

Lynn Brandl
3127 Cuba Road
Long Grove, IL 60047

May 31, 2023

Village of Long Grove
Attn: Taylor Wegrzyn, Interim Planner
3110 Old McHenry Road
Long Grove, IL 60047

VIA EMAIL: Taylor Wegrzyn - twegrzyn@mundelein.org
EMAIL CC: Kevin Rose - KRCars14@gmail.com

RE: Kevin & Ariel Rose Garage Project, 3305 Old McHenry Road, Long Grove

Dear Taylor Wegrzyn and Members of the Planning Commission/Zoning Board of Appeals:

I am writing on behalf of Kevin and Ariel Rose, who are requesting a side yard setback variation to allow for placement of a free-standing garage.

We support their efforts to build a garage. We believe it would not only be beneficial to their lifestyle and use of their own property, but that it would also have a positive impact on their property value (and therefore, will have a positive impact on all of our property values).

Further, we do not believe that the variation and subsequent project will alter the essential character of their property or our larger neighborhood.

I encourage the Village and Plan Commission/Zoning Board of Appeals to find a solution so that the homeowners are able to use their own property in a way that best meets their needs.

Sincerely,

A handwritten signature in black ink that reads "Lynn Brandl". The signature is written in a cursive, flowing style.

Lynn Brandl
Email: LynnPBrandl@gmail.com
Cell/text: 847-323-2232

Nicholas & Melissa Flores
3130 Cuba Rd
Long Grove, IL 60047

Village of Long Grove
Attn: Taylor Wegrzyn
3110 Old McHenry Rd
Long Grove, IL 60047

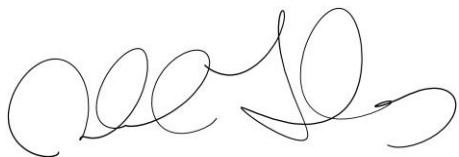
RE: Garage Project: Kevin & Ariel Rose; 3305 Old McHenry Rd, Long Grove

This letter is to share our perspective on the setback variance that has been requested to build a free-standing garage on the property of Kevin and Ariel Rose. We currently reside in one of the properties adjacent to their home.

We have been able to discuss the plans and their desire to enhance their home with the addition of the garage. The plans are thoughtful and show that they will ensure the structure will have a positive impact on their home as well as increase overall value in the immediate area.

We encourage the planning/zoning commission to strongly consider supporting a solution to help enhance their property and the surrounding area.

Thank you,

A handwritten signature in black ink, appearing to read 'Nicholas Flores', with a stylized flourish at the end.

Nicholas Flores

Nicholas.flores98@gmail.com

262.818.2389

May 30, 2023

Re: Objection to Request for variance at 3305 Old McHenry Road

Jerry and Lidia Kugler (neighbor on property line)
3128 Cuba Road
Long Grove, IL 60047
Email: kuglerlaw@aol.com; lidiakugler@gmail.com
847-219-8989

Reasons for our objecting to granting of variance.

1. Kevin's request for a variance interferes with the open area between our properties. Kevin is asking to squeeze in his huge 4 car garage in the smallest area of his property away from the views from his home and not at the side of his home where he entertains and build it to take away from the open space and area that we enjoy and view the most from our home. With his large property there is no reason to ask for a variance and if one is given it should not be a detriment to the value and open space of a neighbor. When he bought his home he already had his truck for plowing and mowing equipment and he knew that there was only a 2 car garage. When we bought our land and built our home we were also aware of the building restrictions and that is why we bought and built on our land.

The last thing I want is to be a bad neighbor and interfere with someone's use of their land, but we have spent years taking care of our plants and yard and having such a large structure within 50 feet of our property line would interfere with the beauty of our property and potentially destroy some of our trees. We purchased this land in 2002 and Lidia personally designed and built our home with a focus on the open area in our backyard. This side of our home is the main focus of our home and is the side of the house that we use to entertain. It is what makes our home special for us. The photos attached show the large windows, our porch, deck and master-bedroom balcony looking out over this property line. And although for 5 months of the year the garage is less visible for the rest of the year the garage would be very visible, especially from our master bedroom and balcony on the second level. We use all our backyard to entertain. Last summer my son had his wedding in our backyard, and everyone remarked on the natural beauty of our yard (photos attached).

