

MEETING MINUTES

PCZBA-02-2023
3305 Old McHenry Road



**PLAN COMMISSION/ZONING BOARD OF APPEALS
STAFF REPORT**

To: Chairperson Wilson
PCZBA Commissioners

From: Taylor Wegrzyn, Planner

Meeting Date: June 6, 2023

Property: 3305 Old McHenry Road

Re: PCZBA-02-2023
Side Yard Setback Variation

Attachments: 1) [Petitioner's Original Application](#)
2) [Public Comment \(Received May 8, 2023\)](#)
3) [Petitioner's Resubmittal](#)
4) [Public Comments \(Received May 10-31, 2023\)](#)
5) [Public Comment – Video Submitted by L. Kugler](#)

Status: Complete petition submitted 03/16/2023
Referral by Village Board: Not required
Publication: Daily Herald on March 20, 2023

Applicant: Kevin Rose
3305 Old McHenry Road
Long Grove, IL 60047

Subject Property

- 3305 Old McHenry Road
- PINs: 14-24-401-026
- Zoning: R1

History

The subject property was first improved with a single-family dwelling in 1958 according to records from the Elia Township Assessor. The home is two-stories tall with a two-car, attached garage. The home is setback from the front property line by approximately 400 feet, from the southern (side) property line by 66 feet, and the western (rear) property line by 47 feet. A mixture of naturalized forest and lawn areas occupy the space between the home and the street.

The home on the property to the south is located 200 feet from the properties’ shared boundary. A second house to the south, one parcel east of that one previously mentioned, is located 150 feet from its shared property line with the subject property. To the west, are three residential properties which share a common driveway towards the east of these lots.

Request

The applicant is seeking a reduction of the side yard setback (southern) to allow for the construction of a detached garage which is to be five feet from the property line. The proposed garage is 40 feet wide by 26 feet deep (1,040 square feet), has two 16-foot wide overhead doors, asphalt shingles, and wood siding.

(Staff Update) PCZBA Public Hearing

The Plan Commission first considered the Applicant’s request at a May 2, 2023 public hearing. During the meeting, the Commission heard testimony from both the Applicant and neighboring property owners. A motion to continue the public hearing passed by a vote of 4-0. Members of the Commission noted that the Applicant was to use the time afforded by the continuation to work with the adjacent property owner and find a location acceptable to both parties.

On May 23rd, the Applicant informed Village Staff that he and his neighbor had not reached an agreement on a location for the garage. He followed up with a revised site plan with a 15-foot setback from the southern property line. As explained by the applicant, the revised site plan would allow the existing trees on his property to remain as additional screening.

Land Use, Zoning, and Locational Data

1. Existing Zoning: R1 Single Family Residential
2. Proposed Zoning: Same
3. Surrounding Land Uses:

Direction	Existing Use	Land Use Plan/Zoning
North	Residential	R1
South	Residential	R1
East	Golf Course	R1 Unincorporated
West	Residential	R1 PUD

4. Location of Improvements: 3305 Old McHenry Road, generally south/southeast of the principal structure.
5. Flood/Wetlands: According to LC Mapping, there are no wetlands or floodplains/floodways on the subject property.
6. Bulk and Yard Regulations:
 - R1 District Standards:
 - a). Front Yard: 100 foot

- b). Side Yard: 50 foot
- c). Rear Yard 50 foot
- d). 40% impervious coverage maximum

Variation – Side Yard Setback

Section 5-11-15 of the Long Grove Municipal Code provides a list of variations which may be granted by the Long Grove Village Board. This section authorizes the Board to grant variations from the required yards (setbacks).

The Applicant is seeking approval of a reduction of their side yard (setback) along the southern property line to accommodate a proposed detached garage. The applicant originally requested a reduction of the side yard setback from 50 feet to 5 feet. Section 5-9-1(F) of the Municipal Code requires that all accessory structures comply with the zoning district's required yards.

(Staff Update) Following the Public Hearing on May 2, 2023, the Applicant revised their plans to accommodate a 15-foot setback from the southern property line.

Analysis

Additional comments made by Staff during its review of the application are as follows:

Engineering:

Due to the proximity to the property line, the applicant would need to provide a detailed grading plan to accommodate drainage, if approved.

Building:

- A five-foot setback from the property line can cause some issues.
 - If the building is less than five feet, it needs to be one hour rated.
 - There can be no non-fire rated projections (overhangs) closer than five feet to the property line.
 - This can cause some constructability issues (primarily overhangs) if the building is at exactly five feet.

(Staff Update) These comments would no longer apply to the project if the garage were to be located as revised (15-feet from southern property line).

Comprehensive Plan and Planning Documents

The Village of Long Grove's *Comprehensive Plan* indicates a residential use for this property on the Future Land Use Plan. Most other areas of applicability from the Plan are related to the topic of Community Character: seeking to preserve the open spaces and semi-rural charm that has characterized the Village throughout its existence. Maintaining this character and masking views, especially from the roadway, is a strong emphasis of the Plan.

The subject property is not located within any subarea of the Comprehensive Plan.

Variation Standards

In making its determination, the PCZBA should utilize the standards for granting a Variation. The applicable standards are listed below.

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.

(a) 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.

(b) 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.

(c) 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.

(d) 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.

(e) 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.

Conclusions

The PCZBA should review this petition in accordance with the standards for granting a variation noted above.

The Village Board has the authority to place conditions (and the PCZBA may recommend such conditions) on its approval and make its determination based on the specific findings and factors related to this petition. The Plan Commission and Zoning Board of Appeals is a recommending body and only the Village Board has the authority to grant or deny a variation application.

TW



3110 Old McHenry Road • Long Grove, IL 60047-9635
Phone: 847-634-9440 • Fax: 847-634-9408
www.longgroveil.gov

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: KEVIN ROSE
Address: 3305 OLD MCHENRY RD.
Telephone Number: 847-404-3700 Fax number: _____
E-mail Address: KRCARS14@GMAIL.COM
Applicant's Interest in Property: OWNER

1.2 Owner (if different from Applicant).

Name: _____
Address: _____
Telephone Number: _____ Fax number: _____
E-mail Address: _____

1.3 Property.

Address of Property: 3305 OLD MCHENRY
Legal Description: Please attach Parcel Index Number(s): 14-24-401-026
Present Zoning Classification: R1 Size of Property (in acres): 3.8
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: 4-CAR GARAGE 5FT FROM SOUTH PROPERTY LINE.

Present use of Property:

Residential 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 1</u>	<u>RESIDENTIAL</u>
South:	<u>R 1</u>	<u>RESIDENTIAL</u>
East:	<u>COUNTRY CLUB</u>	_____
West:	<u>R 1</u>	<u>RES</u>

1.4 Trustees Disclosure.

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

If yes, full disclosure of all trustees, beneficiaries and their legal and equitable interests is required. Attach a copy of all documents showing ownership of the Property and the Applicant's and/ or Owner's control of or interest in the Property.

1.5 Requested Action (Check as many as are applicable).

- Appeal
- Variation
- Zoning Map Amendment (rezoning)
- Preliminary PUD Plat
- Code Interpretation
- Special Use Permit (non-PUD)
- Zoning Code Text Amendment
- 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: <u>RICHARD GROSSMAN</u>	Name: <u>STEVE MELNICK</u>
Professional: <u>ATTY.</u>	Professional: <u>BUILDER</u>
Address: <u>211 W. WACKER #710</u>	Address: <u>3239 VICTORIAN LN.</u>
Telephone: <u>312-750-9308</u>	Telephone: <u>847-951-1100</u>
E-mail: <u>RGAT135@GMAIL.COM</u>	E-mail: _____

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

1.9 Village Officials or Employees.

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

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

1.10 Successive Applications (5-11-9).

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

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

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

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

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

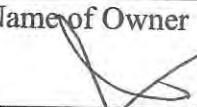
<input checked="" type="checkbox"/>	Fully completed Application with applicable supplementary information	
<input checked="" type="checkbox"/>	Non-refundable Filing Fee.	Amount: \$ <u>200.00</u>
<input checked="" type="checkbox"/>	Planning Filing Fees.	Amount: \$ <u>150.00</u>
<input checked="" type="checkbox"/>	Minimum Professional Fee/deposit Escrow.	Amount: \$ <u>500.00</u>

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.

<p>KEVIN ROSE</p> <hr/> <p>Name of Owner</p>	<p>SAME</p> <hr/> <p>Name of Applicant</p>
<p></p> <hr/> <p>Signature of Owner</p>	<p>12-6-22</p> <hr/> <p>Date</p>
<p></p> <hr/> <p>Signature of Applicant</p>	<p></p> <hr/> <p>Date</p>

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Estimate # 63224
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ESTIMATE FOR:	
Rose, Kevin 3305 Old McHenry Rd Lake Zurich, IL	60047-5092
Ph: (847) 404-3700	
PROJECT DESCRIPTION: Kevin Rose	

STORE # 3254 LONG
2700 Lake Cook Rd
Long Grove, IL 60047

FAX: (847) 963-1060
EMAIL: LONGBuildingMaterials@menards.com

ESTIMATE BY ESTIMATE DATE	
LEE A.	03/13/23

SKU NUMBER	DESCRIPTION	QTY TO ORDER	ADDITIONAL ITEM INFORMATION
100-4547	MM TRUSS CUSTOM End Truss ItemNum=TEC3241158	2 EACH	** Special Order **
102-1127	2X4-12' #2&BTR SPF Lateral Brace	4 EACH	
102-1143	2X4-16' #2&BTR SPF Lateral Brace	4 EACH	
102-1143	2X4-16' #2&BTR SPF Gable Overhang Framing	12 EACH	
102-1334	2X6-104 5/8" SPF Wall Stud	131 EACH	
102-1758	2X6-8' STUD/#2&BTR SPF Top Plate	2 EACH	
102-1758	2X6-8' STUD/#2&BTR SPF Service Door Eave Header	3 EACH	
102-1758	2X6-8' STUD/#2&BTR SPF Door Track Framing	1 EACH	
102-1761	2X6-10' STUD/#2&BTR SPF Door Track Framing	4 EACH	
102-1774	2X6-12' #2&BTR SPF Fascia Framing	1 EACH	
102-1790	2X6-16' #2&BTR SPF Door Track Framing	2 EACH	
102-1790	2X6-16' #2&BTR SPF Fascia Framing	9 EACH	
102-1790	2X6-16' #2&BTR SPF Top Plate	16 EACH	
106-1572	1-3/4"X11-7/8"- 17' LVL 1.9E Overhead Door Gable Header	4 EACH	
107-1148	1X2-8' CEDAR S1S2E 3+BTR7/8" NOMINAL	4 EACH	

This is an estimate. It is given only for general price information. This is not an offer and there can be no legally binding contract between the parties based upon this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form and are not inclusive of taxes, delivery, packaging or any other charges which may or may not need to be added when ultimately purchasing products from this estimate. The availability of materials is subject to inventory conditions. **MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY OF THE MATERIALS STATED HEREIN.** All information on this form, other than price, has been provided by guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. **MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.**

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STORE # 3254 LONG
2700 Lake Cook Rd
Long Grove, IL 60047

FAX: (847) 963-1060
EMAIL: LONGBuildingMaterials@menards.com

ESTIMATE FOR:	
Rose, Kevin 3305 Old McHenry Rd Lake Zurich, IL Ph: (847) 404-3700 PROJECT DESCRIPTION: Kevin Rose	60047-5092

ESTIMATE BY ESTIMATE DATE	
LEE A.	03/13/23

SKU NUMBER	DESCRIPTION	QTY TO ORDER	EACH	ADDITIONAL ITEM INFORMATION
	Door Stop Horizontal			
107-1148	1X2-8' CEDAR S1S2E 3+BTR7/8" NOMINAL Door Stop Vertical	4	EACH	
107-1342	1X4-8' CEDAR S1S2E 3+BTR 7/8" NOMINAL Overhead Door Trim	6	EACH	
107-1355	1X4-10' CEDAR S1S2E 3+BTR7/8" NOMINAL Overhead Door Trim	2	EACH	
107-1562	1X8-8' CEDAR S1S2E 3+BTR 7/8" NOMINAL Overhead Door Jamb	4	EACH	
107-1601	1X8-16' CEDAR S1S2E 3+BTR7/8" NOMINAL Overhead Door Jamb	2	EACH	
111-1024	2X6-8' AC2 GREEN TREATED GROUND CONTACT Bottom Plate	1	EACH	
111-1066	2X6-16' AC2 GREEN TREATEDGROUND CONTACT Bottom Plate	8	EACH	
124-2728	7/16 (7/16CAT) 4X8 OSB 3-WHITE STRIPES Wall Sheathing	43	EACH	
124-2809	1/2 (1/2CAT) 4X8 OSB 2WH 1BK STRIPE Roof Sheathing	48	EACH	
140-0113	8-1/4" JOINTMLD WDGR-25PCB BLUE H Molding	4	EACH	** Special Order **
140-0280	1"X10' ALUMINUM DRIPCAP B BLUE Drip Cap	4	EACH	** Special Order **
140-6609	TOUCH UP QT W/APPLICATORSB BLUE Touch-up Paint COLORTAG:74-Biscayne Blue Color: Biscayne Blue	1	EACH	** Special Order **
142-0104	1-1/4X4X16' SMARTTRIM OSCB. BLUE-15YR Outside Corner	3	EACH	** Special Order **
142-3280	3/8X8X16' SMARTSIDE LAP B. BLUE-15YR	144	EACH	** Special Order **

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STORE # 3254 LONG
2700 Lake Cook Rd
Long Grove, IL 60047

FAX: (847) 963-1060
EMAIL: LONGBuildingMaterials@menards.com

ESTIMATE FOR:	
Rose, Kevin 3305 Old McHenry Rd Lake Zurich, IL	60047-5092
Ph: (847) 404-3700	
PROJECT DESCRIPTION: Kevin Rose	

ESTIMATE BY ESTIMATE DATE	
LEE A.	03/13/23

SKU NUMBER	DESCRIPTION	QTY TO ORDER	ADDITIONAL ITEM INFORMATION
	Siding		
142-3884	1-1/4X4X16' TXT SMRT TRIMB. BLUE-15YR Door And Window Trim	5 EACH	** Special Order **
146-1020	STEEL STARTER STRIP 10' HEAVY PROFILES Engineered Wood Starter	10 EACH	
147-2023	12"X12" GABLE VENT WHITE/SNOW Gable Vent	2 EACH	
151-1808	PROARMOR ROOF UNDERLAYMEN42"X286' (10SQ) Roof Felt	2 EACH	
151-1827	2SQ ICE&WAT WEATHERLOCK GOC GRANULAR Ice & Water Barrier	2 EACH	
151-1910	OC STARTER STRIP 105 LF/BUNDLE Shingle Starter	1 BNDL	
151-2367	H&R PROEDGE OC 33 LF DRIFTWOOD Hip and Ridge Shingles	1 BNDL	
151-3175	DURATION DRIFTWOOD Shingles	45 BNDL	
153-8801	10 OZ PRO ALL WEATHER ROOF CEMENT Roofing Cement	1 EACH	
155-9968	12' PACKAGE/HANDLING CHARGE Steel Trim Packaging Charge	1 EACH	** Special Order **
155-9970	12' TRIM CRATE SPEC ORDER4-2X6X12 Steel Trim Crate	1 EACH	** Special Order **
157-1398	12' STYLE D ALM ROOF EDGEWHITE Roof Edge COLORTAG:01-White Color: White	13 EACH	
157-1403	12' PRO FRIEZE ALUMINUM WHITE Soffit F-Channel COLORTAG:01-White Color: White	13 EACH	

