fax #: _____

Contact Person Name: _____ Cell Phone #: _____

None

Other Contractor Company Name: _____

This contractor is responsible for: _____

Address: _____ City, State, Zip: _____

Office Phone #: _____ Fax #: _____

Contact Person Name: _____ Cell Phone #: _____

Email Address: _____

VILLAGE OF LONG GROVE BUILDING APPLICATION AND PERMIT

No one shall work on a project until after a permit has been issued. 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. After your permit has been issued, please post the yellow permit card in a prominent place on the premises, visible from the road or driveway. The Village-approved permit plans need to be available to the inspectors at every inspection.

VILLAGE CODES

(Effective 6/1/2015) Code amendments and local ordinances are available online at www.longgroveil.gov or at the Village office.

- 2015 International Building Code
- 2015 Int'l Residential Code
- 2015 Int'l Mechanical Code
- 2014 National Electrical Code
- 2014 Illinois State Plumbing Code
- 2015 Int'l Fire Code
- 2015 Int'l Fuel Gas Code
- 2015 Int'l Existing Building Code
- Illinois Accessibility Code (New: 10/23/18)
- 2015 Int'l Property Maintenance Code
- 2015 Int'l Wildland - Urban Interface Code
- 2015 Int'l Swimming Pool and Spa Code
- 2018 Int'l Energy Conservation Code (per IL, 7/1/19)

BUILDING INSPECTIONS

Please refer to the Village-approved permit plans for a list of required inspections specific to this permit. Typical inspections for new residence permits are: site stakeout, footing pre-pour, foundation wall pre-pour, foundation backfill, underground plumbing, floor pre-pour, electrical service, water service, sanitary sewer service, rough framing/ electrical/ mechanical/ plumbing, insulation, final building/ electrical/ mechanical/ plumbing for Certificate of Occupancy. Additional building inspections required where applicable are: fireplace, stoop and flatwork pre-pours, in-floor radiant heating, storm sewer, driveway, culvert, deck piers/rough/final. This list is not all-inclusive.

SCHEDULING INSPECTIONS: CALL (847) 634 - 9440

Please call the Village office before 12:00 noon, Monday through Friday, to schedule a next-business-day inspection. Inspections are performed between 8:00 a.m. and 12:00 p.m. on regular business days. Requests after 12:00 noon will be scheduled no earlier than the second business day; specific appointment times may not be requested. Please have the project address and permit number available when calling to schedule inspections.

YOUR COOPERATION WILL HELP TO PREVENT DELAYS OR STOPPAGE OF CONSTRUCTION

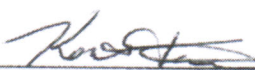
In consideration of this application and attached forms being made a part thereof, and the issuance of permits, I/we will conform to the regulations set forth in the Long Grove Village Code and any other applicable regulations. I/we also agree that all work performed under said permit will be accordance 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.

I have read this application and fully understand the intent:

X



*Kent Tinucci - President
Long Grove Park District*

6/18/20

Signature of Property Owner Authorized Agent for the Owner

Printed Name

Date

For Office Use Only

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.

Permit Term: 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 Building Department 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: _____