I personally planted all 27 of the trees that line the property line where Kevin wants to build his humongous garage. It took me 3 separate years of planting to finally get a set of trees that survived and grow along that property line. This was a very wet area and now the trees have been growing for over 14 years. These trees are approximately 30 feet high and since they were planted the same year they are of uniform height. If even one of those trees died, we could never plant another tree of the same height and the damage could not be undone. Even from my house, during the summer when his property is less visible I can see him walking or driving his car through the opening in the trees. I am only pointing this out because he is trying to give the impression that we would not see his 4 car garage. His yard and house is clearly visible through the trees and if you place a 4 car garage the shape of it will clearly be seen over and through the trees. The garage would block the natural light that passes through and around the trees. In addition, I built a fire pit in the middle of the back yard and a garden towards the back and his garage is clearly visible from there, even in the summer.

2. Potential irreparable damage to a uniform growth of trees along the property line.

The largest and fullest trees I planted on that line are Arborvitae trees mixed with Pine trees. Attached is an article on the Arborvitae tree which states the roots do not go down far but spread out its roots wide and horizontally. "Don't be fooled by the Arborvitae's tough exterior-this plant can be susceptible to a few common problems. One of the most common issues gardeners face is with the Arborvitae's root system." One of the problems that can occur is root rot. "This is a condition that can be caused by over-watering or poor drainage. Arborvitae roots can become waterlogged and rot, which will kill the tree." From GfLOutdoors.com. Placing a large 4 car garage along the line of trees would affect the water retained in that area and could cause those trees to die. If even one tree died it would leave a large open space and there would no longer be a uniform height to these trees. We do not want to take that risk. Kevin's suggestion that he will replace any tree that dies is not helpful because the uniformity of the line of trees will never come back. I do not want to wait for years for any new trees to grow and they will never be uniform again. Photos of trees attached.

3. The ability to build in other areas without interfering with our view or potential damage to our trees. Kevin has a very large area between his home and the road. His driveway is very long and there is a line of shrubs and trees that would block the view of his garage and not interfere with his open space, and it would not be in direct view from our property. The photo of the area where Kevin shows the garage going also shows the open area, just north of the driveway on the east side of his property where he can build without interfering with our view or causing potential damage to our trees. See attached. Exhibit A.

Kevin already has a 2-car garage and for years he has parked his trucks outside. I understand and appreciate he wants his garage, but it should be built in the open areas available to him without requesting a variance. I spent hours with Kevin dealing with his garage and I showed him areas where we could agree to a variance that would not be in direct view from our backyard and there would be no risk of damaging our trees but he said he did not want to lose his open space, or he didn't want to walk that far; or it would cost him money to move the utility lines.

4. The statements in his application are not accurate. Kevin states his home was built before he bought it, so he should have bought a home that suited his need for an additional 4 car garage, or he can build it on his property without asking for this variance: He knew or should have known of the limitations when he bought this home. Kevin had his plow truck and grass cutter when he first bought this property, so nothing has changed from the time he bought his house.
5. He also states the garage would not be noticeable to surrounding neighbors which he knew was not true. Before he even filed this variance, we told him we could see his garage where he wanted to build it and he told us he would not put it there. He knew our objection and then alleged in his filings it was not noticeable to us and proposed it in an area he told us he would not build it.

When we were discussing options for his garage, the one place we told Kevin we could not agree on was directly behind our home alongside his existing attached garage and after saying he wasn't going to do that this is the one place, he now wants to build it. It is the best position for him because this is the least viewed area for his property but is in the most used and viewed area of our property. He has plenty of

open space but he wants to build his 4 car garage in the spot that causes us the most harm cause the most damage to our trees.

Only two people live in his home, and he already has a 2 car garage so if he wants to build a 4 car garage it should not come at our expense when he has other places on his property. In spite of Kevin's statements, the proposed garage would be visible year-round and especially visible for 6 months of the year when the leaves have not fully grown on the trees. In addition, we have a balcony from our master bedroom on the upper level and his garage would stick out like a sore thumb. We enjoy all our property and when we use our yard for parties or our own enjoyment this garage would be clearly visible.

We spent hours over several days meeting with Kevin and every time I suggest another area for his garage, he says he doesn't want to risk damage to his trees or doesn't want to lose any of the open area in his yard or it would cost him more money. This is his extra 4 car garage he wants to build, and he should do the neighborly thing and try not to take away something from the value of our property. We bought and built our home with the understanding there were building restrictions as did Kevin. The zoning is for keeping open space between neighbors and a variance should not be granted since another garage is not a necessity in this situation, especially when he can build it without granting a variance.

In addition, if a variance was granted, we would have to disclose this to any buyer. So, it not only affects us but any future owners. Any variance along our property line has a negative effect on our property so a variance should not be granted when he has plenty of open area to build on his property without having to grant a variance to lessen the value and beauty of our property.

