

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Owner(s): Trevore Meyer as trustee of the Trevore Meyer Revocable Trust dated December 18, 2014, and Courtney Meyer as trustee of the Courtney Meyer Revocable Trust dated December 18, 2014, the beneficial interest of said trusts being held by Trevore Meyer and Courtney Meyer

Applicant(s):
(if other than owner)

Trevore Meyer

Subject
Property:

Present Zoning:

R-1 Residential District

Present Use:

Single-family residence

Proposed Use:

Single-family residence w/ an ADU

PIN(s):

09-33-403-004

Address:

26165 North Orchard Road

North Barrington, Illinois 60010

Legal description:
(☒ see deed)

The following variation(s) are requested:

1. Reduce the minimum lot size from 80,000 square feet to 40,095 square feet to allow for an accessory dwelling unit (seeking relief from Section 151.113 (D) of the Lake County UDO)
2. Reduce the rear yard setback from 30 feet to 13 feet to allow for the construction of an accessory dwelling unit (seeking relief from Section 151.125(1) of the Lake County UDO).
3. Reduce the side yard setback from 13 feet to 8 feet and 6 inches to allow for the construction of an accessory dwelling unit (seeking relief from Section 151.125(1) of the Lake County UDO).
4. To increase the maximum size of accessory structure from 3,143 square feet to 3,207 square feet (seeking relief from Section 151.113(B)(5)(a) of the Lake County UDO).

Explain why this variation(s) is necessary:

The Applicant is proposing to build an accessory structure in an R-1 Zoning District which includes a garage with an accessory dwelling unit (ADU) for the owner's aging parent. The variances are necessary because the property does not meet the minimum lot size requirement of 80,000 for an ADU. Also, the accessory structure does not meet the rear and side yard minimum setback requirements for a main residence (even though it does meet those requirements for an accessory structure, such as a garage). Also, the accessory structure is +/- 64 square feet larger than permitted under the UDO, so a variance is required, even though the layout and appearance of the proposed accessory structure satisfy the spirit of the UDO which is to ensure that an accessory structure is subordinate to the main residence.

Approval Criteria

The Lake County Zoning Board of Appeals is required to make findings of fact on your request. You should “make your case” by explaining specifically how your proposed request relates to each of the three criteria below. (Please refer to pages 8-9 of this packet for more information on how to address these criteria).

1. Exceptional conditions peculiar to the applicant’s property:

The Applicant’s property presents a unique combination of conditions not applicable to other properties found in the R-1 Zoning District. The existing septic system, located in the rear of the main residence, severely limits the potential for an addition which would otherwise be allowed by right. In addition, the current arrangement of natural gas and electric service lines, as well as the location of the well directly in front of the main residence, makes it challenging to propose an addition. The presence of mature trees and established landscaping further narrows the range of feasible building locations. Also, the family prefers to maintain the independent living space for the aging father in order to protect their quality of life and quiet enjoyment of the property. Taken as a whole, these constraints create an exceptional set of circumstances specific to this particular property, justifying the need for the variances.

2. Practical difficulties or particular hardship in carrying out the strict letter of the regulation:

Adhering strictly to the minimum lot size requirement and rear and side yard setback requirements poses practical difficulties or particular hardship for the Applicant. Meeting the 80,000-square-foot threshold for an accessory dwelling unit (ADU) is not feasible given that the property is only 40,095 square feet. The main residence is approximately +/- 2,520 square feet. The additional dwelling area will be +/- 963 square feet. Without the variances, the Applicant would have to propose an addition to the main residence which is not a workable solution due to the location of the septic system, the well, and existing utility lines, directly in the rear, in front, and south of the main residence, respectively.

Also, since the proposal includes an ADU with a garage, the setback requirements for a primary structure are triggered. Even though the proposal complies with the setbacks for an accessory structure or a garage, it does not meet the setbacks for a primary residence. The accessory structure is set further back from the road, and the living area is small compared to the garage area which is +/- 2,243 square feet. Due to constraints of the site and the practical consideration of the garage use being more than double what the ADU use will be, the Applicant has a practical difficulty in complying with the residential structure rear and side yard setback requirements.

Lastly, the accessory structure is just slightly larger (+/-64 square feet) than the main residence with the attached garage. With the accessory structure’s design and location, the structure will appear subordinate to the main residence.