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Rose, Kevin 3305 Old McHenry Rd Lake Zurich, IL	60047-5092
Ph: (847) 404-3700	
PROJECT DESCRIPTION:	
Kevin Rose	

STORE # 3254 LONG
2700 Lake Cook Rd
Long Grove, IL 60047

FAX: (847) 963-1060
EMAIL: LONGBuildingMaterials@menards.com

ESTIMATE BY ESTIMATE DATE	
LEE A.	03/13/23

SKU NUMBER	DESCRIPTION		QTY TO ORDER		ADDITIONAL ITEM INFORMATION
157-1487	16"X12' PRO VENTED SOFFITWHITE Soffit COLORTAG:01-White Color: White		20	EACH	
157-1567	6"X12' R/S FASCIA .019 WHITE Fascia COLORTAG:01-White Color: White		13	EACH	
161-2995	9' X 100' TYPAR HOUSE WRAP House Wrap		2	EACH	
161-3033	1/4"X 5.5"X 50' FOAMSEALRSILL SEALER Sill Seal		2	EACH	
161-3222	1.88"X54.6 YARD RED SHEATHING TAPE House Wrap Tape		1	EACH	
188-7646	40' STD 4/12 62# 2'OC2'OHPICKUP/JOBSITE Truss		12	EACH	** Special Order **
191-1220	HOW TO BUILD GARAGES BOOK Building Plan		1	EACH	
208-2165	1-1/4" COIL ROOFING NAIL 7200PC Roofing Nails		1	BOX	
227-1303	1/2"PLYWD CLIP STEEL 25/BPC12-BMC 10BGS/ Roof Sheathing Clips		8	EACH	
227-1617	TRUSS SPACER 24"O.C. 10' TSX24 20/ Truss Spacer		11	EACH	
229-2957	8D SS SIDING NAIL 1LB BOX Door Stop Fasteners		1	BOX	
229-3896	2-1/2" TRIM NAIL BISC BLU5LB M-340 CEM-8 Siding Fasteners		4	EACH	** Special Order **
229-5347	8D V.C. SINKER NAIL 5LB BOX Sheathing Fasteners		7	BOX	
229-5363	16D V.C. SINKER NAIL 5LB BOX		7	BOX	

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**GUEST COPY
PAGE 4 OF 6**

Estimate From **MENARDS**[®]

Estimate # **63224**
Page 5 of 6

ESTIMATE FOR:	
Rose, Kevin 3305 Old McHenry Rd Lake Zurich, IL	60047-5092
Ph: (847) 404-3700	
PROJECT DESCRIPTION: Kevin Rose	

STORE # 3254 LONG
2700 Lake Cook Rd
Long Grove, IL 60047

FAX: (847) 963-1060
EMAIL: LONGBuildingMaterials@menards.com

ESTIMATE BY ESTIMATE DATE	
LEE A.	03/13/23

SKU NUMBER	DESCRIPTION	QTY TO ORDER	EACH	ADDITIONAL ITEM INFORMATION
	Framing Nails			
229-8478	1-1/4" WH SS TRIM NAIL 1LB BOX Fascia Fasteners COLORTAG:00-Stainless Steel Color: Stainless Steel	1	EACH	
230-0042	6" TIMBERLOK 50PK FMTLOK06-50 Truss Fastener	1	EACH	
230-0104	FLATLOK 3-1/2" 50PK FMFL312-50 Header Fastener	2	EACH	
231-2194	5/16" STAPLES 5010-C 5M House Wrap Staples	1	EACH	
232-9028	1/2" X 10"HG ANCH BOLT NW25PC 1210HGAB25 Anchor Bolts	2	EACH	
414-0347	E-1 6-PANEL 6-9/16 JAMB 36X80 LH SN Service Door	1	EACH	** Special Order **
425-1049	WI-FI AC BELT DRIVE GOOD BELT .5HP Overhead Door Opener	2	EACH	
425-1088	REAR TRACK HANGING KIT IDEAL Overhead Door Hardware	2	EACH	
425-1091	SUPPORT STRUT 2'X16' #1007106 24G Overhead Door Struts	2	EACH	
425-1602	GARAGE DOOR OPEN HANG KIT24999 Overhead Door Hanging Kit	2	EACH	
425-1618	16X7WHITE INSUL RAISEDPNLEZSETTORSN M4SV Overhead Door	2	EACH	
433-4222	PINE TAPERED SHIMS 12 CT 3/8X1-1/4X8'' Opening Shim	1	EACH	
436-4500	4"X33' ASPHALT TAPE TS433 Opening Flashing	1	EACH	
436-4550	THRESHOLD TAPE - 42" TSFM42	1	EACH	

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**GUEST COPY
PAGE 5 OF 6**

Estimate From
MENARDS®

Estimate # 63224
 Page 6 of 6

ESTIMATE FOR:	
Rose, Kevin 3305 Old McHenry Rd Lake Zurich, IL	60047-5092
Ph: (847) 404-3700 PROJECT DESCRIPTION: Kevin Rose	

STORE # 3254 LONG
 2700 Lake Cook Rd
 Long Grove, IL 60047

FAX: (847) 963-1060
 EMAIL: LONGBuildingMaterials@menards.com

ESTIMATE BY ESTIMATE DATE	
LEE A.	03/13/23

SKU NUMBER	DESCRIPTION	QTY TO ORDER	ADDITIONAL ITEM INFORMATION
	Service Door Sealer		
440-0207	SC COMBO MADISON /DB SNG TRUBOLT 1734365 Service Door Lock	1 EACH	
563-9854	QUAD BLUE Siding Caulk QUAD 100Z #804	3 EACH	

*** If purchased today, you save \$6.00 ***

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**GUEST COPY
 PAGE 6 OF 6**

Date: 3/13/2023 - 12:18 PM

Design ID: 325455964082

Estimate ID: 63224

MENARDS®

Design & Buy™

GARAGE

How to recall and purchase your design at home:



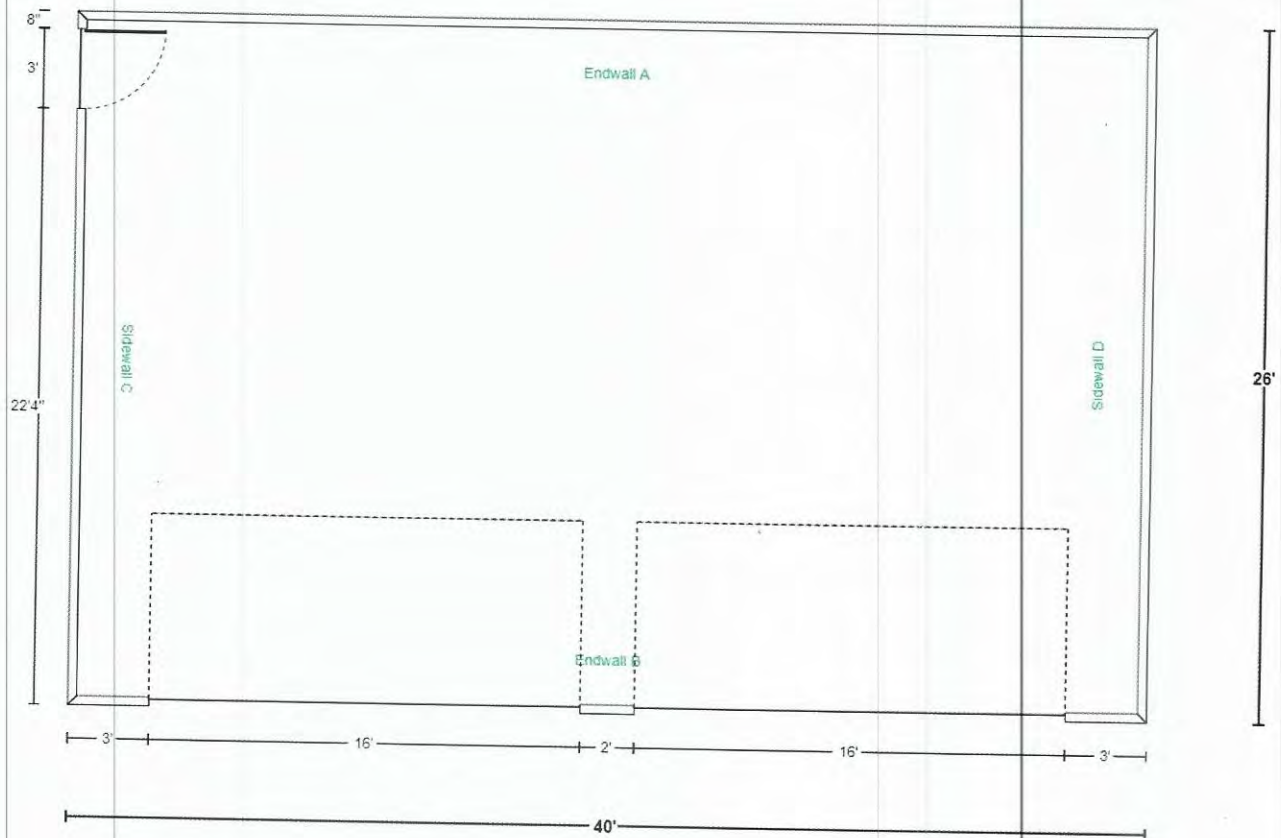
OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Garage Designer
3. Recall your design by entering Design ID: 325455964082
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 325455964082 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions

Garage Image



For other design systems search "Design & Buy" on Menards.com

Date: 3/13/2023 - 12:18 PM

Design ID: 325455964082

Estimate ID: 63224

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GARAGE

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

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Dimensions

Wall Configurations

*Some items like wainscot, gutter, gable accents, are not displayed if selected.



ENDWALL B

Ideal Door®; 4-Star 16' x 7' White Select Value Insulated

Ideal Door®; 4-Star 16' x 7' White Select Value Insulated



SIDEWALL D



SIDEWALL C

Mastercraft®; 36W x 80H Primed Steel 6-Panel



ENDWALL A

Date: 3/13/2023 - 12:18 PM
Design ID: 325455964082
Estimate ID: 63224

Materials

Building Info

Building Location Zip Code:	60047
Building Width:	40'
Building Length:	26'
Building Height:	9'
Curb:	Poured Curb
Curb Height:	4"
Foundation Type:	Thickened Slab
Wall Framing Stud:	2 x 6
Roof Framing:	Truss Construction
Truss Type:	Common
Roof Pitch:	4/12 Pitch
Eave Overhang:	24"
Gable Overhang:	24"
Custom Garage Plan:	No I do not need a custom building plan

Wall Info

Siding Material Types:	LP Engineered Wood
LP Engineered Wood Siding:	Sherwin-Williams Prefinished 3/8 x 8 x 16' Textured Lap Siding(15 Yr Paint Warranty), Color: Biscayne Blue
Engineered Wood Corner Trim Color:	Biscayne Blue
Accent Material Type:	None
Wainscot Material Type:	None
Wall Sheathing:	7/16 x 4 x 8 OSB(Oriented Strand Board)
House Wrap:	Typar House Wrap 9' x 100'
Gable Vents:	Novik® 12" x 12" Square Gable Vent, QTY: 2

Date: 3/13/2023 - 12:18 PM
Design ID: 325455964082
Estimate ID: 63224

Roof Info

Roof Sheathing:	1/2 x 4 x 8 OSB(Oriented Strand Board)
Roofing Material Type:	Architectural Shingle
Architectural Roofing:	Owens Corning® TruDefinition® Duration® Limited Lifetime Warranty Architectural Shingles (32.8 sq. ft.), Color: Driftwood
Roof Underlayment:	Owens Corning® ProArmor® Synthetic Roofing Underlayment 42" x 286' (1,000 sq. ft.)
Ice and Water Barrier:	Owens Corning® WeatherLock® G Granulated Self-Sealing Ice and Water Barrier 3' x 66.7'(200sq.ft)
Fascia Material Type:	Textured Aluminum Fascia
Fascia:	6" x 12' Aluminum Rustic Fascia, Color: White
Soffit Material Type:	Aluminum Soffit
Soffit:	16" x 12' Aluminum Vented Soffit, Color: White
Gutter Material Type:	None
Ridge Vent:	None
Roof Vents:	None

Openings

Service Door:	Mastercraft® 36W x 80H Primed Steel 6-Panel
Overhead Door:	Ideal Door® 4-Star 16' x 7' White Select Value Insulated
Overhead Door:	Ideal Door® 4-Star 16' x 7' White Select Value Insulated
Overhead Door Trim Type:	Cedar
Garage Door Opener:	Chamberlain® 1/2 HP Wi-Fi Belt Drive Garage Door Opener (Good)
Garage Door Opener:	Chamberlain® 1/2 HP Wi-Fi Belt Drive Garage Door Opener (Good)

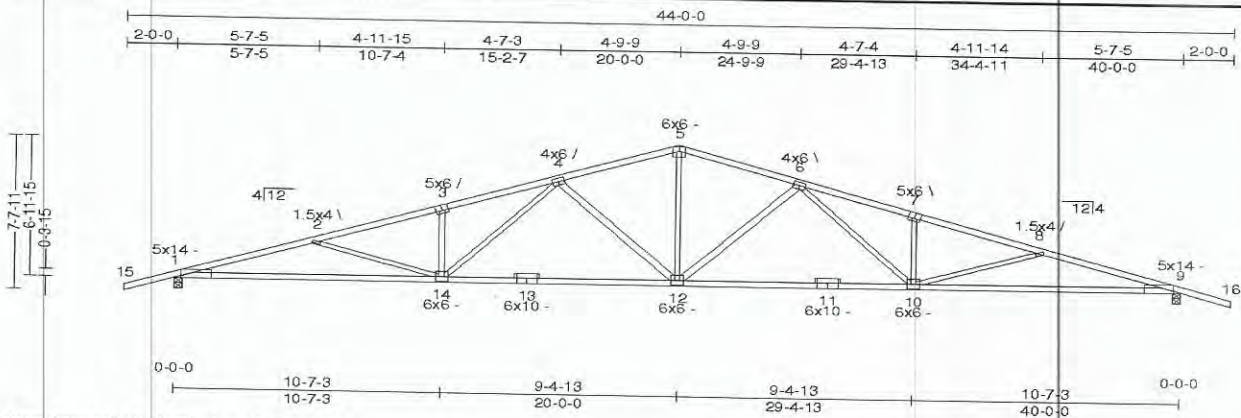
Additional Options

Ceiling Insulation:	None
Wall Insulation:	None
Ceiling Finish:	None
Wall Finish:	None
Mounting Blocks:	No
Hydronic Radiant Heat:	None
Anchor bolt:	Grip Fast® 1/2 x 10 HDG Anchor Bolt w/ Nut & Washer
Framing Fasteners:	Grip Fast® 3-1/4 16D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box
Sheathing Fasteners:	Grip Fast® 2-1/2 8D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box
Roofing/Shingle Fasteners:	Grip Fast® 1-1/4 Electro-Galvanized Coil Roofing Nails - 7,200 Count
Truss Fastener:	FastenMaster® TimberLOK® 5/16 x 6 Hex Drive Black Hex Head Timber Screw - 50 Count
Overhead Opening Hardware:	No

Design & Buy™

GARAGE

Midwest Manufacturing Address 1 Address 2 City, State Zip								Truss: C11040 JobName: RESSTOCK Date: 02/22/17 09:27:30 Page: 1 of 1	
SPAN 40-0-0	PITCH 4/12	QTY 1	OHL 2-0-0	OHR 2-0-0	CANT L 0-0-0	CANT R 0-0-0	PLYS 1	SPACING 24 in	WGT/PLY 147 lbs



All plates shown to be Eagle 20 unless otherwise noted.

