



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

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

[www.longgroveil.gov](http://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 KANZLER</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>CKANZLER@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 SIMPSON  
\_\_\_\_\_  
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



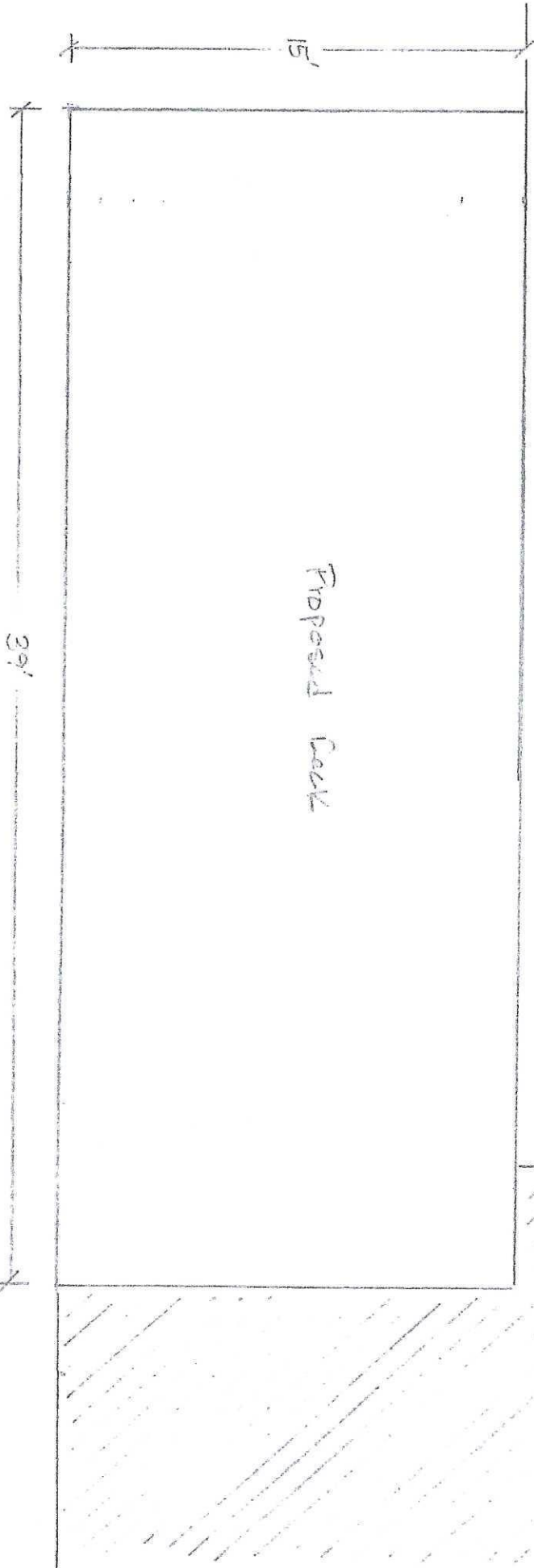


North  
↑

Existing Building

Proposed Deck