3. Harmony with the general purpose and intent of the zoning regulations:

The proposal is in line with the general purpose and intent of R-1 Zoning District which is intended to accommodate low-density, large-lot residential development. Here, the proposed ADU is +/-963 square feet and will serve the existing family. Lake County Regional Framework Plan supports a mix of housing options to protect the diversity of the community. It provides, “Community Character is enhanced by having a variety of housing types and options, which allow a more diverse community. Local governments can help ensure that residents remain in their communities even as their household sizes, incomes, ages, and lifestyles change. Rather than using zoning to only regulate height, bulk, and use, specific design standards for a broader range of housing options can be defined (Hibner, 2002). Housing options should accommodate changes in lifestyle. Various housing types include townhouses, condominiums, affordable housing units, senior housing, coach houses, accessory dwelling units, live/work units, and mixed residential/commercial development” (Chapter 10, p. 10-9). Further, a study published by Lake County Partners in October 2023 recommends addressing the senior housing shortage in Lake County through flexible zoning that allows more diverse housing to meet future demand. By adhering to the principles outlined in these policy documents and studies, the proposed ADU would not only blend seamlessly into the neighborhood, but also advance the County’s broader goals for housing diversity, making it possible for residents to remain in their communities as their needs change.

APPLICANT INFORMATION

Owner (include all fee owners listed on deed):	Authorized Agent: I/we hereby authorize this person to represent me/us in all matters related to this application
<small>Trevore Meyer as trustee of the Trevore Meyer Revocable Trust dated December 18, 2014, and Courtney Meyer as trustee of the Courtney Meyer Revocable Trust dated December 18, 2014, the beneficial interest of said trusts being held by Trevore Meyer and Courtney Meyer</small>	
Name: [REDACTED]	Name: Katarina Karac, Esq. Birchwood Law LLC
Address: [REDACTED]	Address: [REDACTED]
State & Zip: [REDACTED]	State & Zip: [REDACTED]
Daytime Phone: [REDACTED]	Daytime Phone: [REDACTED]
Email: [REDACTED]	Email: [REDACTED]

Applicant (if other than owner):	Contract Purchaser (if any):
Name: [REDACTED]	Name: [REDACTED]
Address: [REDACTED]	Address: [REDACTED]
State & Zip: [REDACTED]	State & Zip: [REDACTED]
Daytime Phone: [REDACTED]	Daytime Phone: [REDACTED]
Email: [REDACTED]	Email: [REDACTED]

I/We hereby attest that all information given above is true and complete to the best of my/our knowledge [REDACTED]

Owner's Signature [REDACTED]

Owner's Signature

Signature(s) of contract purchasers (If applicable)

I, Michele L. Smalenberger a Notary Public aforesaid, do hereby certify that Trevore Meyer personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of October 23, 2024 and appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the same instrument for the uses and purposes therein set forth.
Given under my hand and Notarial Seal this 23rd day of October, 2024

My Commission expires July 15, 2025

Trevore Meyer as trustee of the Trevore Meyer Revocable Trust dated December 18, 2014, and Courtney Meyer as trustee of the Courtney Meyer Revocable Trust dated December 18, 2014, the beneficial interest of said trusts being held by Trevore Meyer and Courtney Meyer.

APPLICANT INFORMATION

Owner (include all fee owners listed on deed):	Authorized Agent: I/we hereby authorize this person to represent me/us in all matters related to this application
Name: Full name listed above	Name: Katarina Karac, Esq. Birchwood Law LLC
Address: [REDACTED]	Address: [REDACTED]
State & Zip: [REDACTED]	State & Zip: [REDACTED]
Daytime Phone: [REDACTED]	Daytime Phone: [REDACTED]
Email: [REDACTED]	Email: [REDACTED]

Applicant (if other than owner):	Contract Purchaser (if any):
Name: [REDACTED]	Name: [REDACTED]
Address: [REDACTED]	Address: [REDACTED]
State & Zip: [REDACTED]	State & Zip: [REDACTED]
Daytime Phone: [REDACTED]	Daytime Phone: [REDACTED]
Email: [REDACTED]	Email: [REDACTED]