Loading (psf)	General	CSI Summary	Deflection	L/	(loc)	Allowed
TCLL: 42 Snow(Ps/Pg): 42/60 TCDL: 10 BCCL: 10 BCDL: 10	Bldg Code: IRC 2015/ TPI 1-2007 Rep Mbr Increase: Yes Lumber D.O.L.: 115 %	TCL: 0.93 (3-4) BC: 0.82 (4-1) Web: 0.92 (4-12)	Vert TL: 1.06 in Vert LL: 0.68 in Horz TL: 0.27 in	L/447 L/701	(1-12) (1-12) 9	L/180 L/240

Reaction Summary

JT	Brg	Combo	Brg Width	Rqd Brg Width	Max React	Max Grav Uplift	Max MWFRS Uplift	Max C&C Uplift	Max Uplift	Max Horiz
1			3.5 in	3.41 in	2,688 lbs			-390 lbs	-390 lbs	6 lbs
9			3.5 in	3.41 in	2,688 lbs			-390 lbs	-390 lbs	

Material Summary

TC	SPF #2 2 x 4	except:	
15-3	SPF 1650/1.5 2 x 4	7-16	SPF 1650/1.5 2 x 4
BC	SPF 2100/1.8 2 x 4		
Web	SPF Stud 2 x 3	except:	
4-12	SPF 1650/1.5 2 x 4	5-12	SPF #2 2 x 3

Bracing Summary

TC Bracing:	Sheathed
BC Bracing:	Sheathed or Purlins at 10-0-0, Purlin design by Others
6-12	SPF 1650/1.5 2 x 4

Limits Summary

- This truss has been designed for the effects of balanced and unbalanced snow loads for hips/gables in accordance with ASCE7 - 10 with the following user defined input: 60 psf ground snow load, Terrain Category B, Exposure Category Fully Exposed (Ce = 0.9), Risk Category II (I = 1.00), Thermal Condition Cold ventilated (Cr = 1.1), DOL = 1.15. Unventilated. If the roof configuration differs from hip/gable, Building Designer shall verify snow loads.
- This truss has been designed to account for the effects of ice dams forming at the eaves.
- This truss has been designed for the effects of wind loads in accordance with ASCE7 - 10 with the following user defined input: 115 mph (Factor D), Exposure B, Enclosed, Gable/Hip, Risk Category II, Overall Bldg Dims 25 ft x 60 ft, h = 15 ft, End Zone Truss, Both end webs considered. DOL = 1.60
- Minimum storage attic loading has been applied in accordance with IRC 301.5

Member Forces Summary

Table indicates: Member ID, max CSI max axial force, (in ex compr. force if different from max axial force) Only forces greater than 300lbs are shown in this table.

TC	2-3	3-4	4-5	5-6	6-7	7-8	8-9	9-10	10-11	11-12	12-13	13-14	14-15
0.716	0.672	0.932	0.704	0.704	0.932	0.672	0.716	0.821	0.644	0.834	0.271	0.741	0.821
-6,432 lbs	-5,833 lbs	-3,820 lbs	-4,007 lbs	-4,007 lbs	-5,820 lbs	-5,833 lbs	-6,432 lbs	6,220 lbs	4,570 lbs	1,418 lbs	-598 lbs	-837 lbs	6,220 lbs
		(-632 lbs)			(-820 lbs)			(-380 lbs)			(-123 lbs)		(-632 lbs)

JSI Summary

1 = 0.99, 2 = 0.69, 3 = 0.90, 4 = 0.77, 5 = 0.84, 6 = 0.77, 7 = 0.90, 8 = 0.69, 9 = 0.99, 10 = 0.94, 11 = 0.87, 12 = 0.87, 13 = 0.87, and 14 = 0.94

Notes

- Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer.
- When this truss has been chosen for quality assurance inspection, the Double Polygon Method per TPI 1-2007/Chapter 3 shall be used.
- The fabrication tolerance for this roof truss is 0% (Cq = 1.00).
- Brace bottom chord with approved sheathing or purlins per Bracing Summary.
- Creep has been considered in the analysis of this truss.
- Listed wind uplift reactions based on MWFRS & C&C loading.

ALL PERSONS FABRICATING, HANDLING, ERECTING OR INSTALLING ANY TRUSS BASED UPON THIS TRUSS DESIGN DRAWING ARE INSTRUCTED TO REFER TO ALL OF THE INSTRUCTIONS, LIMITATIONS AND QUALIFICATIONS SET FORTH IN THE EAGLE METAL PRODUCTS DESIGN NOTES ISSUED WITH THIS DESIGN AND AVAILABLE FROM EAGLE UPON REQUEST. DESIGN VALID ONLY WHEN EAGLE METAL CONNECTORS ARE USED.

TrueBuild® Software v5.5.2.240
Eagle Metal Products
Dallas, TX 75234

Date: 3/13/2023 - 12:18 PM

Design ID: 325455964082

Estimate ID: 63224

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GARAGE

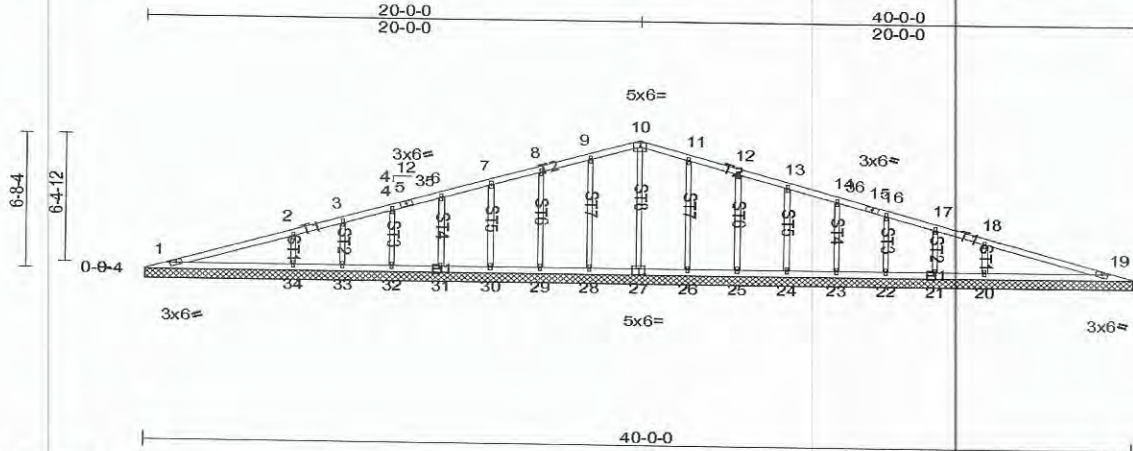
Job QTREC0598676	Truss T1de	Truss Type Common	Qty 2	Ply 1	Job Reference (optional)
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Midwest Manufacturing, Eau Claire, WI

Run: 8:23 S Aug 28 2018 Print: 8:230 S Aug 28 2018 MITek Industries, Inc. Thu Jul 11 14:48:01

Page: 1

ID:rhSaFmIUUvrmL6ywkF3KAoyz8FE-A?Bwz66AoWHqwnCl?Xp1le7G1Dt59W325XwHtyz6CC



Scale = 1:84.7

Plate Offsets (X, Y): [27;0-3-0,0-3-0]

Loading	(psf)	Spacing	2-0-0	CSI	0.40	DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	42.0	Plate Grip DOL	1.15	TC	0.40	Vert(LL)	n/a	-	n/a	999	MT20	197/144
Snow (Ps/Pg)	41.6/60.0	Lumber DOL	1.15	BC	0.25	Vert(TL)	n/a	-	n/a	999		
TCDL	7.0	Rep Stress Incr	YES	WB	0.29	Horiz(TL)	0.00	19	n/a	n/a		
BCLL	0.0*	Code	IRC2012/TPI2007	Matrix-R								
BCDL	10.0											

Weight: 136 lb FT = 15%

LUMBER

TOP CHORD 2x4 SPF No.2
BOT CHORD 2x4 SPF No.2
OTHERS 2x3 SPF Stud

BRACING

TOP CHORD
BOT CHORD

Structural wood sheathing directly applied or 6-0-0 oc purlins.
Rigid ceiling directly applied or 10-0-0 oc bracing.

MITek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS All bearings 40-0-0.

(lb) - Max Horiz 1=-83 (LC 15)

Max Uplift All uplift 100 (lb) or less at joint(s) 1, 19, 20, 21, 22, 23, 24, 25, 26, 28, 29, 30, 31, 32, 33, 34

Max Grav All reactions 250 (lb) or less at joint(s) 21, 27, 33 except 1=252 (LC 2), 19=252 (LC 2), 20=644 (LC 32), 22=285 (LC 2), 23=289 (LC 21), 24=334 (LC 21), 25=325 (LC 21), 26=337 (LC 21), 28=337 (LC 20), 29=325 (LC 20), 30=334 (LC 20), 31=289 (LC 20), 32=285 (LC 2), 34=644 (LC 31)

FORCES

WEBS

(lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
9-28=-296/50, 8-29=-285/60, 7-30=-292/57, 6-31=-253/56, 2-34=-482/130, 11-26=-296/50, 12-25=-285/60, 13-24=-292/57, 14-23=-253/56, 18-20=-482/130

JOINT STRESS INDEX

1 = 0.43, 2 = 0.51, 3 = 0.51, 4 = 0.51, 5 = 0.17, 6 = 0.51, 7 = 0.51, 8 = 0.51, 9 = 0.51, 10 = 0.27, 11 = 0.51, 12 = 0.51, 13 = 0.51, 14 = 0.51, 15 = 0.17, 16 = 0.51, 17 = 0.51, 18 = 0.51, 19 = 0.43, 20 = 0.51, 21 = 0.51, 22 = 0.51, 23 = 0.51, 24 = 0.51, 25 = 0.51, 26 = 0.51, 27 = 0.31, 28 = 0.51, 29 = 0.51, 30 = 0.51, 31 = 0.51, 32 = 0.51, 33 = 0.51 and 34 = 0.51

NOTES

- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-10; Vult=115mph (3-second gust) V(IRC2012)=91mph; TCDL=4.2psf; BCCL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (envelope) exterior zone and C-C Exterior (2) zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
- TCLL: ASCE 7-10; Pr=42.0 psf (roof live load; Lumber DOL=1.15 Plate DOL=1.15); Pg=60.0 psf (ground snow); Ps=41.6 psf (roof snow; Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Fully Exp.; Ct=1.10
- Roof design snow load has been reduced to account for slope.
- Unbalanced snow loads have been considered for this design.
- All plates are 1.5x4 MT20 unless otherwise indicated.
- Gable requires continuous bottom chord bearing.
- Gable studs spaced at 2-0-0 oc.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 1, 28, 29, 30, 31, 32, 33, 34, 26, 25, 24, 23, 22, 21, 20, 19.
- This truss is designed in accordance with the 2012 International Residential Code sections R502.11.1 and R602.10.2 and referenced standard ANSI/TPI 1.

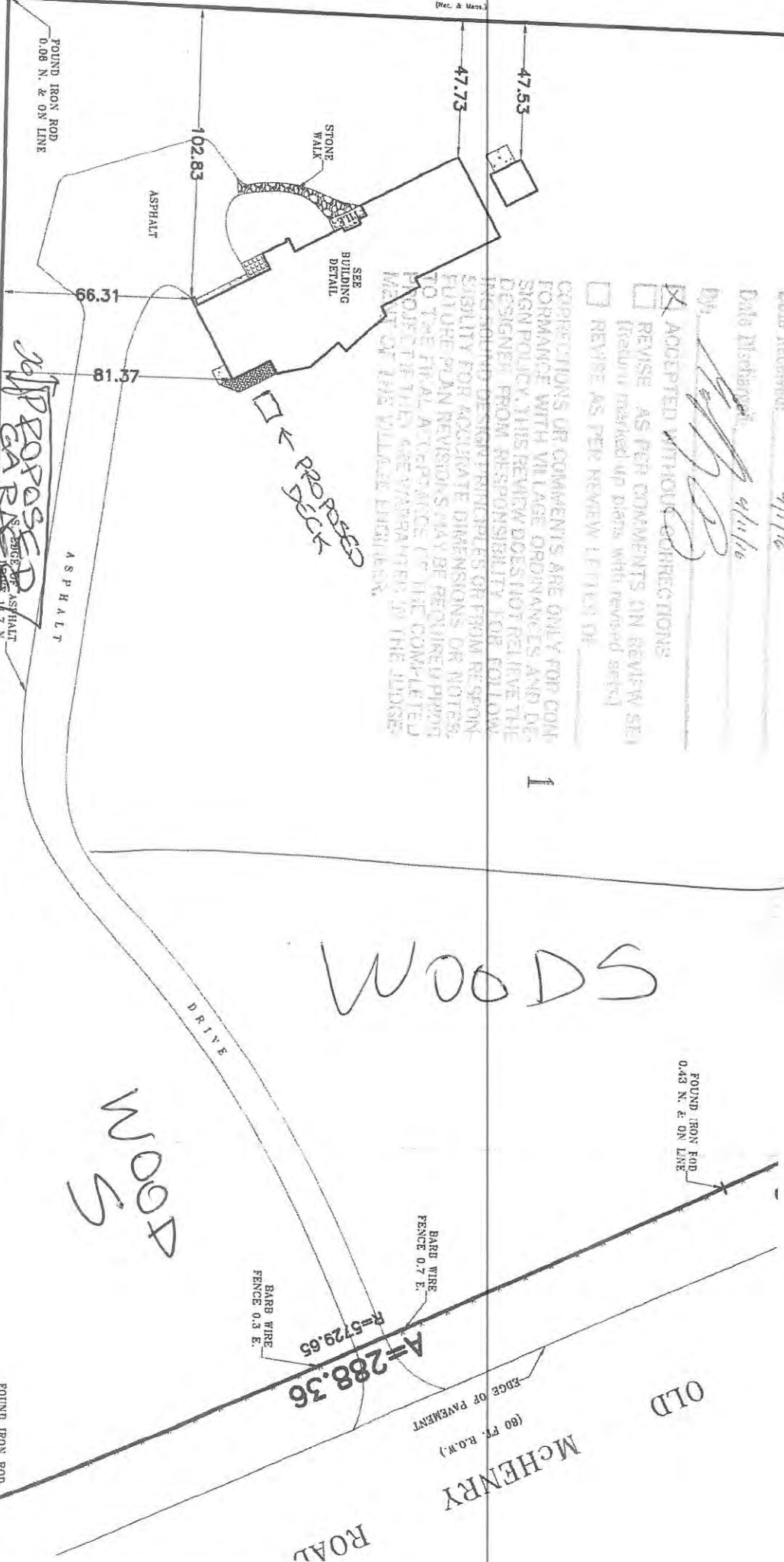
LOAD CASE(S) Standard

Date Received: 4/15/16

Date Discovered: 4/15/16

- ACCEPTED WITHOUT CORRECTIONS
- REVISE AS PER COMMENTS ON REVIEW SET (features marked up plans with revised set)
- REVISE AS PER REVIEW LETTER OF _____

CORRECTIONS OR COMMENTS ARE ONLY FOR COMPLIANCE WITH VILLAGE ORDINANCES AND DESIGN POLICY. THIS REVIEW DOES NOT RELIEVE THE DESIGNER FROM RESPONSIBILITY FOR FOLLOWING DESIGN PRINCIPLES OR FROM RESPONSIBILITY FOR ADEQUATE DIMENSIONS, OR NOTES, TO THE FINAL APPROVAL OF THE COMPLETED PROJECT. THIS AGREEMENT IS VARIATED BY THE JUDGEMENT OF THE VILLAGE ENGINEER.