Existing  
Lowered Deck



Proposed Deck 1

Existing Porch

North  
↑

Existing Building

Existing  
Covered Deck

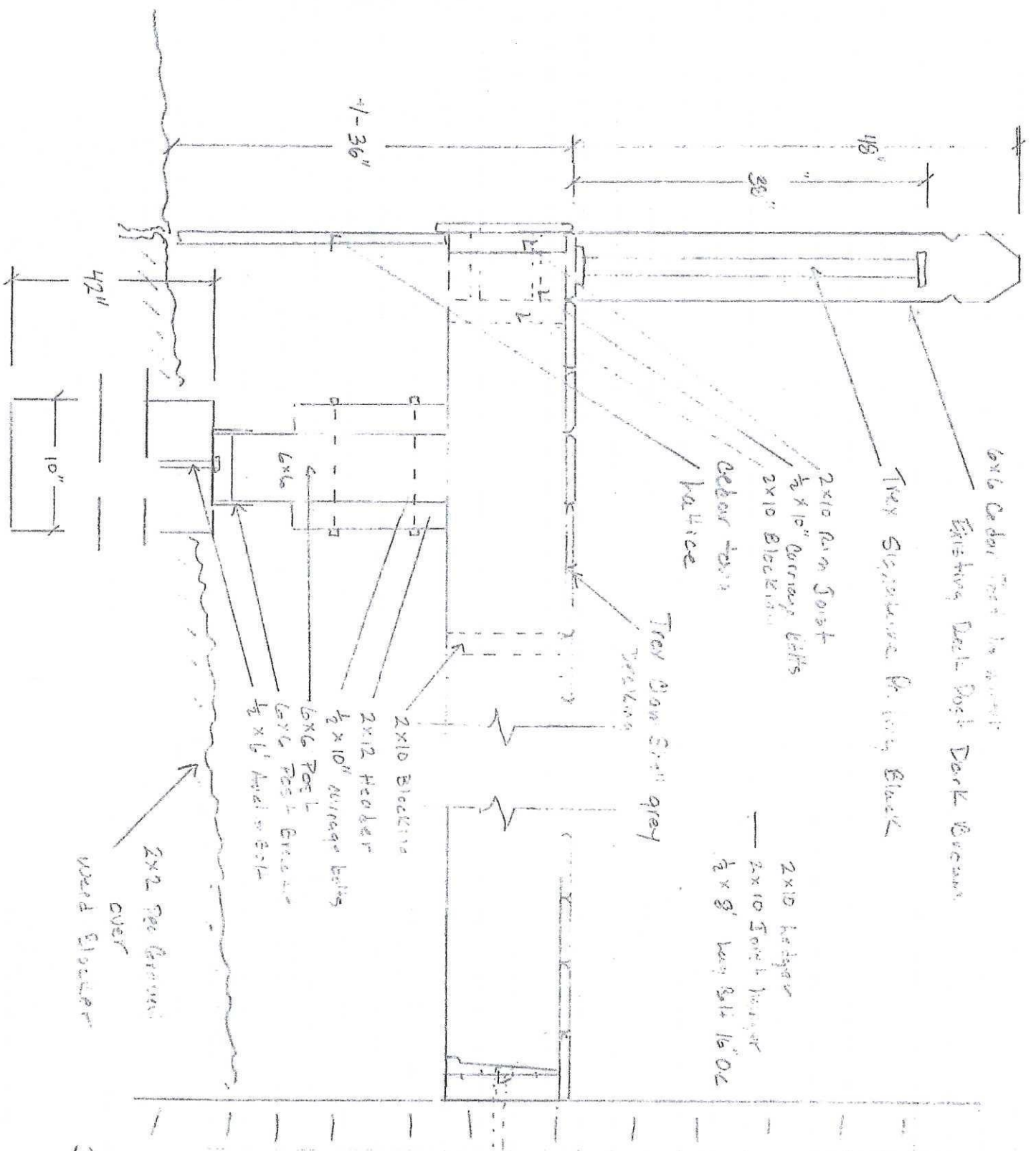


Demo Plan

Canvas 2/12/2014

2





6x6 Cedar Post in ground  
 Existing Deck Post Dark Brown

Trex Signatures Ply Deck Black

2x10 Rain Soak  
 1/2 x 10" Gypsum Girths  
 2x10 Blackens

Cedar trim  
 Balustrade

Trex Snow Snow grey

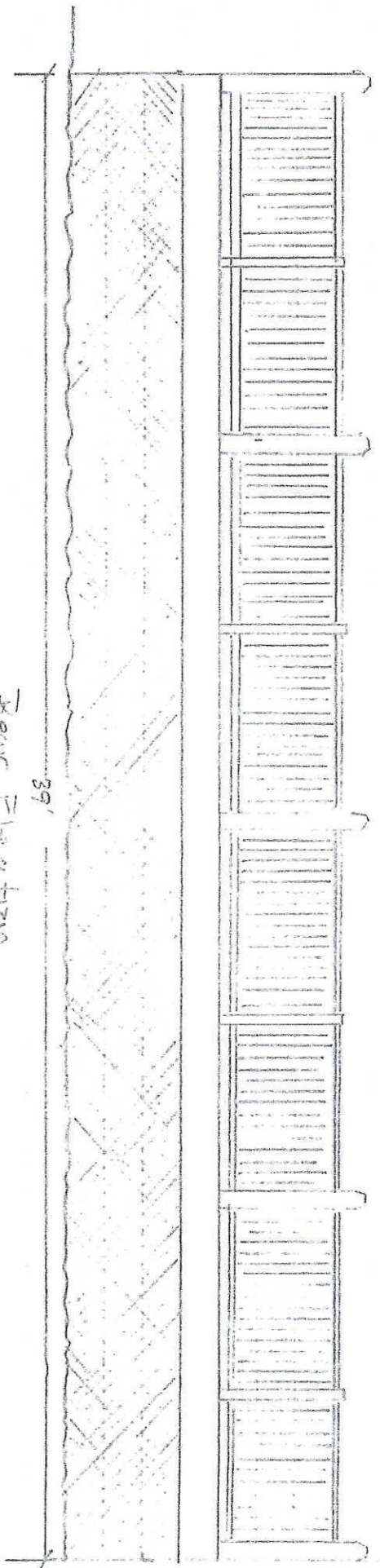
2x10 Header  
 2x10 Truss Header  
 1/2 x 8" Long 8x16" OC