I/We [REDACTED] know [REDACTED] on given above is true and complete to the best of my/our

Own

Owner's Signature

Signature(s) of contract purchasers (If applicable)

I, Michelle Smaltenberger a Notary Public aforesaid, do hereby certify that Courtney Meyer personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of January 15, 2025 and appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the same instrument for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 15th day of January, 2025

My Commission expires

July 15, 2025

COURT REPORTER AGREEMENT

CHECK ONE OF THE FOLLOWING:



I authorize the County to act on my behalf to retain a Certified Shorthand Reporter to transcribe the public hearing and provide a transcript to the Zoning Board of Appeals. I further agree to pay the Reporter reasonable fees for his/her services. If I do not pay the Reporter and the County is invoiced and pays the Reporter, I agree to reimburse the County. If the County sues to obtain reimbursement, I agree to pay the County its reasonable attorney's fees in bringing suit and obtaining a judgment.



I will furnish a Certified Shorthand Reporter to transcribe the public hearing and provide a transcript to the Zoning Board of Appeals. I realize that the failure to do so may result in the continuation of the public hearing in which case I agree to reimburse the County for all additional expenses caused by such continuation.

Signature

Billing Contact Information:

Trevor Meyer

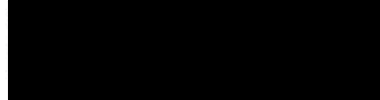
Print Name

Email

Phone Number

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

Jim and Maggie Corson



10/17/2024

Planning, Building and Development Department
500 W. Winchester Ave., Unit 101
Libertyville, IL 60048-1331

Subject: Support for Variance Request – Trevore and Courtney Meyer

To Whom It May Concern,

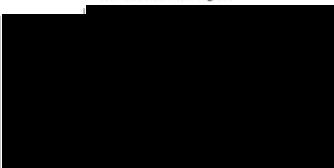
We, Jim and Maggie Corson, have had the pleasure of being neighbors on this street for twelve (12) years and are writing to express our strong support for the variance request submitted by our friends and neighbors, Trevore and Courtney Meyer. The request pertains to the proposed addition of living space to their garage at 26165 N Orchard Rd.

Having known Trevore and Courtney for many years, we can attest to their commitment to maintaining and enhancing their property in a manner that aligns with the character of our neighborhood. The proposed addition is a thoughtful improvement that will not only benefit their household, but also contribute positively to the overall aesthetic and value of our community. It is also very encouraging to see them look ahead for ways in which they can care for their family (Trevore's dad) well into the future.

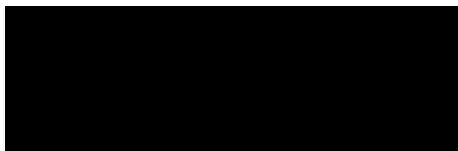
We have discussed the plans with them and believe that this addition will blend seamlessly with the existing homes and enhance the charm of our street. We have no concerns about them adding living space inside of the structure and fully support their request for a variance.

Thank you for considering our support as part of your review process.

Sincerely,



Jim Corson



Maggie Corson

John Costanza

10/21/2024

Planning, Building and Development Department
500 W. Winchester Ave., Unit 101
Libertyville, IL 60048-1331

Subject: 26165 N Orchard - Variance Support

To Whom It May Concern,

I, John Costanza, am writing to support the variance request submitted by Trevore Meyer for the proposed addition of living space to their proposed detached garage at 26165 N Orchard Rd, North Barrington, IL 60010.

I believe this addition will enhance their property and fit well with our neighborhood, and am encouraged to hear that Trevore and Courtney are looking for ways to care for Trevore's father. I have no concerns regarding their request and fully support their plans.

Thanks for considering my support.

Sincerely,

John Costanza

Mariusz and Justyna Gebert

10/17/2024

Planning, Building and Development Department
500 W. Winchester Ave., Unit 101
Libertyville, IL 60048-1331

Subject: Support for Variance Request for Trevore and Courtney Meyer - Proposed Garage/ADU Addition

To Whom It May Concern,

We are writing to express our full support for the variance request submitted by our neighbors, Trevore and Courtney Meyer, regarding the proposed addition of living space to the garage located at the back (east) end of their property at 26165 N Orchard Rd. As residents of the neighborhood, we believe this addition will be a positive enhancement to the property and will not adversely impact the surrounding area.

