

Taylor Wegrzyn

From: Chris Beckord <cbeckord@gmail.com>
Sent: Wednesday, April 19, 2023 8:57 AM
To: Greg Jackson; Taylor Wegrzyn; wilson5279@comcast.net; sshlagman@longgroveil.gov
Subject: Joanies deck expansion, Plan Commission and Zoning Board meeting
Attachments: cid99D52287-7C70-4336-864E-9225DBF5C2B6.pdf

As a property owner whose Residentially zoned lot is 60 feet from this proposed deck expansion I would simply like to say please do not let this project move forward or approve it!

B-1 District Zoning

B-1 district zoning for outdoor dining establishes a distance of 300 feet from the location of the dining area to the nearest residentially zoned lot. Our lot line is 60 feet from the proposed deck, the property to the east is 50 feet from the proposed deck. In the paperwork submitted at the architectural committee meeting the petitioner identified the deck as being 270 feet from the residence to the north and 170 feet from the residence to the east. Not only do both of these distances fall short of the 300 foot benchmark it is incorrect to use them because the zoning code specifically state residential zone lot. We understand special zoning can override the 300 foot limit to a residential lot. Why would you consider approving such an override when it will have an incredibly negative impact on the residence. There are five residential lots within this 300 foot limit. The closest being 50 feet from the proposed deck.

Landscaping

The special use permit for the current deck specifies a landscaping barrier. To the east residential lot there is an existing landscape barrier, the homeowners will tell you it does not block the sound from the existing deck let alone a new deck.

To the northern lots there is no landscape barrier. The noise and disruption from the existing deck flows quite freely and picks up intensity over the water.

As of today the landscape barrier required in the existing special use permit has never been planted. It does not exist.

Landscaped barriers are described in the B1 business district zoning as a buffer zone between a development and a residential lot. This requires a substantial landscape barrier not 3 foot high bushes but 10 to 12 foot high bushes hedges and tree lines.

Parking

Anyone who tries to Downtown Long Grove businesses those parking is a problem. The attached letter from Randee Towner clearly describes the issues.

This proposed expansion is simply too much too close to the affected homeowners.

All Long Grove residents move here for the peace and quiet of our community. This project would tear that peace and quiet from us and the additional noise will affect more Three Lakes subdivision homeowners.

Many decisions like this come down to people or money. This is one time when people should be the most important consideration.

Respectfully;

Chris Beckord

Sent from my iPad

Jennifer Marshall

From: RANDY TOWNER [REDACTED]
Sent: Friday, May 13, 2022 2:22 PM
To: Long Grove; Taylor Wegrzyn; gjackson@longgroveil.gov; wilson5279@comcast.net
Subject: May 16 Long Grove Village Meeting - Joanie's Pizza

Hello to All...

This email is in regard to the request by Joanie's Pizza for an exterior deck.

As a neighboring business, Mel's Marathon, we wish to have this request denied.

As we see it, the enlargement of their outdoor area has great potential to cause more parking issues than we already have. Overflow parking from the Mill Pond lot has been a problem for us in the past. We have been able to keep it somewhat under control by placing "No Parking" signs in our lot. We need to keep our lot clear from excess vehicles parking there due to needing space for our tow trucks to maneuver in and out. Our towing business is operated 24/7 and has been for well over 50 years. We tow for the Lake County Sheriff and can tow in vehicles from accidents at any given time. Even with "No Parking" signs posted on our fenced in area (where we store the wrecked vehicles that we tow in), there have still been times at night when people will park directly in front of the sign, blocking our gate. Large tanker trucks with our gas deliveries need space in our lot as well. We also have tenants that require some of our parking spaces (mostly during daytime hours).

The Mill Pond has not been our only traffic problem. We also have people drive through daily making U-turns, ignoring our "No U-turn" signs. Delivery trucks for nearby businesses will occasionally park in our lot, but we have so far successfully gotten them to park elsewhere.

Please consider the impact that their request will create for our business which has been a part of the Village since 1958.

Thank You,
Randy & Jeanine Towner

[REDACTED]

Pondview Application

We are writing this letter because we received a notice that the owner of Joanie's wants to have the zoning / building code changed regarding the use of its property. We live directly behind the subject's property. Joanie's owner did not provide us or any of the adjacent homeowners with any information about what it wants to do prior to the upcoming hearing.