APPROVED PER
VILLAGE OF LONG GROVE
ZONING CODE
Date: 4/15/16

PROPOSED
EASEMENT
11.7 N.

PREFERRED SURVEY, INC.

7845 W. 79TH STREET, BRIDGEVIEW, IL, 60455
Phone 708-458-7845 / Fax 708-458-7855
www.psissurvey.com

Professional Design Registration #184-002795	
Field Work Completed	07/11/07
Land Area Surveyed	144,903.1 Sq. Ft.
Drawing Revised	



ATTACHMENT TO EXHIBIT "E"

PROPOSED GARAGE TO BE LOCATED APPROX. 38 FT SOUTH OF THE SOUTHWESTERNMOST CORNER OF THE EXISTING HOME, AND APPROX 60 FEET SOUTH OF THE SOUTHEASTERNMOST CORNER OF SAID EXISTING HOME.

PROPOSED GARAGE TO BE APPROX 5-6 FEET NORTH OF THE SOUTHERNMOST PROPERTY LINE.

PROPOSED GARAGE TO RUN PARALEL TO EXISTING PAVED DRIVEWAY, APPROX. 436 FEET WEST OF OLDMCHENRY RD.

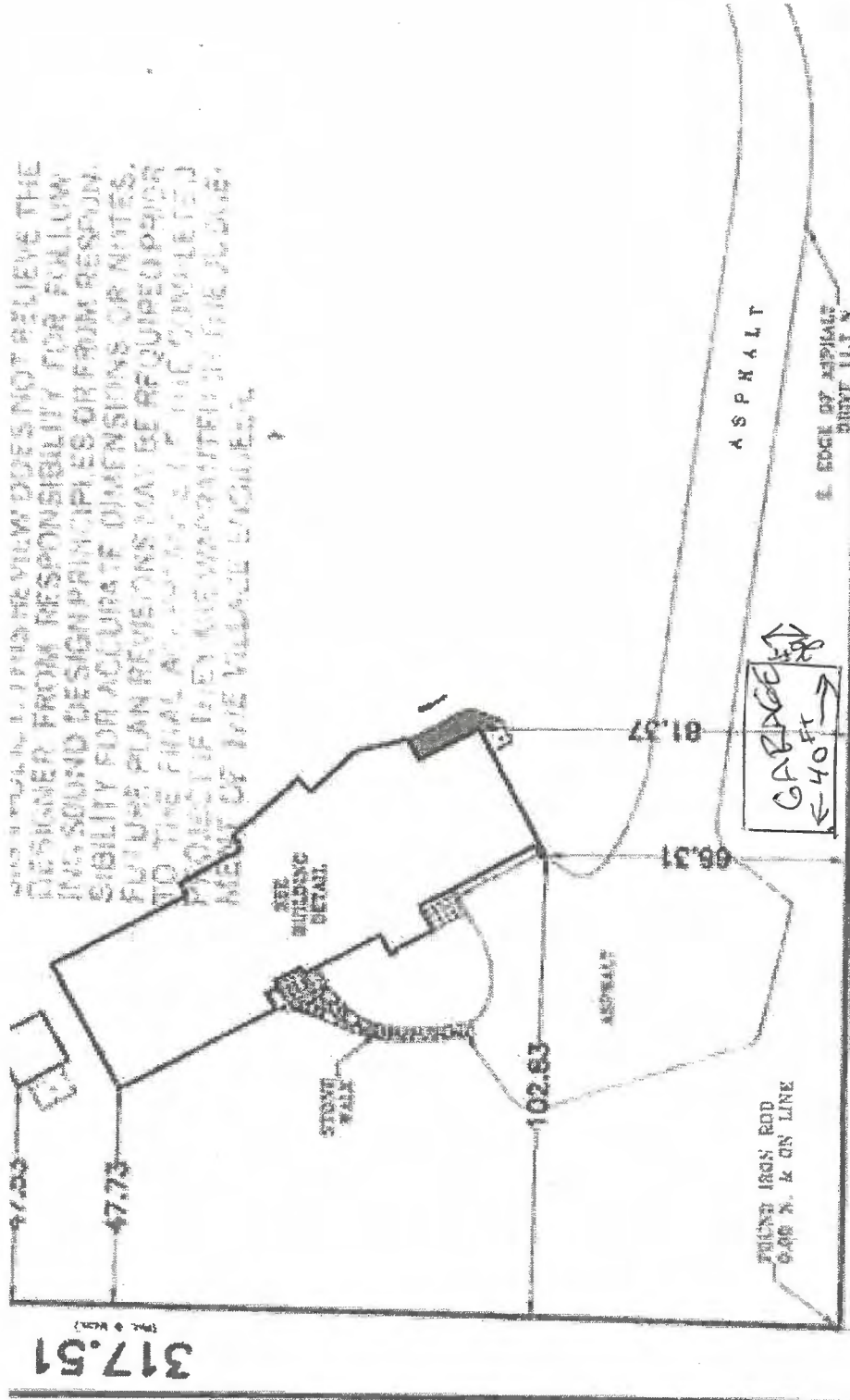
PER FIELD LAYOUT PICTURES ATTACHED, THE STRAIGHT GREEN MARKED LINE TO THE SOUTHERNMOST PART OF THE PROPERTY DENOTES SOUTHERNMOST PROPERTY LINE.

PER THE LAYOUT PHOTOS ATTACHED, THE STAKED AND GREEN TAPED RECTANGULAR PORTION DENOTES THE APPROX PLACEMENT OF THE PROPOSED ATTACHED GARAGE.





EXHIBIT "E"



536.15
(Per 6.1.1)

APPROVED PER [Signature]
DATE 08/10/2018



	3305 OLD MCHENRY LOT SQ FT IN TOTAL-APPROX. 143,000	
	EXISTING RESIDENCE	SLAB APPROX-1800 SQ FT
	EXISTING DRIVEWAY	(PAVED SURFACE) APPROX. 3100
	EXISTING SHED-APPROX. 100 SQ FT.	

PROPOSED DETACHED GARAGE-APPROX. 1040 SQ FT

VARIANCE APPLICATION RESPONSES:

FORM "A"

- a. **LOT SETBACK VARIATION FROM 50FT TO 5FT.**
- b. **5-3-12, ATTACHED EXHIBIT "A"**
- c. **THE MOST REASONABLE PLACE TO LOCATE THE PROPOSED ATTACHED GARAGE ON OUR PROPERTY, BASED ON NO OTHER DRIVEWAY ACCESS WITHIN THE ENTIRE PARCEL.**
- d. **SEEKING TO RECEIVE A CONSTRUCTION SETBACK OF 5 FT FROM THE SOUTHERNMOST PROPERTY LINE.**
- e. **THE PROPOSED GARAGE STRUCTURE IS CONSISTENT WITH ALLM OTHER FREESTANDING GARAGE AND STRUCTURES WITHIN THIS AREA OF LONG GROVE.**

5-11-15 RESPONSES

- A. THE PHYSICAL SURROUNDINGS OF THE PROPERTY ; ie WOODS, UTILITYS AND CURRENT LOCATION OF EXISTING HOME AND DRIVEWAY NECESSITATE THE NEED FOR THE VARIATION.**
- B. 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.**
- C. THIS PROPOSED DETACHED GARAGE IS STRICTLY OF FUNCTIONAL USE AND NEED OF OUR FAMILY.**
- D. THE CONDITIONS OF THE EXISTING PROPERTY LAYOUT WERE ESTABLISHED APPROX 50 YEARS PRIOR TO OUR PURCHASE AND AS SUCH ARE BEYOND OUR CONTROL.**
- E. 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.**
- F. WITHOUT THIS SETBACK VARIATION, THERE WOULDN'T BE ANOTHER ALTERNATE SUITABLE LOCATION FOR THE PROPOSED GARAGE WITHIN OUR PARCEL LIMITS.**

EXISTING HOUSE IS LOCATED IN THE SOUTHWESTERNMOST QUADRANT OF OUR PARCEL, AND AS SUCH THE DRIVEWAY ACCESS IS LIMITED AND NONEXISTENT IN ANY OTHER QUADRANTS OF THE PARCEL. AS SUCH, REQUIRING PROPOSED GARAGE TO BE BUILT IN THE SOUTHERNMOST QUADRANT OF THE PROPERTY.

IF THE PROPOSED GARAGE IS BUILT, IT WOULDN'T CHANGE THE CHARACTER OF OUR PARCEL OR THE SURROUNDING NEIGHBORHOOD. THE PROPOSED GARAGE WILL BLEND NICELY WITH OUR HOME AND NOT BE NOTICABLE TO SURROUNDING NEIGHBORS AS REFERENCED BY ATTACHED EXHIBIT "B" PLAT.

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.

EXHIBIT "B"

DESCRIPTION OF LOCATION OF PROPOSED DETACHED GARAGE

LOCATION OF THE PROPOSED DETACHED GARAGE AS NOTED ON EXHIBIT "B" , IS AS FOLLOWS:

APPROX. 5 FEET FROM SOUTHERNMOST PROPERTY LINE, AND ADJACENT TO THE ASPHALT DRIVE ON THE SOUTHERN PART OF THE PARCEL WITH ACCESS TO OLD MCHENRY RD. APPROX. 300-400 FEET FROM NEIGHBORING PROPERTY TO THE ADJACENT SOUTH PART OF THE PARCEL. APPROX 15-20 FOOT EXISTING EVERGREEN TREES ARE LOCATED BETWEEN THE PROPOSED GARAGE AND THE SOUTHERN ADJACENT PROPERTY MAKING THE PROPOSED GARAGE UNSEEABLE TO THE ADJACENT NEIGHBORING PROPERTIES.

JOB COPY OF SURVEY

OF LOT 1 IN A. W. BOHNER'S SUBDIVISION OF PART OF THE SOUTHWEST
 WEST OF THE CENTER LINE OF HIGHWAY, IN LAKE COUNTY, ILLINOIS.
 ADDRESS: 3306 OLD McHENRY ROAD, LONG GROVE, ILLINOIS
 381.00
 1/4 OF SECTION 24, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING

GEWALT-HAMILTON ASSOCIATES, INC.
 MUNICIPAL PLAN REVIEW

Village of Long Grove

Date Received: 4/16

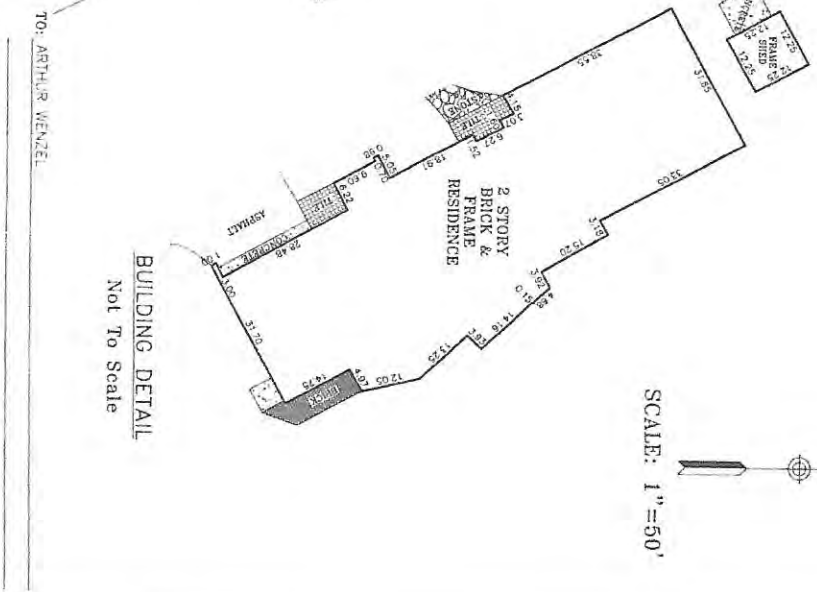
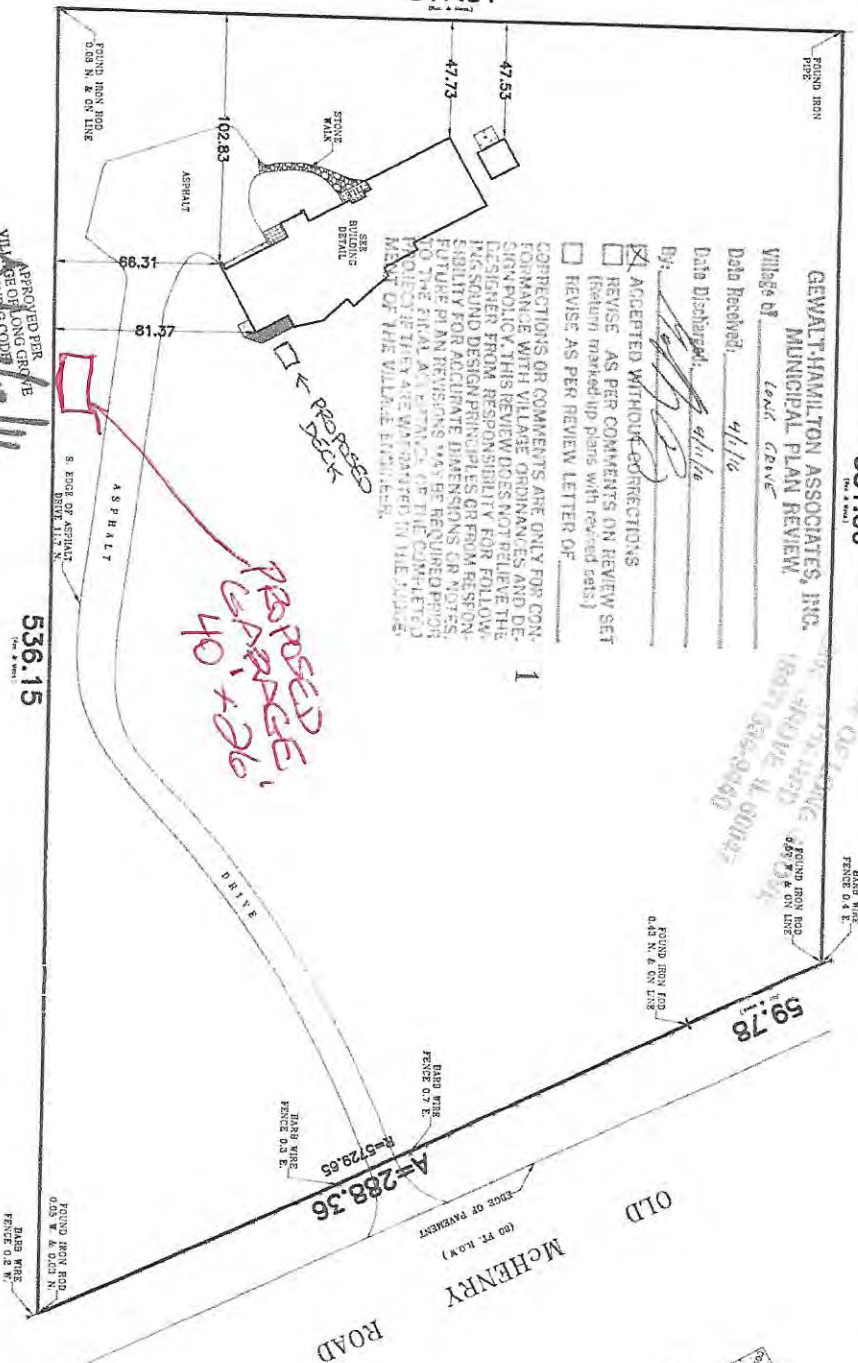
Date Disapproved: 4/16