We've talked with Trevore and Courtney about the project and we believe they will contribute to the overall value and appeal of the neighborhood.

In our view, granting this variance to allow for the living space in the detached structure will not create any undue burden on neighboring properties, and it will allow Trevore and Courtney to make improvements that will benefit their household while maintaining the integrity of our community.

If you require any further information or have additional questions, please feel free to contact us at the above address.

Thank you for considering this letter of support in your deliberations regarding the variance request.

Sincerely,

Mariusz Gebert

Justyna Gebert

Tim & Holly Gera



10/21/2024

Subject: Support for Variance Request – 26165 N Orchard (Meyer)

To Whom It May Concern,

We, Tim and Holly, are writing to express our support for the variance request submitted by our neighbors, Trevore and Courtney Meyer, for the proposed addition of living space to their garage at 26165 N Orchard Rd, North Barrington, IL 60010.

Trevore has talked with us both about the structure and adding the living space within it and we have no concerns about them building it in the neighborhood.

Overall, we believe this addition will positively impact the property and blend well with the rest of the neighborhood. We have no objections and support their request.

Thank you for considering our support.

Sincerely,



Tim Gera



Holly Gera

10/21/2024

Planning, Building and Development Department
500 W. Winchester Ave., Unit 101
Libertyville, IL 60048-1331

Subject: Trevore Meyer Support for Variance Request – 26165 N Orchard Rd

To Whom It May Concern,

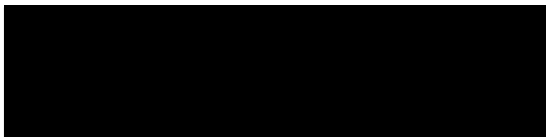
I, Patricia Greenwood, am writing to express my support for the variance request submitted by Trevore Meyer for the proposed addition of living space to the garage at 26165 N Orchard Rd. I believe this project will enhance the property and fit well within the character of our neighborhood.

Trevore has reviewed the plans with me and I am encouraged to see that the design will be fitting for the rest of the neighborhood. Concerning the issue of adding living space for his father, I think adding that portion in will be a nice spot for their family.

I have no objections and fully support their request.

Thank you for your consideration.

Sincerely,

A large black rectangular redaction box covering the signature of Patricia Greenwood.

Pat Greenwood

10/21/2024

Planning, Building and Development Department
500 W. Winchester Ave., Unit 101
Libertyville, IL 60048-1331

Subject: Support for Variance Request for Trevore's Dad – Proposed Living Space Addition in Detached Structure

To Whom It May Concern,

We are writing to offer our full support for the variance request submitted by Trevore Meyer for the proposed addition of living space to the detached structure on his property at 26165 N Orchard Rd. Our understanding is that the variance is being requested to allow for part of the structure to be used as living space for Trevore's father, Tim, including a small kitchen and bathroom. We believe this addition will be a beneficial and positive improvement for the property and community.

We understand that Trevore is seeking to provide a comfortable, long-term living arrangement for his father, and we fully support this effort. Not only will this provide much-needed space for his family, but it will also ensure that the property remains well-maintained and will not negatively impact the surrounding neighborhood.

Having spoken with Trevore about his plans, we feel that the proposed modifications will blend well with the existing structure and the surrounding homes. It is clear to us that the additions will enhance the property without causing undue disruption or burden on the neighborhood. In fact, this kind of thoughtful and practical improvement will likely be a positive influence on the overall appeal of the area.

We sincerely hope that the Board will approve this variance request. If there are any further questions or details needed, please do not hesitate to contact us.

Thank you for your attention to this request and for considering this letter of support in your review of the variance.