We should be provided with copies of all change proposals before any hearing at which the substance of the request is discussed. Joanie's owner filed a request last fall asking to significantly expand the size of its restaurant, increasing the size of the outdoor deck used by customers. Any hearing should be continued to a later date after anyone interested had a chance to review the proposed changes which we do not have.

Assuming that the request is similar to the owner's earlier request, objections would relate to:

- 1) Any increased noise and light that any modification would produce,
- 2) Lighting and screening of the side yards with bushes and,
- 3) Use intensity, or the size of the parking lot.

The building code ordinance which the original hearing produced showed there was supposed to be limits to the use of outdoor lights on the pond side, as well as a screen of plantings to respect the rights of the neighbors to experience quiet enjoyment of their property.

When the restaurant was renovated in 2003, I attended a hearing. Issues addressed that hearing were:

1. the size of the deck
2. lighting for the deck
3. the kind of the hours for the use of the deck
4. and the general increased intensity of use of the land and parking lot

All of these topics were addressed and objected to formally.

To modify the existing zoning, the owners should present compelling proof that the current restrictions prevent them from making use of their property. Looking out of my South facing windows I can see that the parking lot is filled with cars and accommodates a drive through business which looks to be robust. The side yard on the East and South of the parcel just barely meets the minimums required under the village's building code.

There is no problem with finding bigger spaces for a restaurant business in Long Grove as there are many buildings in the village that are vacant. Increasing the intensity of the use of this parcel while leaving space that is unused is irrational.

We have no idea what kind of outside sound is requested, if any. However, past experience indicates that the owners may plan to have live music perform in the parking lot as they have in the past at a high volume. Sound should be addressed.

For as long as we've lived here, sitting on the deck behind our house, watching the yard fill up with fireflies has been a pleasure. Like many, we value the relatively undeveloped nature of our home in Long Grove with green spaces which act as buffers.

We do not support further alterations for Joanie's which will be to the detriment of the homeowners in the subdivision.

Roger Goble
Dr. Pam Goble

Pondview Application

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Roger Goble
Dr. Pam Goble

Once again I am opposed a deck further into pond for the pizza restaurant. we already opposed this once,so why bring it up again?
Peter frain 4113 3 lakes dr

Dear Long Grove Village Plan Commission and Zoning Board Members,

I hope this email finds you well. As a resident living within 300 feet of the proposed project at 235 Robert Parker Coffin Road, I am writing to express my concerns regarding the recent application submitted by Midwest Management Group for Joanie's Pizza. While I am a fan and regular customer of Joanie's, I believe it is crucial to preserve the idyllic nature of our neighborhood and maintain the character of our community.

I understand that specific details of the plans for Joanie's Pizza have not been provided to the public. Given this lack of information, I request that the commission delay any rulings on their plans until the details can be made public, allowing local residents the opportunity to fully review and comment on them.

As a concerned neighbor, I believe it is essential for the community to have the chance to understand the potential impacts of any changes proposed for Joanie's Pizza, whether it be a deck expansion or other alterations. This will ensure that our community's voice is heard, and that we can collectively work towards preserving the unique charm and character of our neighborhood.

In light of the current situation, I kindly request that you delay any decisions regarding the application by Midwest Management Group for the project at 235 Robert Parker Coffin Road. I trust that you will make a decision that prioritizes transparency and the long-term well-being of our neighborhood.

Thank you for your attention to this matter, and I appreciate your dedication to preserving the unique character of our community.

Sincerely,

Gregory Winer
4133 3 Lakes Drive
Long Grove IL. 60047
224-666-5417

Hello,

I am writing this email with concerns to the deck expansion proposal at Joanie's. I feel it will have a negative effect on our property values in addition to creating a lot more unwanted noise. I am a resident that lives on the pond and I object this proposal. Thank you for understanding.

Fred P.

To: Planning Commission and Zoning Board Appeals

We live at 4137 Three Lakes Drive directly behind Joanie's restaurant. Our lot line goes into the pond 26-30 feet. Currently there is a 32 person 8 table "special permit" that was given to the restaurant for outdoor dining. back in 2009-2010.