2x10 Blackens  
 2x12 Header  
 1/2 x 10" average bolts  
 6x6 Post  
 6x6 Post Brackets  
 1/2 x 6" Axial bolts

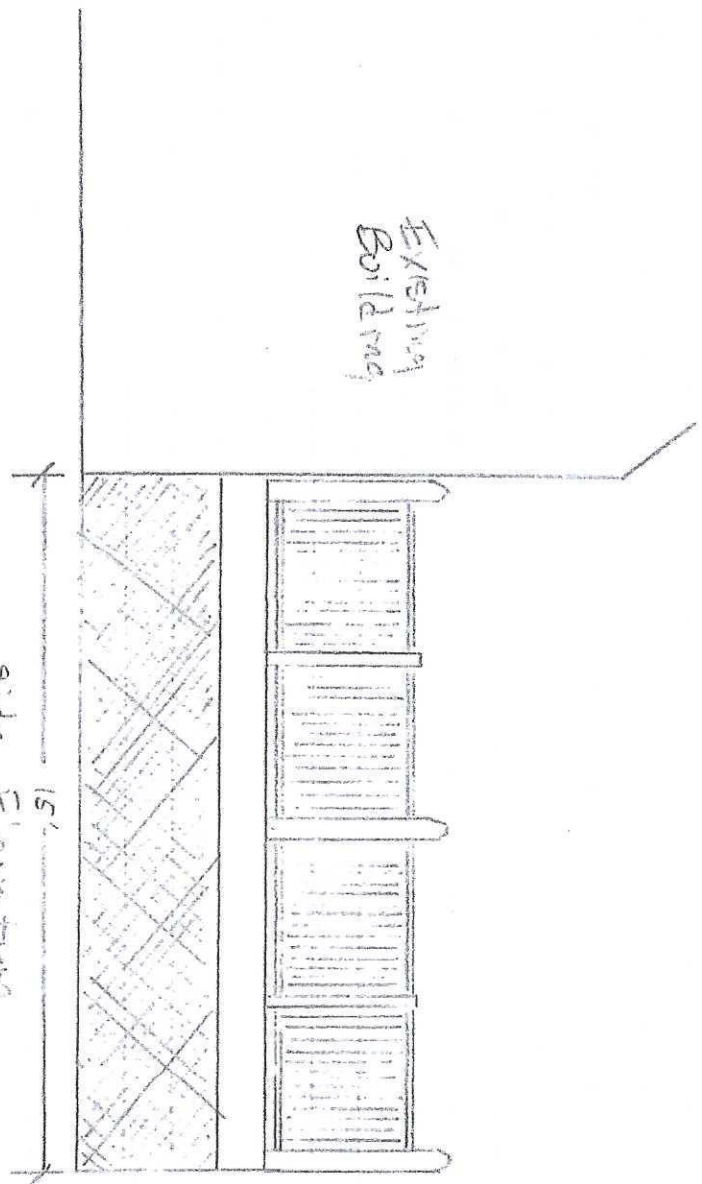
2x2 Top Gypsum  
 over  
 wood sheathing

Existing Building

Side Detail  
 Joins Pizza Y



39' Rear Elevation



Existing Building

15' Side Elevation

Existing Ground Level

Thomas Piazza