By: [Signature]

- ACCEPTED WITHOUT CORRECTIONS
- REVISE AS PER COMMENTS ON REVIEW SET (Return marked up plans with revised sets.)
- REVISE AS PER REVIEW LETTER OF _____

CORRECTIONS OR COMMENTS ARE ONLY FOR CONFORMANCE WITH VILLAGE ORDINANCES AND DESIGN POLICY. THIS REVIEW DOES NOT BELIEVE THE DESIGNER FROM RESPONSIBILITY FOR FOLLOWING SOUND DESIGN PRINCIPLES OR PROMOTING SAFETY FOR ADEQUATE DIMENSIONS OR NOTES TO THE FINAL PLAN. REVISIONS MAY BE REQUIRED PRIOR TO THE FINAL PLAN. COMMENTS ON THE COMPLETED PROJECT IF THEY ARE WANTED IN THE JOURNAL MEETING OF THE VILLAGE ENGINEER.

1



APPROVED PER
 VILLAGE OF LONG GROVE
 [Signature]
 4/13/16

PREFERRED SURVEY, INC.

7945 W. 70TH STREET, BLDGVIEW, IL 60455
 Phone 708-458-7845 / Fax 708-458-7855
 www.psisurvey.com

Professional Design Registration #184-002795	27/1/07
Field Work Completed	44,903 Sq Ft
Land Area Surveyed	
Drawing Revised	



WE, PREFERRED SURVEY, INC., ILLINOIS PROFESSIONAL LAND SURVEYOR CORPORATION NO. 116 HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THAT SURVEY. ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. PROPERTY CORNERS ARE SET OR NOT BY CLIENT AGREEMENT. MY LICENSE RENEWS ON NOVEMBER 30, 2008.

GIVEN UNDER OUR HAND AND SEAL AT SPRINGFIELD, ILLINOIS, THIS 12TH DAY OF JULY, A.D. 2007.

ILLINOIS PROFESSIONAL LAND SURVEYOR CORPORATION #116
 P.S.I. NO. 0779552
 RND GEBW CC/WB/JC
 RMB

ENGINEERING

JOB COPY PLAT OF SURVEY

OF LOT 1 IN A. W. BOHNE'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE CENTER LINE OF HIGHWAY, IN LAKE COUNTY, ILLINOIS.
ADDRESS: 3305 OLD MCHENRY ROAD, LONG GROVE, ILLINOIS

381.00
(Per Acre)

GEWALT-HAMILTON ASSOCIATES, INC.
MUNICIPAL PLAN REVIEW

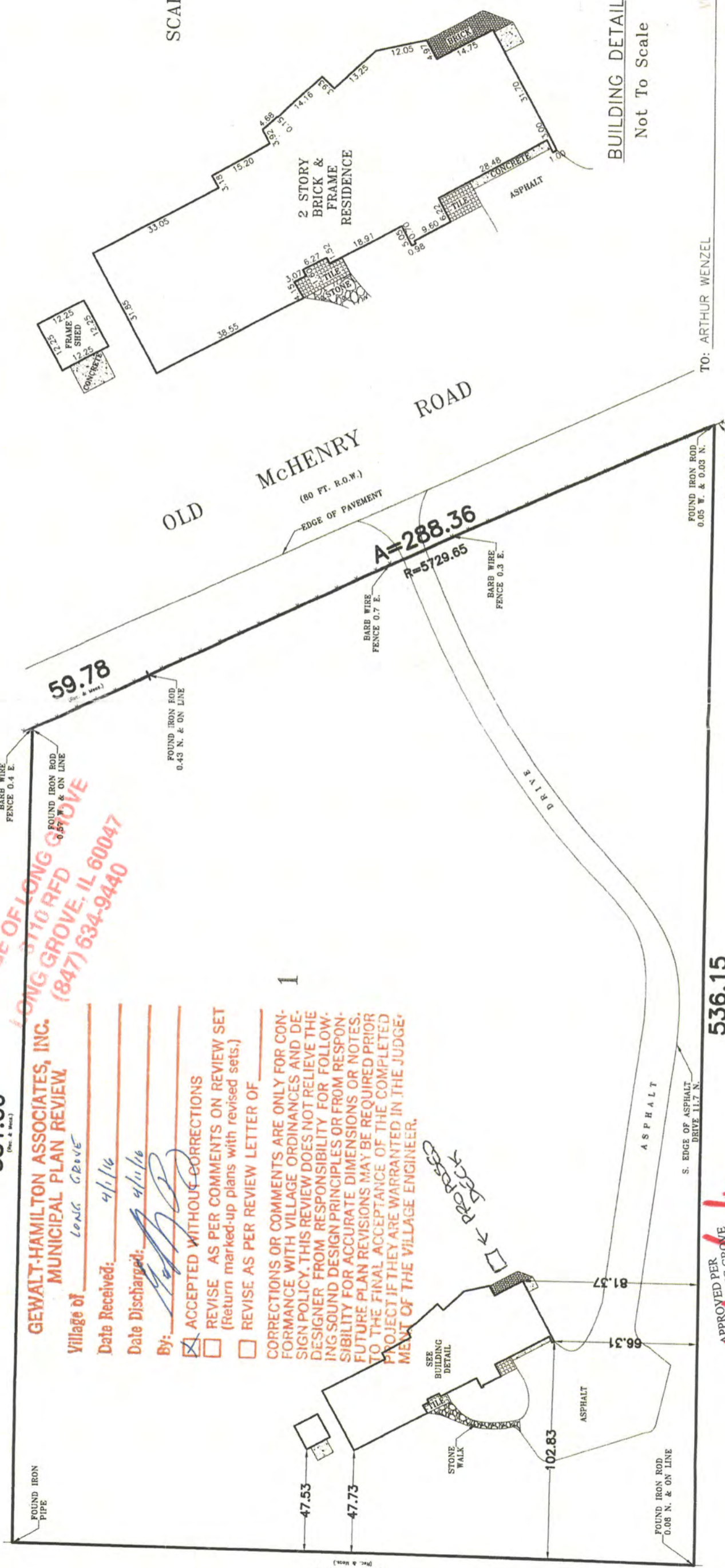
Village of LONG GROVE
Date Received: 4/1/16
Date Discharged: 4/1/16
By: [Signature]

- ACCEPTED WITHOUT CORRECTIONS
- REVISE AS PER COMMENTS ON REVIEW SET (Return marked-up plans with revised sets.)
- REVISE AS PER REVIEW LETTER OF _____

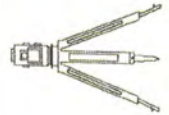
CORRECTIONS OR COMMENTS ARE ONLY FOR CONFORMANCE WITH VILLAGE ORDINANCES AND DESIGN POLICY. THIS REVIEW DOES NOT RELIEVE THE DESIGNER FROM RESPONSIBILITY FOR FOLLOWING SOUND DESIGN PRINCIPLES OR FROM RESPONSIBILITY FOR ACCURATE DIMENSIONS OR NOTES. FUTURE PLAN REVISIONS MAY BE REQUIRED PRIOR TO THE FINAL ACCEPTANCE OF THE COMPLETED PROJECT IF THEY ARE WARRANTED IN THE JUDGMENT OF THE VILLAGE ENGINEER.



SCALE: 1"=50'



APPROVED PER
[Signature]
VILLAGE OF LONG GROVE
ZONING CODE
Date 4/13/16



PREFERRED SURVEY, INC.

7845 W. 79TH STREET, BRIDGEVIEW, IL, 60455
Phone 708-458-7845 / Fax 708-458-7855
www.psisurvey.com

Professional Design Registration #184-002795
Field Work Completed 07/11/07
Land Area Surveyed 144,903.1 Sq. Ft.
Drawing Revised



WE, PREFERRED SURVEY, INC., ILLINOIS PROFESSIONAL LAND SURVEYOR CORPORATION NO. 116 HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF THAT SURVEY, ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. PROPERTY CORNERS ARE SET OR NOT BY CLIENT AGREEMENT. MY LICENSE RENEWS ON NOVEMBER 30, 2008.
GIVEN UNDER OUR HAND AND SEAL AT BRIDGEVIEW, ILLINOIS, THIS
12TH DAY OF JULY A.D. 2007

TO: ARTHUR WENZEL
ILLINOIS PROFESSIONAL LAND SURVEYOR CORPORATION #116
P.S.I. NO. 0779552
CD/MB/TC
RMB
CAD

RECEIVED
MAR 30 2016

Dear Village of Long Grove:

I realize I may be late to the game on this, but I want to share my support for the garage project proposed by our neighbors Kevin & Ariel Rose. We think this is will be a great addition to their property.

We are sorry for the delayed support. While we received a note from the post office about a letter requiring signature - and while we placed the signature card back in the mailbox immediately - we have yet to receive any letter several weeks later. That was likely the notice of public hearing. Upon our return from vacation, I happened to read through the Board Agenda to realize this project was somewhere along the Planning and Zoning journey.

So while this message may be late, please know we support the project.

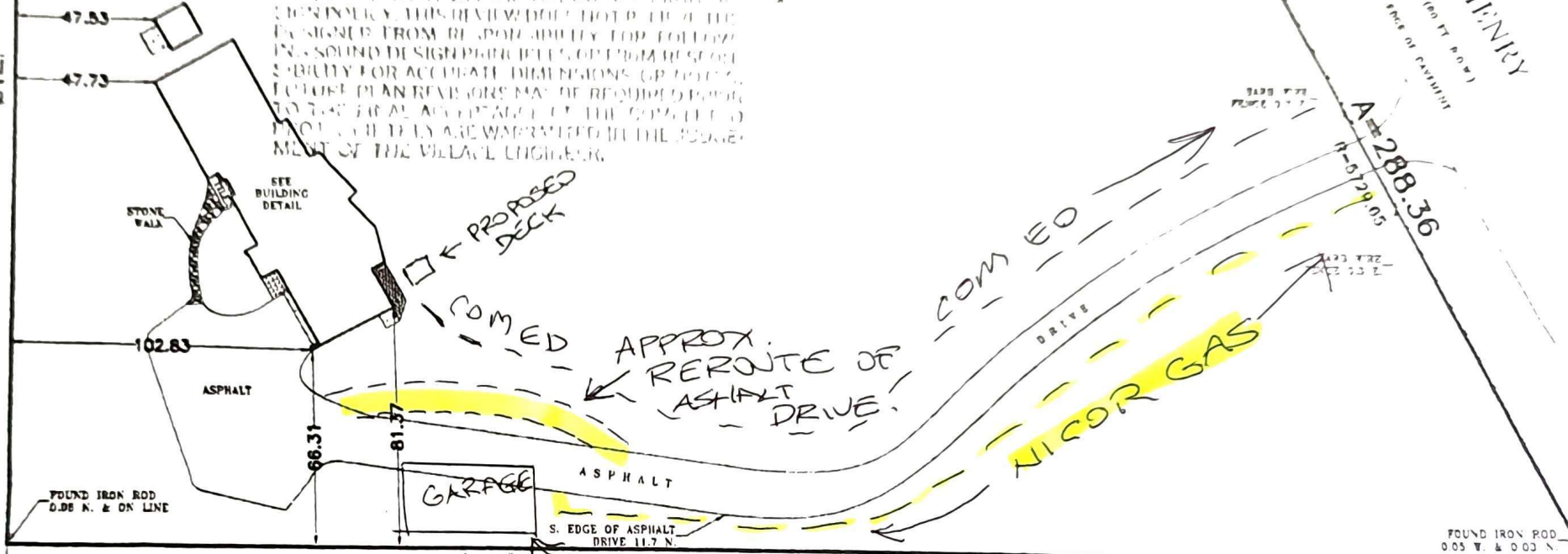
If you have any questions or require additional information, please reach out.

Thank you,
Lynn Brandl
3127 Cuba Road, LG

THIS PLAN AND INSTRUMENTS ARE HEREBY FILED FOR THE RECORD WITH THE VILLAGE ENGINEER, BRIDGEVIEW, ILLINOIS. THIS REVIEW DOES NOT RELIEVE THE ENGINEER FROM RESPONSIBILITY FOR FOLLOWING SOUND DESIGN PRACTICES OR FROM HIS OR HER LIABILITY FOR ACCURATE DIMENSIONS OR AREA. THESE PLAN REVIEWERS MAY BE REQUIRED TO SIGN TO THE FINAL ACCEPTANCE BY THE COMMISSIONER OF THE VILLAGE ENGINEER.

1

317.51



APPROVED PER
VILLAGE OF LONG GROVE
ZONING CODE
[Signature]
Date 4/13/16

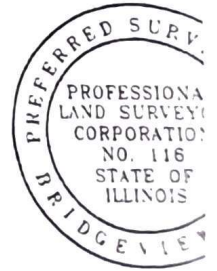
15 FT
SETBACK
(AMENDED
FROM 5 FT.)



PREFERRED SURVEY, INC.

7845 W. 79TH STREET, BRIDGEVIEW, IL, 60455
Phone 708-458-7845 / Fax 708-458-7855
www.psisurvey.com

Professional Design Registration #184-002795	
Field Work Completed	07/11/07
Land Area Surveyed	144,903.1 Sq. Ft.
Drawing Revised	





PROPERTY
LINE MARKER
GREEN FLAG.

VIEW LOOKING
EAST SHOWING
DOUBLE ROW
OF DENSE
FOLIAGE



VIEW SOUTH FOR
EXISTING PATIO + SE CORNER
OF HOUSE.