We can hear the chatter, laughing and music that comes from Joanie's outdoor seating, as well as Broken Earth Winery. In the original "special permit" the restaurant was to provide landscaping that would be a barrier for the residents behind the restaurant. That was never followed through with, and the Village never held the restaurant responsible for this requirement.

My question is "Why is the Village even considering another "special permit" when the first one still has not complied with the regulation that was made for them. We do not want another "Chatter Box" on this side of the downtown area. While these are wonderful businesses for the town,(we enjoy them too) . The Village had regulations that were originally made that gave parameters for this restaurant to follow. As residents we should also be allowed to enjoy the wide open spaces and peacefulness that we all moved here for. It confounds me that there should even be a thought to bringing more noise and discord to this side of the downtown area, so close to residents homes, when the west side of the village has blossomed into a nightly outdoor eating destination with live music regularly.

We do not feel that it is necessary that Joanie's outdoor area expands, causing further noise distress for residents on Three Lakes Drive.

Another concern is the pond. The pond is considered wetlands and anything at all that affects the pond, shoreline will need to be approved by the Army Corp of Engineers because of the effect on the Lake County Watershed. We, as well as our neighbors at 4135 Three Lakes Drive, had to go through the process with the Army Corp to restore the shoreline of our properties, directly behind the restaurant.

Thank you for giving us the opportunity as residents to voice our concerns regarding our rights as residents for a peaceful and quiet backyard like the other residents of Long Grove get to enjoy.

"The comments herein provided are true to my best knowledge and belief under penalty of perjury."

Debbie Handler
4137 Three Lakes Drive
Long Grove, Il. 60047

Good morning,

I am submitting this email to the PCZBA to note my concern regarding the New Midwest Capital petition for a Special Use permit pursuant to Section 5-4-5(A)(3). I appreciate that the public hearing addressing same will be held on May 2, 2023, but I will be unable to attend.

I was unaware of the issue until one of my neighbors advised me of the legal notice they received. The notice advises of a Special Use Permit and zoning relief but does not provide any other information except for a "proposed outdoor dining area" at 235 RFD. It was not until speaking with my neighbor did I realize that the restaurant (Joanies) across one of the ponds in our (Three Lakes) neighborhood wants to expand their deck beyond the zoned limit.

While I certainly want successful business entities in our downtown area, the zoning was likely done for a number of reasons, not the least of which was to protect the neighborhoods surrounding the area. As I live in the neighborhood adjacent to this proposed expansion, I must object.

I am concerned that any such expansion will have adverse effects on the Quiet Enjoyment of my property. Which will not only the quiet and serenity of our neighborhood but will certainly decrease our individual property values.

The comments herein provided are true to my best knowledge and belief under penalty of perjury.

Sincerely,

David M. Mundt

ATTORNEY AT LAW

4124 RFD

Long Grove, Illinois 60047

Jennifer Marshall

From: Chris Beckord <cbeckord@gmail.com>
Sent: Tuesday, May 31, 2022 3:41 PM
To: Long Grove; Taylor Wegrzyn; Greg Jackson; wilson5279@comcast.net
Subject: Public hearing Joanies deck expansion
Attachments: cid99D52287-7C70-4336-864E-9225DBF5C2B6.pdf

As a property owner whose Residentially zoned lot is 60 feet from this proposed deck expansion I would simply like to say please do not let this project move forward or approve it!

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We understand special zoning can override the 300 foot limit to a residential lot. Why would you consider approving such an override when it will have an incredibly negative impact on the residence. There are five residential lots within this 300 foot limit. The closest being 50 feet from the proposed deck.

Landscaping

The special use permit for the current deck specifies a landscaping barrier. To the east residential lot there is an existing landscape barrier, the homeowners will tell you it does not block the sound from the existing deck let alone a new deck. To the northern lots there is no landscape barrier. The noise and disruption from the existing deck flows quite freely and picks up intensity over the water.

As of today the landscape barrier required in the existing special use permit has not been built.

Landscaped barriers are described in the B1 business district zoning as a buffer zone between a development and a residential lot. This requires a substantial landscape barrier not 3 foot high bushes but 10 to 12 foot high bushes hedges and tree lines.

Parking

Anyone who tries to Downtown Long Grove businesses those parking is a problem. The attached letter from Randee Towner clearly describes the issues.