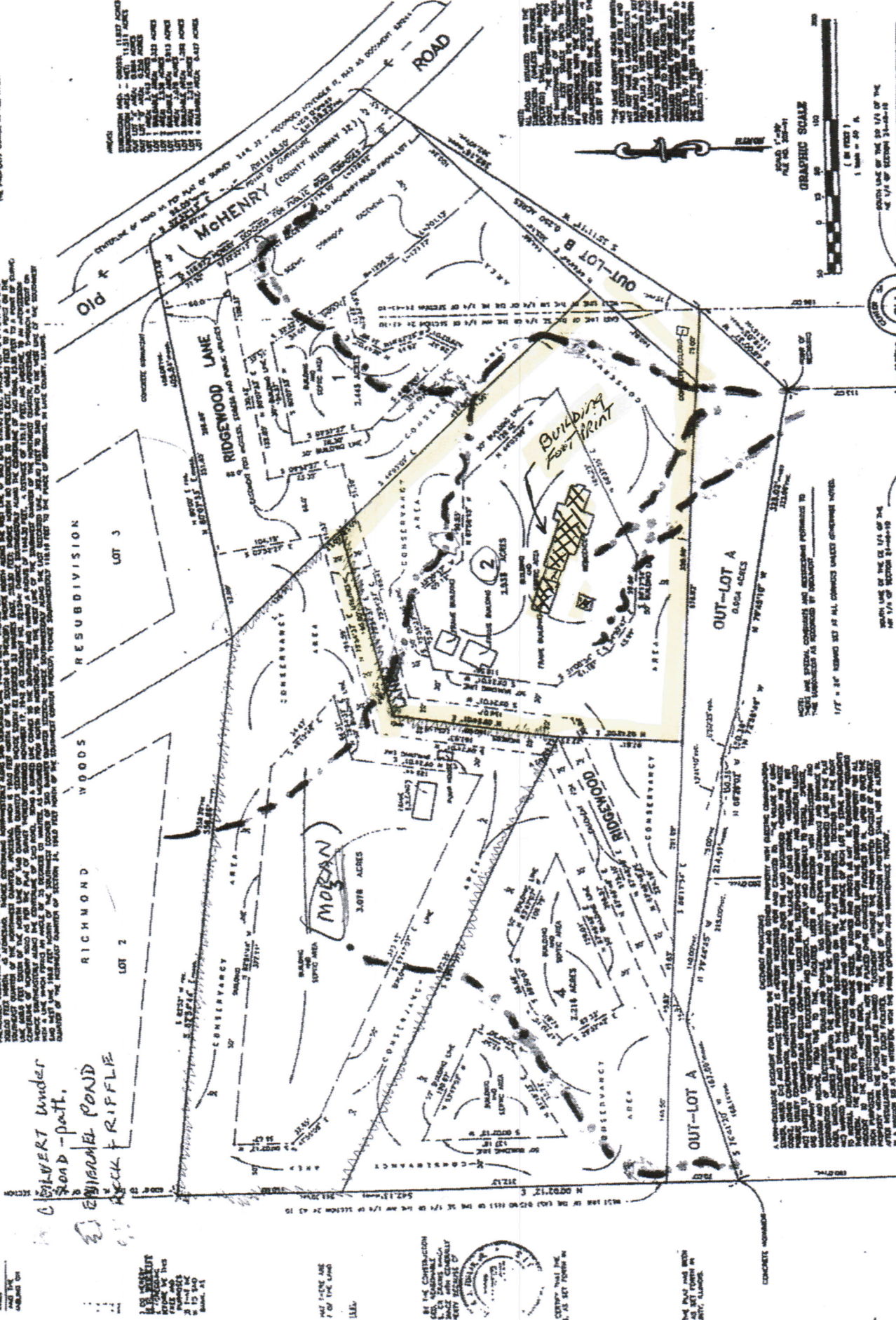
Village Official: _____

CONSTRUCTION HOURS: Monday through Friday 7:00 a.m. to 7:00 p.m., Saturday 8:00 a.m. to 5:00 p.m., and Sunday, by an owner or occupant performing work on his or her own residence or property, 10:00 a.m. to 5:00 p.m. (Ord. no. 2003-O-26)

THIS PLAN AND SPECIFICATIONS ARE THE PROPERTY OF R.E. ALLEN AND ASSOCIATES, INC. ANY REPRODUCTION OR USE OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF R.E. ALLEN AND ASSOCIATES, INC. IS PROHIBITED.

THESE ARE THE SPECIFICATIONS FOR THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ACCESS TO ALL ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ROADS AND DRIVEWAYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ACCESS TO ALL ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ROADS AND DRIVEWAYS.

ALL WORK SHOWN ON THIS PLAN IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ACCESS TO ALL ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ROADS AND DRIVEWAYS.



Submitted By: R.E. ALLEN AND ASSOCIATES, INC.
 1885 RFD, Old Highway Road
 Long Grove, IL 60047
 Telephone: 708-322-0814

Scale: 1" = 20' (SEE PAGE 1)
 GRAPHIC SCALE
 0 20 40 60 80 100
 FEET

SECTION 24
 TOWNSHIP 36 N
 RANGE 10 E

NO.	DATE	DESCRIPTION
1	10-13-27	REVISION - (3) USE CENTERLINE
2	10-13-27	REVISION - (3) USE CENTERLINE
3	10-13-27	REVISION - (3) USE CENTERLINE
4	10-13-27	REVISION - (3) USE CENTERLINE
5	10-13-27	REVISION - (3) USE CENTERLINE

NOTE: THE SPECIAL CONDITIONS AND EXCEPTIONS PERTAINING TO THIS PROJECT ARE LISTED ON SHEET 25-100-19.

1/2" = 20' SHOWN SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

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