Sincerely,

Jeanne Rainowski

QUIT CLAIM DEED
(Illinois Statutory)

After Recording Mail To:
Heather G. Walsor
Lavelle Law, Ltd.
501 W. Colfax Street
Palatine, Illinois 60067

Send Subsequent Tax Bills To:
Trevore & Courtney Meyer
26165 North Orchard Road
Barrington, IL 60010



Image# 0538231/0002 Type: DGC
Recorded: 12/23/2014 at 08:17:19 PM
Receipt#: 2014-0008824
Page 1 of 2
Fees: \$39.00
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder

File # 7157277

THE GRANTOR, Trevore Meyer, individually, married to Courtney Meyer, of 26165 North Orchard Road, North Barrington 60010, County of Lake, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to Trevore Meyer, as trustee of the Trevore Meyer Revocable Trust dated December 18, 2014, and Courtney Meyer, as trustee of the Courtney Meyer Revocable Trust dated December 18, 2014, the beneficial interest of said trusts being held by Trevore Meyer and Courtney Meyer, husband and wife, as tenants by the entirety, all interest in the following described Real Estate situated in Lake County, Illinois, to wit:

Legal Description attached.

Permanent Real Estate Index Number: 09-33-403-004

Address of Real Estate: 26165 North Orchard Road, North Barrington, Illinois 60010

SUBJECT TO: General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate. Hereby releasing and waiving all rights under and benefits of any Homestead Exemption Laws of the State of Illinois.

Trevore Meyer

Courtney Meyer (waiving homestead)

Dated this 18th day of December, 2014.

STATE OF ILLINOIS, COUNTY OF LAKE, SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Trevore Meyer and Courtney Meyer, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

day of December, 2014.

(SEAL)

State of Illinois

DEPARTMENT OF REVENUE

STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

transaction exempt under provisions
Tax Act. Dated this 18th day of December, 2014.

Prepared by: Heather G. Walsor, Lavelle Law, Ltd., 501 W. Colfax St., Palatine, IL 60067

(2)
ND

LEGAL DESCRIPTION

LOT 32 IN ROBERT BARTLETT'S GREEN VIEW ACRES, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 44 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 27, 1959 AS DOCUMENT 1038973 IN BOOK 34 OF PLATS, PAGE 129, IN LAKE COUNTY, ILLINOIS.

Property Index Number: 09-33-403-004

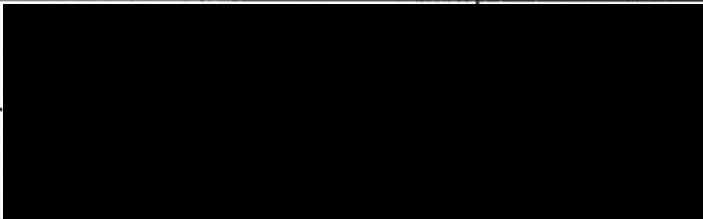
Property Address: 26165 North Orchard Road, North Barrington, Illinois 60010

Disclosures / Trustee and Beneficiary Disclosure
Rezoning Petition
26165 North Orchard Road, North Barrington, Illinois

Owner Disclosure:

Trevore Meyer, as trustee of the Trevore Meyer Revocable Trust dated December 18, 2014, and Courtney Meyer, as trustee of the Courtney Meyer Revocable Trust dated December 18, 2014, are trustees of the land trusts holding ownership of the property. The beneficial interest of these trusts is held by Trevore Meyer and Courtney Meyer, husband and wife.

Beneficiary Disclosure:

Name	Address	Interest
Trevore Meyer		
Courtney Meyer		

Verification Statements:

I, Trevore Meyer, verify that the above information is true and accurate to the best of my knowledge, and that I am submitting this disclosure in my capacity as trustee of one of the aforementioned trusts.

Signature: 

Date: 10/16/2024

I, Courtney Meyer, verify that the above information is true and accurate to the best of my knowledge, and that I am submitting this disclosure in my capacity as trustee of one of the aforementioned trusts.

Signature: 

Date: 10/16/2024

N 00°.49'.00"W

134.97 = MEAS

FOUND IRON PIPE

FOUND IRON PIPE

135.0 = REC.

10' PUBLIC UTILITIES EASEMENT



N 89°.58'.50"W

296.93 = MEAS

297.0 = REC.



FRAM SHEO

29.41'

LOT 32

AREA = 40,063 S.F.

0.9197 ACRES

6.58' = MEAS

20.0 = REC.

WIRE FENCE 6.6' NORTH

WIRE FENCE 9.3' SOUTH

WIRE FENCE 6.2' SOUTH

BRICK PATIO

2 STORY
BRICK &
FRAME
RESIDENCE

28.00'

32.22'

32.30'

50.73'

50.64'

30'

40.99'

65.99'

BUILDING

LINE

135.0 = REC.