This proposed expansion is simply too much too close to the affected homeowners.

All Long Grove residence move here for the peace and quiet of our community. This project would tear that peace and quiet from us and the additional noise will affect more Three Lakes subdivision homeowners.

Many decisions like this come down to people or money. This is one time when people should be the most important consideration.

Respectfully;

Chris Beckord

Sent from my iPad

Jennifer Marshall

From: randallharland@gmail.com
Sent: Friday, May 27, 2022 9:39 PM
To: Long Grove
Subject: RE: Joanie's Pizzeria of Long Grove

I understand the architectural committee has approved this deck initiative, and that the petition will be submitted for review by the zoning board for the June 7 meeting. Of course the architectural committee would approve a deck, as long as it's within code.

More importantly, the zoning board has to decide what is good for the community in terms of balance between commerce and residential peace and quiet. This is a slam dunk decision. Can you imagine living across the pond from this new monstrosity, packed with people, yammering late into the evening? I wonder whether a suit could be filed, as my family would likely have to sell prematurely.

From: randallharland@gmail.com <randallharland@gmail.com>
Sent: Sunday, May 8, 2022 9:45 PM
To: longgrove@mundelein.org
Subject: Joanie's Pizzeria of Long Grove

It is my understanding that Joanie's Pizzeria of Long Grove has petitioned the village to allow a substantial increase in its decking/outdoor dining area.

As someone who frequently visits the neighborhood on the other side of the pond, I feel this will have a devastating impact on the quiet environment. The peace and quiet of the neighborhood north of Joanie's is a major reason why my family chose to move to Three Lakes Drive many years ago. Yet, we can't keep windows open whenever the weather is mild, as the noise from the restaurant deck travels across the water. If the crowd were to grow, I think it would require my family to sell. If that weren't bad enough, I also feel such an initiative by the restaurant would lower the value of the house substantially.

I believe the village of Long Grove has to consider the balance between commerce and homes. Please be very careful taking the next step, as commerce is apparently about to infringe on the residential aura that attracted my family to the village in the first place.

Randall Harland
randallharland@gmail.com
+1 (224) 279-8240 cell
<https://www.linkedin.com/in/randall-harland-bb11b264/>

Taylor Wegrzyn

From: jackgone <jackgone@aol.com>
Sent: Friday, May 27, 2022 5:20 PM
To: Taylor Wegrzyn
Cc: gjackson@longgroveil.gov; wilson5279@comcast.net; cbeckord@gmail.com
Subject: Joanie's Deck Expansion

Hi Village Directors,

As part of the Long Grove "Planning and Zoning Committee", both my wife and I would like to direct your vote to be against any additional infringement into the established lot lines and set backs that are in the existing rules.

We are against this deck expansion due to the noise and disruption it will cause. Homes that are across the lake not only get the direct noise but the additional noise of sound reflecting off the lake water. These owners that not only pay huge tax bills are not able to sit out at night on their patios and enjoy a peaceful evening without listening to the external noise created from across the pond.

Let's think of Long Groves taxpayers and not the businesses. We have been at Joanie's on their deck during the summer and without screening, we were eaten alive by mosquitoes. A bigger deck is not the answer, but screening in the existing deck will be an improvement to their business.

Jack Gaughan
4131 Three Lakes Dr.
Long Grove, IL.

Sent from JackGone

Jennifer Marshall

From: Greg Jackson <gjackson@longgroveil.gov>
Sent: Tuesday, May 31, 2022 3:43 PM
To: Chris Beckord; Long Grove; Taylor Wegrzyn; wilson5279@comcast.net
Subject: RE: Public hearing Joanies deck expansion

Chris –

Did you see my email and letter sent a short while ago? The petitioner has withdrawn.

Greg



Gregory Jackson, MPA, ABD

Village Manager
Village of Long Grove, Illinois

Phone 847-634-9440 **Mobile** 847-321-5591

Web www.longgroveil.gov

Email gjackson@longgroveil.gov

3110 Old McHenry Road, Long Grove, IL 60047

“The mission of Long Grove’s municipal government is to deliver public goods and services efficiently, effectively, and equitably, never compromising the public trust or the belief that government should serve a higher purpose. Through collaborative governance, stakeholder engagement and the highest levels of transparency this unit of local government will pursue excellence over mediocrity in all areas of public policy and administration.”