VIEW NORTH OF EXISTING
DRIVEWAY LOOKING EAST
SHOWING COMED UTILITY



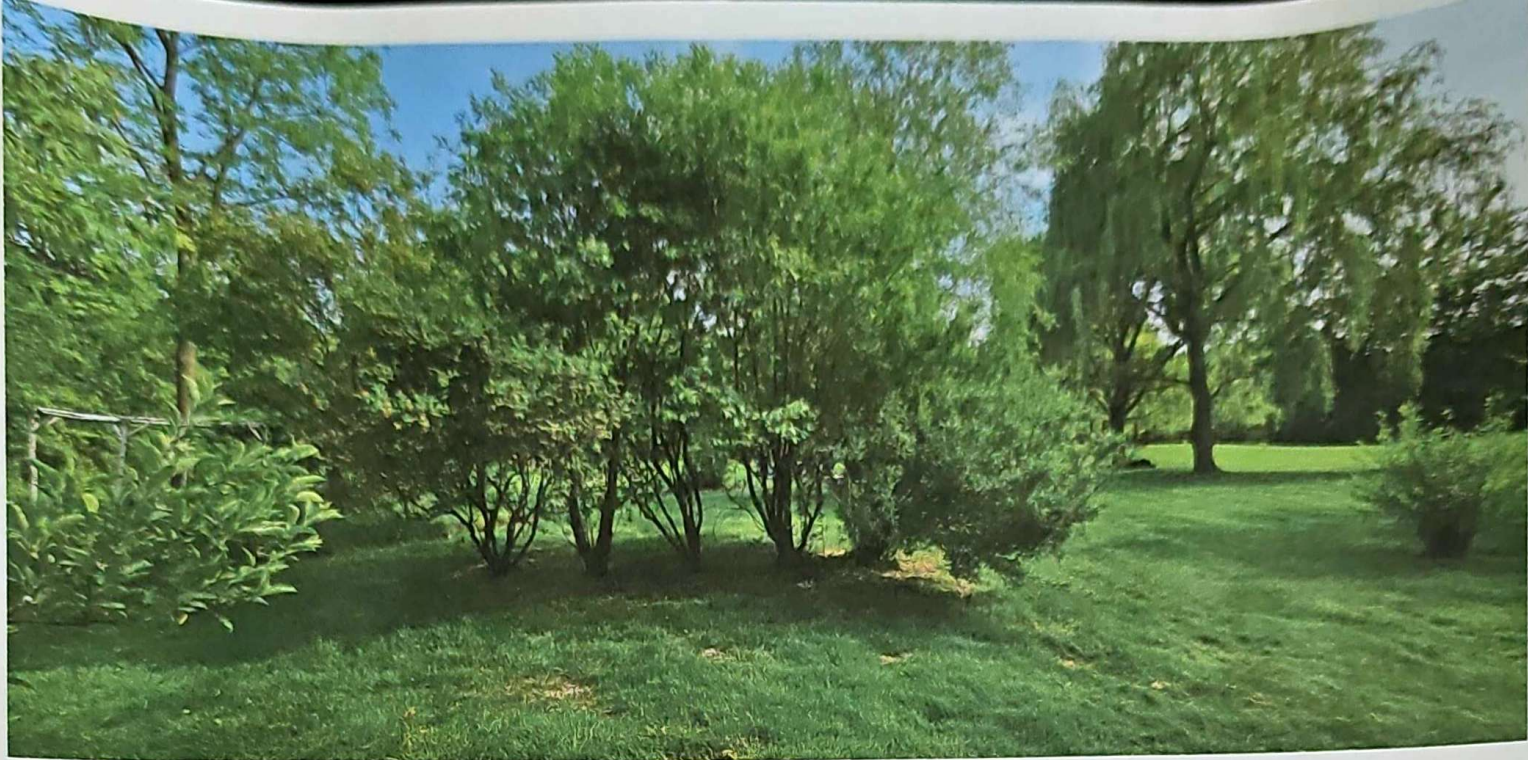
VIEW SOUTH OF EXISTING DRIVEWAY
LOOKING WEST/SOUTH WEST TOWARDS
PROPOSED GARAGE LOCATION



VIEW WEST OF PROPOSED GARAGE
LOOKING EAST.



VIEW SOUTH OF HOUSE LOOKING
SOUTH TOWARDS PROPOSED
GARAGE.'



KUGLER PROPERTY
FACING SOUTH
FROM INSIDE PROPERTY
LINE.



FACING ← SOUTH
TOWARDS PROPOSED
GARAGE SETBACK



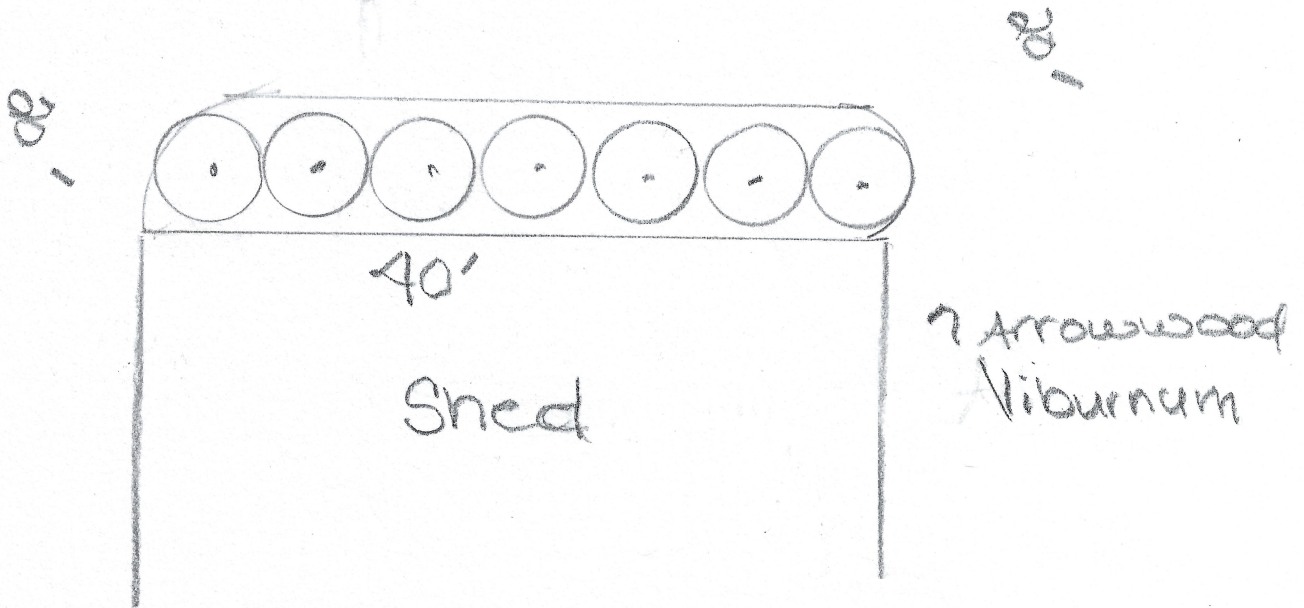
FACING SOUTH WEST



FACING SOUTHEAST



KUGLER PROPERTY
FACING NORTH
PROPERTY LINE / FOLIAGE



This shed should not affect the arborviteas root system. The arborviteas are established enough were drainage should not be an issue either. The arborviteas has a root system as big as the drip line.

Colleen Springer

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

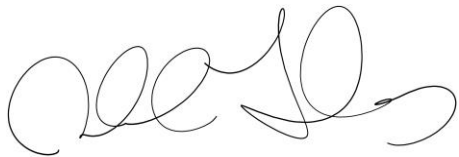
RE: Garage Project: Kevin & Ariel Rose; 3305 Old McHenry Rd, Long Grove

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.

Table of Contents [show]

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](#)

📁 [Plants, Trees, Yard](#)

📌 [How Deep Are Arborvitae Roots](#)

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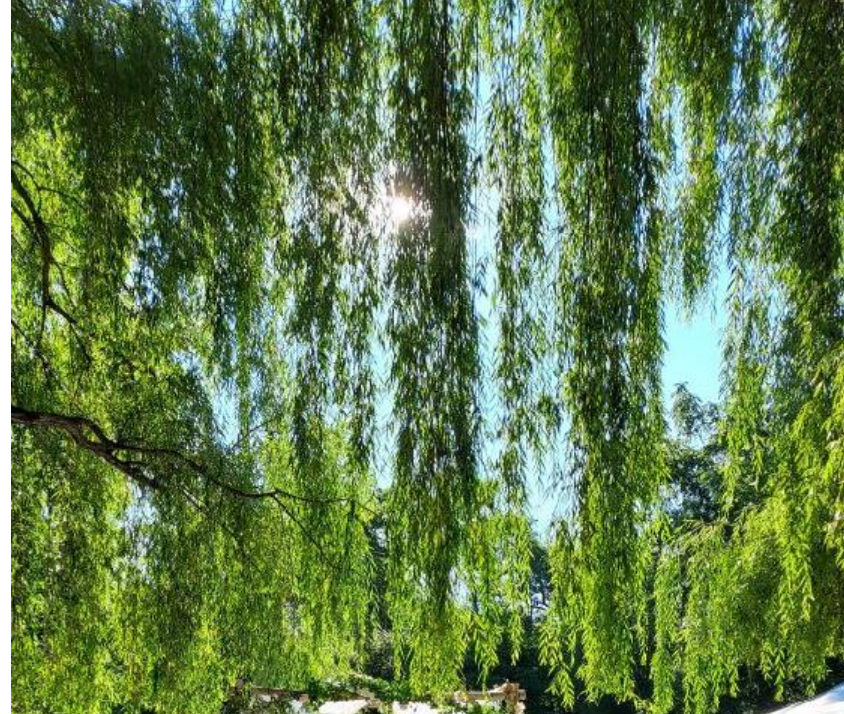
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Exhibit A.



L. Kugler Video Submittal Public Commentary

PCZBA-04-2023

215-235 Robert Parker Coffin Road



PLAN COMMISSION/ZONING BOARD OF APPEALS STAFF REPORT

To: Chairperson Wilson
PCZBA Commissioners

From: Taylor Wegrzyn, Planner

Meeting Date: June 22, 2023

Property: 215-235 Robert Parker Coffin Road (Joanie's Pizzeria of Long Grove)

Re: PCZBA-04-2023
Special Use Permit – Outdoor Dining

Attachments: [1. Petitioner's Original Application Packet](#)
[2. Petitioner's Resubmittal](#)
[3. Video Submittal by Petitioner](#)

Status: Complete petition submitted 03/31/2023
Referral by Village Board: Not required
Publication: Daily Herald on March 20, 2023

Applicant: New Midwest Capital
1111 Willis Ave
Wheeling, IL 60090

Subject Property

- 215-235 Robert Parker Coffin Road
- PINs: 15-30-100-032
- Zoning: B1 Historic Business District

History

The subject property is a tenant space within the Mill Pond Shoppes. Joanie's Pizzeria has been a tenant for many years. An outdoor dining area on an exterior deck has been in use since approximately 2003. The building structure dates to the 1970's.

In 2003 the Village Board authorized the approval of a Special Use Permit for outdoor dining at 235 Robert Parker Coffin Road. The owners of the property at that time were Sherman and Miriam Gerber. The present owners is New Midwest Capital LLC.

The 2003 ordinance approving of the Special Use Permit placed several conditions on the use which are summarized below. This is the ordinance through which the restaurant has been operating under ever since.

- 1) Compliance with the standards applicable to Outdoor Dining Special Use Permits;
- 2) Patio seating limited to 32 seats;
- 3) Limited to full service dining. Receptions and other similar activities prohibited;
- 4) Hours of operation limited to no later than:
 - (a) 9:30 p.m. on Sunday – Thursday
 - (b) 10:30 p.m. Friday and Saturday
- 5) No music or amplified sound;
- 6) An aerator fountain to be installed in the pond;
- 7) The existing dumpster enclosure was to be enclosed;
- 8) Lighting plans to be reviewed by the Village. Lighting to be shielded. Parking lot lights to be on timers so as to shut off one hour after business closes;
- 9) Must comply with all other codes and laws;
- 10) Landscaping plan dated June 18, 2003 to be completed and Architectural Board to consider revised plans for additional landscaping between the parking lot and the pond.

Architectural Commission

The project was previously presented to the Architectural Commission on May 16, 2023. The Architectural Commission considered the design, materials, style, and colors of the project. At the conclusion of the meeting, the Architectural Commission voted 4-0 to recommend approval of the improvements with the following conditions:

- 1) Plans for newel posts with additional detailing and in character with the immediate vicinity are to be submitted for review by staff and the Commission Chair.
- 2) Planters will be placed along 50% of the deck railing.
- 3) Subject to any additional requirements or review by the Plan Commission and Zoning Board of Appeals and Village Board resulting from the proposed use of the deck expansion.

The applicant agreed to address these three conditions and applied for a Special Use Permit to obtain approval for use of the deck as Outdoor Dining. A public hearing before the PCZBA was scheduled for June 7, 2022; however, the applicant withdrew their request prior to the meeting.

The owners have decided to pursue the project again and reapplied for a Special Use Permit on March 31, 2023.

Should the PCZBA require, or the applicant propose, changes to the design of the project, it will require additional review by the Architectural Commission.

Request

Pursuant to Section 5-4-5(A)(3) of the Long Grove Municipal Code, the Petitioner is requesting a Special Use Permit to allow for an expansion to the existing Outdoor Dining area on the property.

Project Description

The Petitioner is requesting a Special Use Permit to allow for an outdoor dining area on a proposed deck expansion located north of the existing building and east of the existing deck. The deck expansion has dimensions of 15' by 39' and would match the northern line of the existing deck. The existing deck is approximately 22' by 28' in size.

The proposed deck would have a capacity for 24 additional seats. No lighting or sound systems are proposed. No awning, roof, or other overhead structures are proposed. The proposed deck satisfies the B1 Zoning District setback, bulk, and yard regulations.



Figure 1: location of proposed deck expansion



Figure 2: rear of existing structure, from parking lot

(Staff Update) PCZBA Public Hearing

The Plan Commission first considered the Applicant’s request at a May 2, 2023 public hearing. During the meeting, the Commission heard testimony from both the Applicant and neighboring property owners. A motion to continue the public hearing passed by a vote of 5-0. Members of the Commission noted that the Applicant was to use the time afforded by the continuation to develop a plan to substantially mitigate the noise and sight of the outdoor dining from the neighboring properties.

On May 16th and May 25th the Applicant submitted additional exhibits to demonstrate the sound level across the pond, the existing landscaping coverage, and plans for two additional plantings at the north end of the parking lot.

Land Use, Zoning, and Locational Data

1. Existing Zoning: B1 Historic Business District
2. Proposed Zoning: Same
3. Surrounding Land Uses:

Direction	Existing Use	Land Use Plan/Zoning
North	Residential	Single Family Residential/ R2 PUD
South	Commercial	Downtown/B1 Historic Business

East	Residential/ Commercial	Single Family Residential/R2 PUD Downtown/B1 Historic Business
West	Commercial	Downtown/B1 Historic Business

4. Location of Improvements: 235 Robert Parker Coffin Road, north side of the northern building, east of the existing deck.
5. Flood/Wetlands: According to LC Mapping, the pond is within the Lake County Wetland Inventory. The deck expansion does not encroach the wetland.