135.07 = MEAS

S 00°.57'.44"E

FOUND IRON PIPE

FOUND IRON PIPE

395.0 = REC.

ORCHARD

ROAD

Garage/ADU

Concrete Apron

ASHPHALT DRIVE

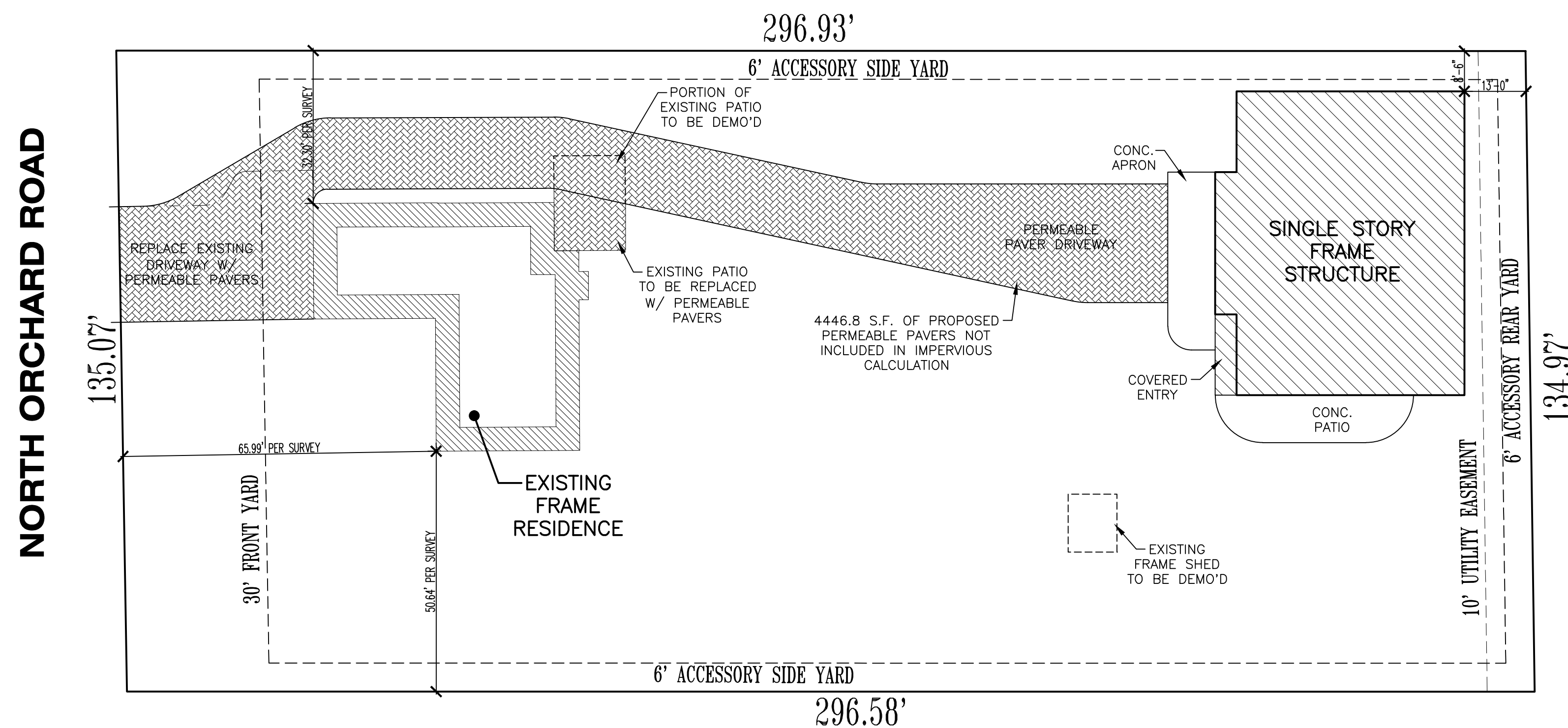
Current Septic

Service

MEYER RESIDENCE

26165 NORTH ORCHARD ROAD

BARRINGTON, IL 60010



NOTES:

1. VERIFY UTILITY LOCATIONS.
2. VERIFY TREES TO BE REMOVED WITH OWNER.
3. VERIFY STRUCTURE LOCATION WITH OTHERS.
SITE PLAN DEPICTED REPRESENTS A REFERENCE LOCATION ONLY, NOT TO BE USED FOR STAKING, EXCAVATION, FOUNDATION LOCATION OR BUILDING OF ANY KIND. REFERENCE CIVIL ENGINEERING FOR ACTUAL HOUSE LOCATION AND VERIFY IN FIELD NO PORTION OF THE STRUCTURE EXTENDS OVER SETBACKS, BUILDING LINES OR EASEMENTS.
4. REFER TO CIVIL ENGINEERING PLANS FOR UTILITY INFORMATION.
5. BOUNDARY BASED UPON PLAT OF SURVEY FURNISHED TO ARCHITECT BY OWNER. VERIFY LOT DIMENSIONS IN FIELD.



SITE PLAN

1"=20'-0"

EXISTING IMPERVIOUS COVERAGE	
AREA OF LOT	40,063.3 S.F.
ZONING DISTRICT	R-1
MAXIMUM IMPERVIOUS COVERAGE	20%
ALLOWABLE IMPERVIOUS	8,012.7 S.F.
EXISTING IMPERVIOUS	
EXISTING RESIDENCE FOOTPRINT	+2165.1 S.F.
EXISTING SHED FOOTPRINT	+125.7 S.F.
EXISTING PATIO	+300.0 S.F.
EXISTING DRIVEWAY	+1117.7 S.F.
TOTAL IMPERVIOUS COVERAGE	3,708.5 S.F.

PROPOSED IMPERVIOUS COVERAGE	
AREA OF LOT	40,063.3 S.F.
ZONING DISTRICT	R-1
MAXIMUM IMPERVIOUS COVERAGE	20%
ALLOWABLE IMPERVIOUS	8,012.7 S.F.
PROPOSED IMPERVIOUS	
EXISTING RESIDENCE FOOTPRINT	+2165.1 S.F.
EXISTING SHED FOOTPRINT	DEMO'D.
EXISTING PATIO	+(N/A) S.F.
EXISTING DRIVEWAY	+(N/A) S.F.
PROPOSED DRIVEWAY ADDITION	+(N/A) S.F.
PROPOSED CONCRETE APRON	+369.6 S.F.
PROPOSED PATIO	+374.6 S.F.
PROPOSED STRUCTURE	+3207.0 S.F.
PROPOSED COVERED ENTRY	+76.5 S.F.
TOTAL IMPERVIOUS COVERAGE	6192.8 S.F.

DESIGN STAGE

DESIGN STAGE	DATE	REVISION
PRELIMINARY DESIGN	08-06-24 AM	1
DESIGN DEVELOPMENT	09-19-24 AM	2
DESIGN DEVELOPMENT	09-25-24 AM	3
DESIGN DEVELOPMENT	09-25-24 AM	4
DESIGN DEVELOPMENT	09-25-24 AM	5
DESIGN DEVELOPMENT	09-25-24 AM	6
DESIGN DEVELOPMENT	09-25-24 AM	7
DESIGN DEVELOPMENT	09-25-24 AM	8
DESIGN DEVELOPMENT	09-25-24 AM	9
DESIGN DEVELOPMENT	09-25-24 AM	10
DESIGN DEVELOPMENT	09-25-24 AM	11
DESIGN DEVELOPMENT	09-25-24 AM	12
DESIGN DEVELOPMENT	09-25-24 AM	13
DESIGN DEVELOPMENT	09-25-24 AM	14
DESIGN DEVELOPMENT	09-25-24 AM	15
DESIGN DEVELOPMENT	09-25-24 AM	16
DESIGN DEVELOPMENT	09-25-24 AM	17
DESIGN DEVELOPMENT	09-25-24 AM	18
DESIGN DEVELOPMENT	09-25-24 AM	19
DESIGN DEVELOPMENT	09-25-24 AM	20

MEYER RESIDENCE
26165 NORTH ORCHARD ROAD
BARRINGTON, IL 60010

SITE PLAN

Architects & Planners Inc.