From: Chris Beckord <cbeckord@gmail.com>
Sent: Tuesday, May 31, 2022 3:41 PM
To: Longgrove@mundelein.org; TWegrzyn@mundelein.org; Greg Jackson <gjackson@longgroveil.gov>; wilson5279@comcast.net
Subject: Public hearing Joanies deck expansion

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Respectfully;

Chris Beckord

Sent from my iPad

Taylor Wegrzyn

From: Lea Ann Pitcher <leaannpitcher@gmail.com>
Sent: Monday, May 30, 2022 5:35 PM
To: Taylor Wegrzyn; gjackson@longgroveil.gov; wilson5279@comcast.net; sshlagman@longgroveil.gov
Subject: Opposition to the proposed deck expansion at Joanie's Restaurant

May 30, 2022

Dear Village Planning and Zoning Committee

We are opposed to the deck expansion of Joanie's Restaurant. The noise nuisance from this structure extends beyond the homes surrounding the adjacent lake to Joanie's property. We live at 4114 3 Lakes Drive (map is included below) and we currently hear the music and emcee that performs in front of the Broken Earth Winery. The proposed deck at Joanie's, would run parallel to this location on the opposite side of the building. The proposed deck would be closer to the water with a more direct path to our property. The sounds from the Broken Earth Winery are heard even though there are buildings and trees between our home and the Winery. As you can see from the map, there would be nothing to block the sounds from the proposed deck addition. The sound waves would have a straight unobstructed path down the lakes to our property. We can only conclude that the sound produced on the deck would be of equal or greater volume to what we already experience from the Broken Earth Winery.

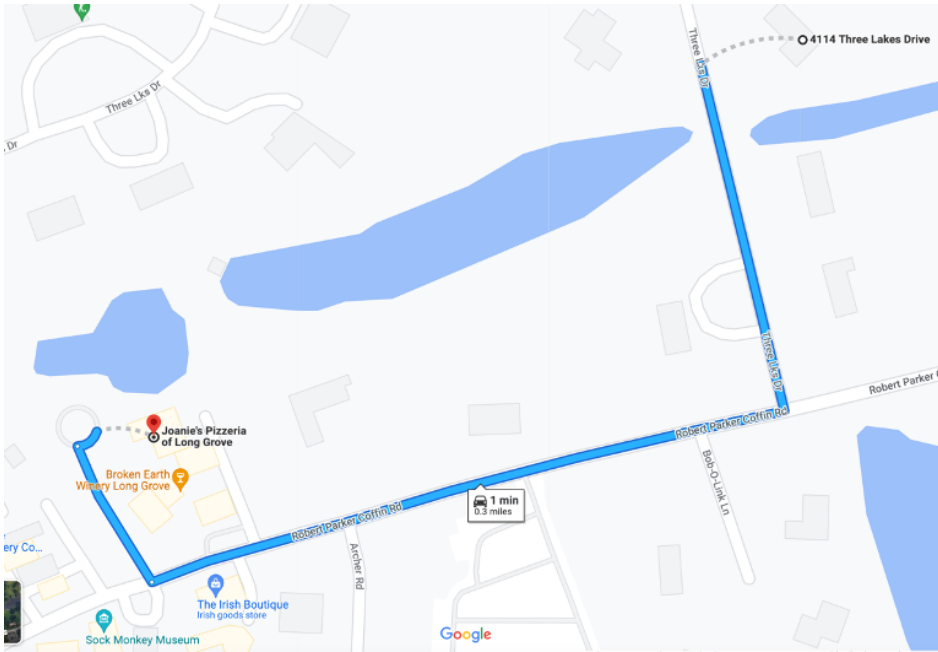
The physics of how sound travels over water and how it becomes amplified as it travels would cause the crowd noise of the proposed deck to become a public noise nuisance to all the homes who border the lake. As I read Lake County Ordinance Title IX: General Regulations, Chapter 94 Public Nuisances, 94.07 Noise (included below), I cannot legally be a noise nuisance to my neighbors past 100 feet from my property line, a business should not be allowed to build a structure that will be a noise nuisance to their neighbors beyond 100 feet of their property line.