Kevin in his Application states the following:

" OUR HOME AS WELL AS THE PROPOSED DETACHED GARAGE IS REMOTELY LOCATED APPROX 400 FEET FROM OLD MCHENRY RD AND AS SUCH WILL NOT BE VISIBLE TO PASSERBY TRAFFIC OR 99% OF GREATER LONG GROVE COMMUNITY." **OUR REPLY:** It is visible to us and as he says he has 400 feet of space between the street and the proposed garage so there is plenty of room to build without interfering with our view. At the May Village Meeting, Kevin and his lawyer seemed to mock my position by saying the back of my house is 190 feet from the property line so why do we care? I do not know if that is the correct measurement but since Kevin has 400 feet between him and the road, why can't he place it in this area where there is no bordering neighbor and is across from the golf course with thousands of feet between any building. This is the one property line that does not border a neighbor and Kevin has plenty of trees and shrubs that would block the view from the street and it can be positioned just off his existing driveway.

" THIS PROPOSED DETACHED GARAGE IS STRICTLY OF FUNCTIONAL USE AND NEED OF OUR FAMILY." **OUR REPLY:** When he bought his house there were and still are 2 family members with a 2-car garage. When Kevin bought his home he already had his trucks and mowing equipment and it was his decision to purchase this property knowing the limitations.

" THE CONDITIONS OF THE EXISTING PROPERTY LAYOUT WERE ESTABLISHED APPROX 50 YEARS PRIOR TO OUR PURCHASE AND AS SUCH ARE BEYOND OUR CONTROL." **OUR REPLY:** This is the exact point of our last reply, Kevin knew what he was buying. We knew what we were buying and built our home knowing the building restrictions. Now Kevin wants to change this and it is not fair to us.

" IF THE CURRENT ZONING WERE STRICTLY ENFORCED AND THE PROPOSED SETBACK RELIEF WERE NOT GRANTED, THE PROPERTY WOULD BECOME SOMEWHAT UNSUITABLE FOR OUR CURRENT GARAGING NEEDS.. WITHOUT THIS SETBACK VARIATION, THERE WOULDN'T BE ANOTHER ALTERNATE SUITABLE LOCATION FOR THE PROPOSED GARAGE WITHIN OUR PARCEL LIMITS" **OUR REPLY:** There are 2 people living with a 2-car garage with a large open area for years and now his property is not suitable for his needs? If it is so important to him there is plenty of open area to build without encroaching on our property line and risking our trees and lessening the value of our home. When we sell our property, we will have to disclose to any buyer this change in the variance and no matter how you look at it, what Kevin is proposing is lessening the value of our land. Other property owners have this 50-foot restriction and there is no good reason for us to lose ours.

"FURTHERMORE; IF THE REQUESTED VARIATION WERE APPROVED, AND THE PROPOSED DETACHED GARAGE WERE BUILT, IT WOULD NOT PROSE ANY DANGER OR DETRIMENT TO ANY SURROUNDING PROPERTIES OR THE GREATER LONG GROVE AREA." **OUR REPLY"** Kevin knew our objections yet made this representation.

When Kevin first approached me about his garage, I told him, I wish he wouldn't put me in this situation, and he said he would never do this without our agreement. I told him our biggest objection was the area where it was directly visible to us which was the area between his existing attached garage and our property line. After the recent Village meeting I again pointed this out to him and he said it was just in his photo for show and he would not put it there but after all our meetings this is the exact place where we initially told him we had our biggest objection. But again, it is the best place for Kevin and our concerns did not matter to him.

After all the discussion and promises from Kevin regarding this garage we almost didn't even know about him filing this Application. He never told us he filed and never mentioned the meeting. By chance, Lidia, picked up a certified letter only 2 hours before the meeting. He never once mentioned to us about the meeting. When we asked him we he didn't mention it to us he said we haven't seen you for months and I pointed out he has our phone number and he always was able to reach us when he needed something. He said there was a sign at his front driveway. He knows we don't normally drive that way and a few days before the meeting I did drive that way and saw a small sign that was bent over and looked like a sign warning that the grass was treated or there was a spray for bugs. Old McHenry Road is a small winding road, and it would be impossible to read this sign without causing a hazard. The point being he made misrepresentations in his application knowing we had objections and it was obvious he was surprised and not happy when we showed up at the Village meeting. Since that last meeting I showed him the areas I could agree to some variance, but he won't change from the area that we told him from the beginning is most objectionable to us and the area he told me he would not place the garage.

I apologize for repeating myself at times, but we have spent a lot of our time and money to create a unique outdoor area and we do not want to lose that, especially when there are other areas Kevin can build.

Attachments:

1. Photos of our yard and the back of our home facing Kevin's property.
2. Video showing the line of trees on the property line with Kevin.
3. Exhibit A. Photo with Kevin's application showing the area he intends to build his garage and viewing the large open area he could build without a variance.
4. Article on Arborvitae trees.