6. Bulk and Yard Regulations:

B-1 District Standards:

- a). Front Yard: 20 foot
- b). Side Yard: 15 foot
- c). Rear Yard 15 foot
- d). 80% impervious coverage maximum

Special Use Permit – Outdoor Dining

In addition to those general standards applicable to Special Use Permits (outlined later in this report), Section 5-4-5(A)(3) of the Long Grove Municipal Code provides additional standards specific to Outdoor Dining within the B1 Historic Business District. These additional standards are as follows:

- a) The outdoor dining use must be an integral part of the principal use.
- b) The outdoor dining area may only be in use during the hours that the primary restaurant use is in operation, but in no event shall the outdoor dining area be in use between the hours of 11:00 p.m. and 8:00 a.m., unless otherwise approved by the Village Board.
- c) Unless otherwise provided in the special use permit upon good cause shown, the operation of the outdoor dining use shall not eliminate any required open space, green areas, or parking spaces, and the use of the outdoor dining area shall comply with the off-street parking requirements of section 5-9-4 of this title. The outdoor dining area shall be considered as part of the principal use when determining the maximum floor area permitted in footnote 8 of the table in section 5-4-10 of this chapter.
- d) The principal use must have adequate restrooms for the additional capacity. If the Village determines that the additional capacity of the outdoor dining use necessitates additional public restrooms, such additional restrooms shall be provided. In addition, any such additional capacity shall be subject to the approval of the Fire Marshal.
- e) No music or amplified sounds shall be permitted in the outdoor dining area, unless otherwise approved by the Village Board.

- f) Any outdoor dining area illumination system shall be subject to the review and approval of the Architectural Board.
- g) Foodstuffs and beverages sold or delivered in the outdoor dining area must be consumed on site.
- h) If the special use would be in proximity to a residential use, mitigating strategies may be required, dependent upon distance to the residential use, intervening structures, the proposed hours of operation, and other pertinent factors.

It should be noted that the standards applicable to the Special Use Permit for Outdoor Dining are different than those for the Temporary Use Permit for Outdoor Dining. While these standards are similar in content, one notable difference is that Temporary Use Outdoor Dining areas must be at least 300 feet from a residentially zoned property. A Temporary Use Outdoor Dining area is one which is (1) established for a fixed amount of time with a known expiration date and (2) does not involve the installation of permanent structures. Because the applicant's project is not temporary and involves the installation of permanent structures, the applicable standards and processes are those of the Special Use Permit.

Analysis

In the opinion of Long Grove Staff, the proposed project can satisfy the Village codes and standards applicable to Outdoor Dining as a Special Use Permit and the proposed plans do not expressly conflict with the Outdoor Dining Special Use Permit Standards. Additional comments made by Staff during its review of the application are as follows:

Engineering:

- 1) A Stormwater Permit is required for this activity.
- 2) Silt fence, meeting the Lake County Stormwater Management Commission's standard detail, should be available on site for installation should high erosion control potential occur.
- 3) If the existing electrical outlet, currently located east of the deck, is being relocated this change needs to be added to the plans. Per the Watershed Development Ordinance, it will need to be at least 2-feet above the BFE, which is 712.0.

Building: Permit plans for the deck will need to be drawn by an Illinois Licensed architect as this is a commercial facility and is required by the State of Illinois.

Comprehensive Plan and Planning Documents

The Village of Long Grove's *Historic Downtown and Business District Planning and Design Guidelines*, dated June 2008, provides certain criteria for new construction within the Village's downtown area. The subject property is located within this area. The Architectural Commission made its recommendation at their May 16, 2022 meeting having considered how the project incorporates these guidelines. Their recommendation included conditions which would bring the project more in alignment with the guidelines.

The subject property is located within the *Long Grove Comprehensive Plan Triangle Area/Historic Downtown subarea* (subarea site 3). The subject property is designated for Commercial Uses under the Plan's *Future Land Use Plan*. Two "Key Planning Themes" of the Plan relevant to the proposed project are:

(1) Maintaining Long Grove's Legacy and Community Character, and (2) Providing Opportunities for Economic Growth.

The Village of Long Grove *Downtown Master Plan 2008* provides additional recommendations specific to the Historic Downtown area. Key recommendations and points from this plan which are relevant to the proposed project include:

- Coordinate with developers to ensure that the quality and character of proposed projects meet the Village's standards and the community expectations and fit into Downtown's historic fabric.
- Build on Downtown's existing charm, character, image, and identity.
- Build on Downtown's positive existing business mix.
- Expand the existing business mix to provide for the daily needs of local residents.
- Downtown has a unique image as a special place to visit.
- Expanding Downtown's customer base will be sustainable only if a wide variety of visitors are enticed to return again and again.

Special Use Permit Standards

In making its determination, the PCZBA should utilize the standards for a Special Use Permit. The applicable standards are listed below.

1. *General Standards.* No special use permit shall be recommended or granted pursuant to this section unless the owner shall establish that:
 - (a) It is deemed necessary for the public convenience at that location;
 - (b) It is so designed, located and proposed to be operated that the public health, safety and welfare will be protected;
 - (c) It will not cause substantial injury to the value of other lots in the neighborhood in which it is located;
 - (d) It conforms to the applicable regulations of the district in which it is to be located, except as may be recommended by the plan commission and approved by the village board or, except in the case of a planned development; and
 - (e) Owner can demonstrate, to the satisfaction of the village, that it has the capability and capacity, including, without limitation, the technological, personnel, and financial resources, to complete the project as proposed.
2. *Special Standards for Specified Special Uses.* When the district regulations authorizing any special use in a particular district impose special standards to be met by such use in such district, a permit for such use in such district shall not be recommended or granted unless the owner shall establish compliance with such special standards.
3. *Considerations.* in determining whether the owner's evidence establishes that the foregoing standards have been met, the plan commission shall consider:
 - (a) *Public Benefit.* Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is

in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.

- (b) *Alternative Locations.* Whether and to what extent such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site.
- (c) *Mitigation of Adverse Impacts.* Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.

Conclusions

The PCZBA should review this petition in accordance with the standards identified above: both those applicable generally to all Special Use Permit requests and those specific to Outdoor Dining. If the Commission finds that the proposed project satisfies all these standards, the Commission should recommend approval of the request and refer it to the Village Board for their vote. Conversely, if the Commission finds that the project does not satisfy these requirements, a recommendation for denial can be considered.

As a Special Use Permit, the Village Board has the authority to place conditions on its approval and make its determination based on the specific findings and factors related to this petition. The Plan Commission and Zoning Board of Appeals is a recommending body and only the Village Board has the authority to grant or deny a Special Use Permit application.

TW



3110 Old McHenry Road • Long Grove, IL 60047-9635

Phone: 847-634-9440 • Fax: 847-634-9408

www.longgroveil.gov

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: NEW MIDWEST CAPITAL
Address: 1111 WILLIS AVE WHEBRING, IL 60090
Telephone Number: 847 420-1785 Fax number: _____
E-mail Address: KSWIECK@NEWMIDWESTGROUP.COM
Applicant's Interest in Property: MANAGER

1.2 Owner (if different from Applicant).

Name: _____
Address: _____
Telephone Number: _____ Fax number: _____
E-mail Address: _____

1.3 Property.

Address of Property: 235 ROBERT PARKER COFFIN RD.
Legal Description: Please attach Parcel Index Number(s): _____
Present Zoning Classification: B-1 Size of Property (in acres): _____
Has any zoning reclassification, variation, or special use permit/PUD been granted for the Property?
Yes: No:

If yes, please identify the ordinance or other document granting such zoning relief: _____

Describe the nature of the zoning relief granted: SPECIAL USE

Present use of Property:

Residential _____ Commercial X 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 PUD</u>	<u>RESIDENTIAL</u>
South:	<u>B-1</u>	<u>COMMERCIAL</u>
East:	<u>R-2 PUD</u>	<u>RESIDENTIAL</u>
West:	<u>B-1</u>	<u>COMMERCIAL</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).

_____ Appeal	_____ Code Interpretation
_____ Variation	<u>X</u> Special Use Permit (non-PUD)
_____ Zoning Map Amendment (rezoning)	_____ Zoning Code Text Amendment
_____ Preliminary PUD Plat	_____ Final PUD Plat

1.6 Supplemental Information (General):**

Every Application filed shall, in addition to the data and information required above, provide the following general information when applicable to the use or development for which approval is being sought:

- (a) A description or graphic representation of any development or construction that will occur or any use that will be established or maintained if the requested relief is granted.
- (b) A table showing the following, as applicable:
 - the total lot area of the lot, in acres and in square feet; and
 - the total existing and proposed lot area, expressed in acres, in square feet and as a percent of the total development area, devoted to: residential uses, business uses; office uses; college uses; institutional uses; open space; rights-of-way; streets; and off-street parking and loading areas; and
 - the existing and proposed number of dwelling units; and gross and net floor area devoted to residential uses, business uses, office uses, college uses, and institutional uses.
- (c) A table listing all bulk, space, and yard requirements; all parking requirements; and all loading requirements applicable to any proposed development or construction and showing the compliance of such proposed development or construction with each such requirement. When any lack of compliance is shown, the reason therefore shall be stated and an explanation of the village's authority, if any, to approve the Application despite such lack of compliance shall be set forth.
- (d) The certificate of a registered architect or civil engineer licensed by the State of Illinois, or of an owner-designer, that any proposed use, construction, or development complies with all provisions of this code and other village ordinances or complies with such provisions except in the manner and to the extent specifically set forth in said certificate.
- (e) A landscape development plan, including the location, size and species of plant materials.

1.7 Supplemental Information (per specific request):

- _____ Appeals, Code Interpretations, and Variations: See 5-11-8(E)3, 4, & 5 of the Zoning Code and Form "A"
- _____ Special Use Permit (non-PUD): See 5-11-8(E)7 of the Zoning Code and Form "B"
- _____ 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: <u>JASON POLANS</u>	Name: <u>CHRISTOPHE KANZER</u>
Professional: <u>ENGINEER</u>	Professional: <u>CONTRACTOR</u>
Address: <u>—</u>	Address: <u>—</u>
Telephone: <u>847-508-6363</u>	Telephone: <u>224-678-6506</u>
E-mail: <u>J.POLANS@POLANDENG.COM</u>	E-mail: <u>CKANZER@COMPLETECONCRETS.NET</u>

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

1.9 Village Officials or Employees.

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

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

1.10 Successive Applications (5-11-9).

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

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

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

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

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

_____ Fully completed Application with applicable supplementary information

_____ Non-refundable Filing Fee. Amount: \$ _____

_____ Planning Filing Fees. Amount: \$ _____

_____ Minimum Professional Fee/deposit Escrow. Amount: \$ _____

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

Kew Simplicic

Name of Applicant

Signature of Owner Date

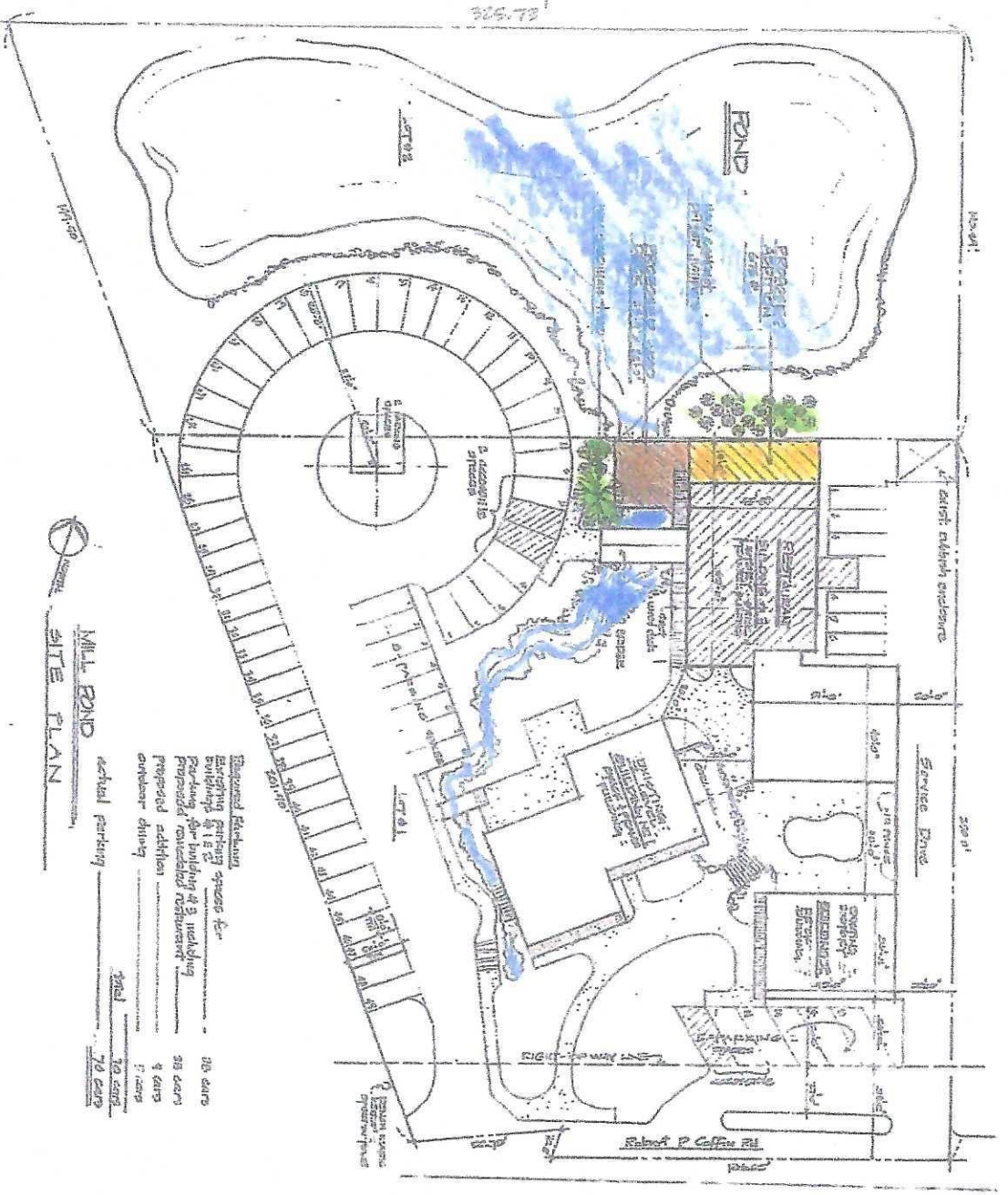
[Signature] *3-31-23*

Signature of Applicant Date

EXHIBIT A
LEGAL DESCRIPTION

THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE CENTER LINE OF DUNDEE-HALF DAY ROAD AT THE SOUTHEAST CORNER OF WILLIAM UMBDENSTOCK SUBDIVISION, THE PLAT OF WHICH WAS RECORDED AS DOCUMENT 991876; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD 50.75 FEET, MORE OR LESS, TO THE NORTHEASTERLY CORNER OF LOT 2, OF FANNINGS SUBDIVISION THE PLAT OF WHICH WAS RECORDED AS DOCUMENT 1157511; THENCE SOUTH ALONG THE EAST LINE OF LOT 2, 10.20 FEET MORE OR LESS TO THE NORTHWESTERLY CORNER OF THAT PART DESCRIBED BY THAT DEED RECORDED MAY 4, 1876 AS IN BOOK 56 OF DEEDS, PAGE 540; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID PROPERTY, 136.62 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE NORTHWESTERLY AT RIGHT ANGLES TO SAID LAST DESCRIBED LINE, 390.29 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 310.34 FEET TO THE EASTERLY LINE OF WILLIAM UMBDENSTOCK SUBDIVISION FIRST ADDITION, THE PLAT OF WHICH WAS RECORDED AS DOCUMENT 1257888; THENCE SOUTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID SUBDIVISION AND THE NORTHEASTERLY LINE OF WILLIAM UMBDENSTOCK SUBDIVISION AFORESAID, TO THE PLACE OF BEGINNING IN LAKE COUNTY, ILLINOIS.