We purchased our property with full knowledge that Long Grove had several festivals each year that would bring in more traffic and more noise. We are proud to be a part of this long tradition and accept the sound of the music at our property. Our experience with the ease at which we hear the festivals from our house is why we realize how the sound from the proposed deck will affect the enjoyment of our use of our outdoor space night after night during good weather.

If I was on the Planning and Zoning Committee, I would wonder how well the downtown noise is heard at the homes in Three Lakes. I recorded with my cellphone (which is limited by the small built-in speaker) the music from the Chocolate Fest performed at the Bridge on May 21, 2022 at 9:32pm and the music performed in front of the Broken Earth Winery on May 28, 2:30pm as heard from my house. Please listen to the attached video to get a better idea of how the sound carries across the lakes to other homes besides the ones adjacent to Joanie's property.

We purchased our property because of the acreage and the abundance of nature. We use our outdoor space to watch and listen to the multitude of birds, ducks and geese. If the proposed deck is constructed there will be no control over how Joanie's will use this space. They can play music, have live bands, karaoke nights, etc. and our only recourse will be to call the sheriff to complain about them being a noise nuisance. We do not

want to battle with a downtown business we support and enjoy. We are asking the Planning and Zoning Committee to maintain the serenity of our outdoor space and to uphold our rights against a noise nuisance by denying the special permit for Joanie's deck expansion.



Lake County Ordinance Title IX: General Regulations, Chapter 94 Public Nuisances, 94.07 Noise states (A) Sound amplification. It is a public nuisance to operate or permit operation of any radio or stereo sound amplification system or other sound amplification equipment which:

- (1) Can be heard at a distance of 100 feet or more from the source vehicle;
- (2) Can be heard at a distance of 100 feet from the property line of the source property; or
- (3) Which exceeds 70db(A) (slow meter response) at the property line of any neighboring property zoned and used for residential purposes.

[MP4 of music from downtown](#)

Thanks for your time and consideration,

Frank and Lea Ann Pitcher
4114 3 Lakes Drive
Long Grove, IL 60047



Taylor Wegrzyn

From: Francis Nunez <francis.nunez@gmail.com>
Sent: Tuesday, May 31, 2022 1:19 PM
To: Taylor Wegrzyn
Subject: Village Planning and Zoning Committee regarding Joanie's Deck Expansion

May 31, 2022

Taylor Wegrzyn
Project Facilitator, Village of Mundelein
300 Plaza Circle
Mundelein, IL 60060

Dear Mr. Wegrzyn,

This is in reference to the special permit request for zoning expansion of Joanie's Pizzeria in downtown Long Grove. In particular, this is a formal appeal for reevaluation prior to any final decision by the Architectural Committee to approve expansion of the deck owned by Joanie's Pizzeria.

As residents of Long Grove since 2016 it's been imperative for my family to support all local businesses and establishments in the downtown area. Joanie's in particular has always been a special place for my family as our home is situated right next door along Robert Parker Coffin Road.

With such close proximity, not only have we become frequent patrons but we've even become good friends with the original owner, Joanie Shunia. Even with a change in ownership, we strongly feel there's no reason that support should not continue.

While we fully support all local community businesses we request that approval of the special permit be reconsidered by the Village Planning and Zoning Committee. Not only does expansion of the outdoor deck encroach existing downtown B-1 district zoning rules beyond the required 300 ft but in our opinion, the expansion will cause additional noise and clamor in an otherwise serene residential community.

Like many of my fellow residents, it is not our intent to object to any and all possible means for local businesses like Joanie's Pizzeria to grow but by reaching out to you my hope is that a compromise can be made to preserve the peace and serenity of the Lakes of Long Community.

Sincerely,

Frank Nunez
Long Grove, IL

Taylor Wegrzyn

From: Neil Margolis <neilvision@aol.com>
Sent: Sunday, May 29, 2022 8:06 AM
To: Taylor Wegrzyn; gjackson@longgroveil.gov; wilson5279@comcast.net; sshlagman@longgroveil.gov; cbeckford@gmail.com
Subject: petition with regards to Joanie's Pizzeria

I would like to go on record as being apposed to the Special use permit being considered for the outdoor deck expansion at Joanie's Pizzeria

respectfully
Dr. Neil Margolis
4151 Robert Parker Coffin Rd