Please contact us if you have any questions. Thank you.



Jerry and Lidia Kugler

How Deep Are Arborvitae Roots: Understanding Its Root System

April 4, 2022 by Staff Writers

When it comes to trees, few are as hardy and versatile as the Arborvitae. This coniferous evergreen is popular for a variety of reasons. It's one of the few trees that can thrive in both cold and hot climates, making it a perfect choice for landscapes in both the north and south. The larger varieties are primarily used for privacy hedges, while the smaller varieties can be used as ornamental trees in the garden.

One of the most exciting things about Arborvitae is its root system. Arborvitae roots are strong and sturdy, anchoring the tree in place no matter what the weather brings. But how deep do these roots go? Some arborvitae varieties have shallow roots, which could be as deep as 8 inches, up to 24 inches.

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Introduction To The Arborvitae Root System





You probably know Arborvitae plants for their dense, bushy foliage. Often, you see them in landscapes as tall, narrow hedges. They can also be used as small trees in a variety of landscapes, even as Christmas trees in some parts of the country. Arborvitae plants are actually quite tough and durable despite their elegant and refined look. This is due in part to their root system.

Arborvitae roots grow 8 to 24 inches deep, depending on their variety. Smaller varieties of Arborvitae, like the 'Green Giant,' have shallower roots that spread out just a few inches below the surface. Larger varieties, like the 'Pyramidalis,' have deeper roots that can grow up to 24 inches below ground.

Arborvitae roots are strong and fibrous, and they grow quickly to anchor the tree in place. In addition, the roots help to absorb moisture and nutrients from the soil. As a result, the arborvitae tree is able to withstand drought conditions and heavy winds.

Unlike other trees, its roots don't go down – instead, it tends to spread out its roots wide and horizontally. This makes the tree well suited for growing in areas with poor drainage or compacted soil. As an adaptable tree, the Arborvitae is a good choice for those looking for a living privacy fence. Thanks to its shallow root system, the Arborvitae can be planted close to buildings and other structures without damaging foundations or sidewalks.



Are Arborvitae Roots Invasive?



Considering that these plants grow rapidly, many gardeners fear that the Arborvitae's root system will become invasive and take over the garden. However, this is not usually the case. Arborvitae roots are relatively shallow, and they don't grow very deep. This means that they won't be able to penetrate into structures or damage underground pipes, and cables.

While it does spread far and wide, the Arborvitae's root system is not as aggressive as other plants, like bamboo. It is recommended to space out Arborvitae plants at least 12 to 18 inches apart to prevent them from invading each other's space. If you are worried about the roots spreading too far, you can always install a root barrier around the plant.

Common Challenges Gardeners Face With The Arborvitae's Root System





Don't be fooled by the Arborvitae's tough exterior – this plant can be susceptible to a few common problems. One of the most common issues gardeners face is with the Arborvitae's root system. While it's true that maintenance is fairly easy, some of the problems that can occur are:

Root Rot

This is a condition that can be caused by over-watering or poor drainage. Arborvitae roots can become waterlogged and rot, which will kill the tree. Since this plant can thrive with minimal watering, remember not to overwater and only water an arborvitae when the soil is dry to the touch.

Once the roots have started to rot, its roots will become soft and mushy, and you may start noticing that the tree will gradually lose its leaves. There are certain situations where the tree can still be saved. As long as the majority of the roots are healthy, you can cut back the dead branches and save the tree.

Vertical Root Syndrome

This is a condition that affects trees that have been planted in too tight of a space. The Arborvitae's roots will start to grow vertically, instead of spreading out horizontally. This can cause the tree to become unstable and can lead to it toppling over in high winds. When planting Arborvitae, make sure to give them plenty of room to grow.

If you are seeing signs that your Arborvitae is suffering from vertical root syndrome, you can try to correct the problem by loosening the soil around the tree. You can also try to prune back some of the overly-vertical roots.

How Deep Are Arborvitae Roots: Final Thoughts

Arborvitae trees are relatively hardy and can survive in a variety of different settings. Spacing the trees and planting them next to each other may make a great hedge or fence.

However, take into consideration how deep the tree's roots grow. Arborvitae trees have a fibrous root system that can spread out over a large area, so make sure to plant them in an area with plenty of room to grow. Space them out evenly, giving enough space for the roots to crawl and spread.

Consider the mature size of the tree before planting it to avoid having to re-plant in a few years. For the best results, plant arborvitae trees in well-drained soils that are rich in organic matter.

Related Article: [What to Feed Arborvitae](#)

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Exhibit A.