PINs:15-30-100-032, 15-30-100-033



MILL POND
SITE PLAN

- Proposed parking spaces for building #1 & 2: 28 cars
- Proposed parking spaces for building #3 including proposed restaurant: 35 cars
- Proposed addition outdoor dining: 4 cars
- Total: 70 cars

CONTRACTOR SHALL VERIFY ALL PLAN AND EXISTING CONDITIONS AND CONDITIONS AS SHOWN ON THIS PLAN. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY UPON DISCOVERY AND BEFORE PROCEEDING WITH WORK ON BE HALF OF THE CONTRACTOR.

ZONING INTERPRETATION	
area of total lot area	91,442 sq ft
area of lot area	15,842 sq ft
total lot area coverage	17.1%
building area	15,842 sq ft
building area	15,842 sq ft
total building coverage	17.1%
proposed open area	75,600 sq ft
total open area	15,842 sq ft

Features
1/5/2008
1/5/2008
1/5/2008
1/5/2008
1/5/2008

MILL POND LONG GROVE



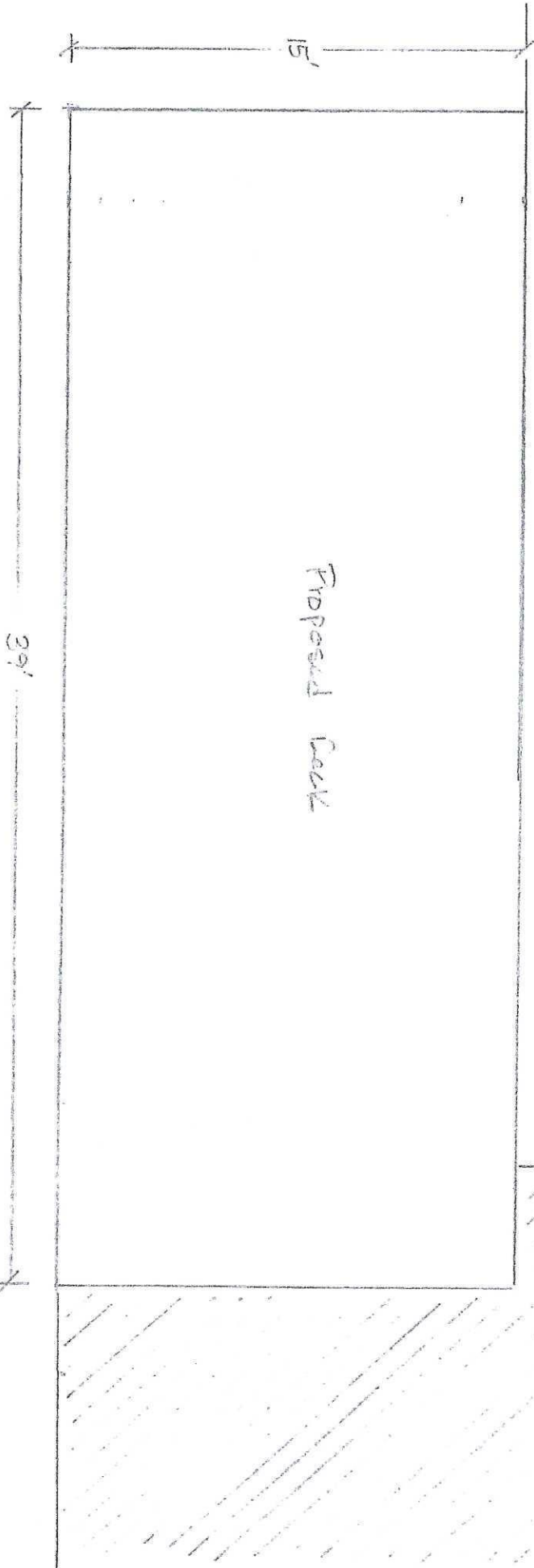
O'SHEA'S RESTAURANT & BAR
1234567890
1234567890

North
↑

Existing Building

Proposed Deck

Existing
Lowered Deck



Proposed Deck 1

Existing Porch

North
↑

Existing Building

Existing
Covered Deck

Demol Existing Deck and Planter Boxes

30'

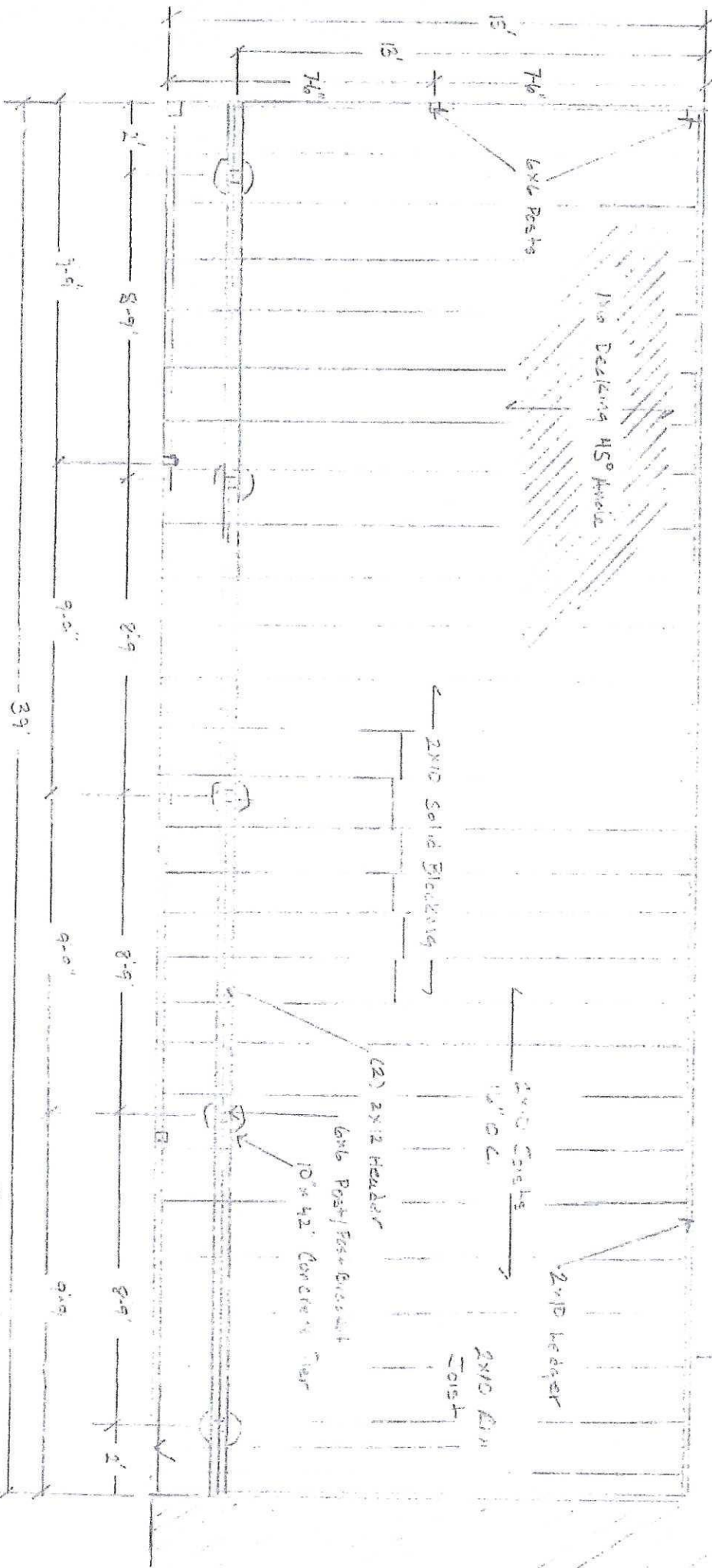
4'

Demol Plan

Canvas Structure

2

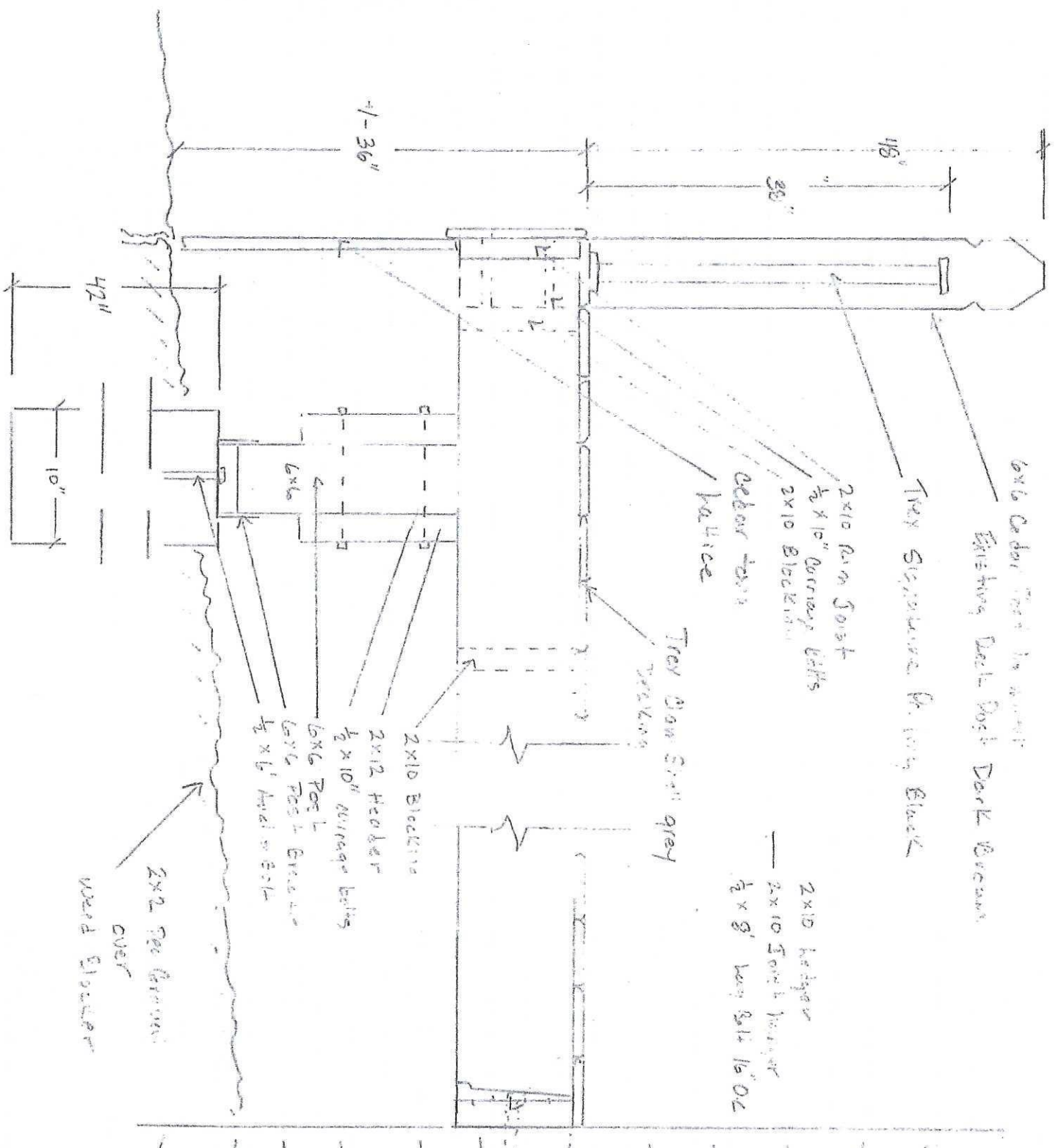
North
↓



Existing
Building

Existing
Work

Framing Plan
TODAY'S DESIGN



6x6 Cedar Post in ground
 Existing Deck Post Dark Brown

Trey Signature Ply. Gray Black

2x10 Rain Soak
 1/2 x 10" Garranty Laths
 2x10 Blocking

Cedar Ply
 Ballice

Trey Saw Str. Gray

2x10 Header
 2x10 Iron Plate Header
 1/2 x 8" Lag Bolt 16" OC

2x10 Blocking
 2x12 Header
 1/2 x 10" average bolts
 6x6 Post
 6x6 Post
 1/2 x 6" Anchor Bolt

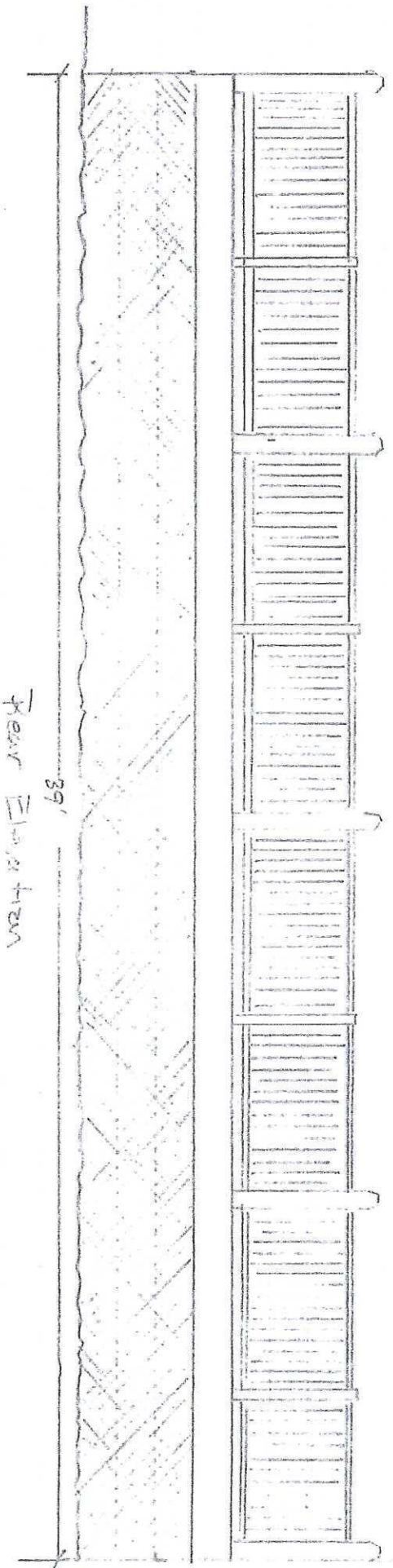
2x2 Post Over
 Weed Blocker

Existing Building

Side Detail
 Joins Pizza Y

Existing
Boilermag

15'
Side Elevation



39'
Rear Elevation

Existing Ground Level

Thomas Pizzeria