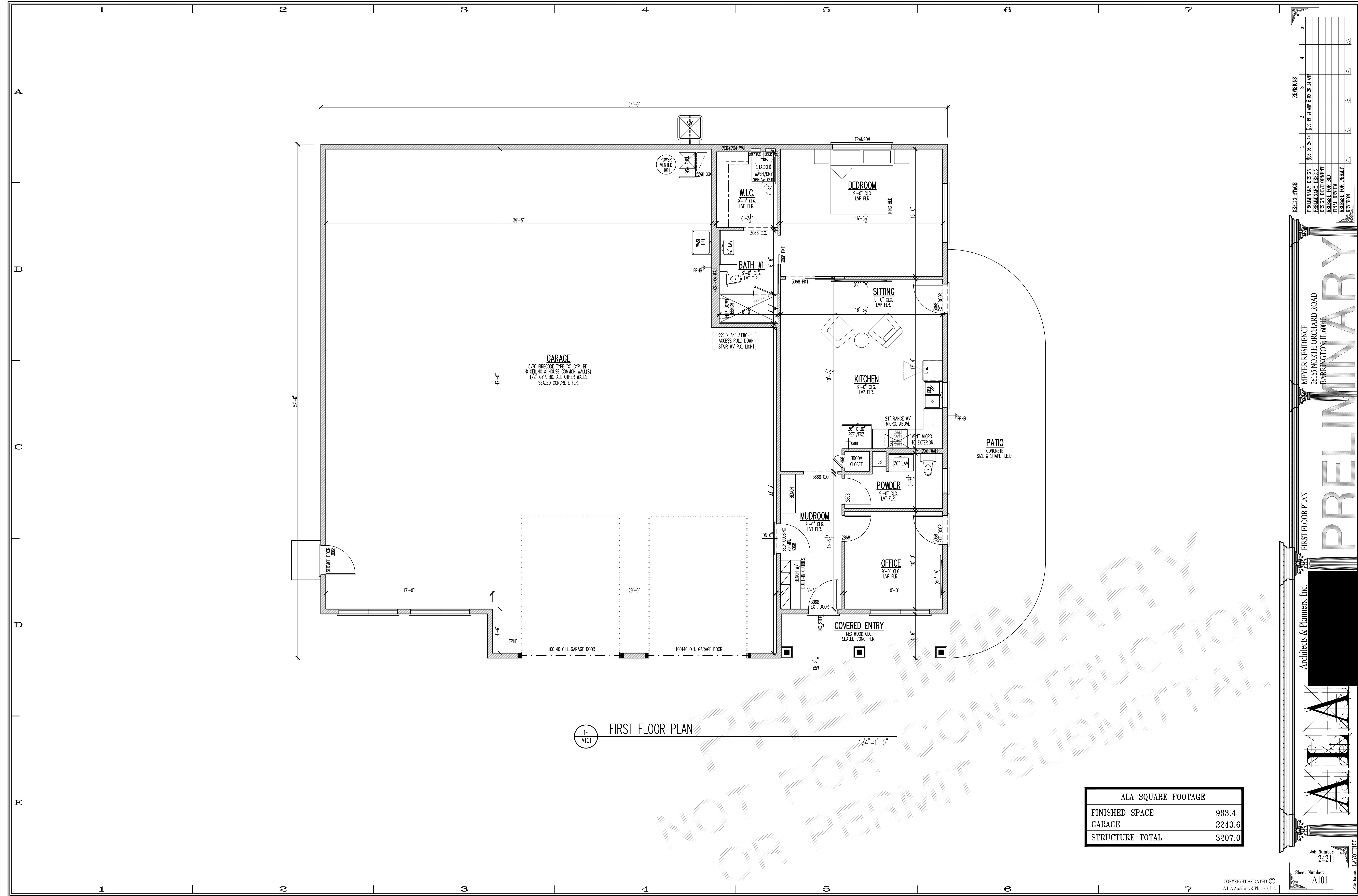
24211

Job Number:
24211

Sheet Number:
A000

COPYRIGHT AS DATED ©
A.L.A. Architects & Planners, Inc.

File Name: LAYOUT000



ELEVATION NOTES

- DO NOT SCALE ELEVATIONS, VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES
- WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP RETAINING A COMMON EAVE DISTANCE.
- SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS
- IF RIDGE AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS

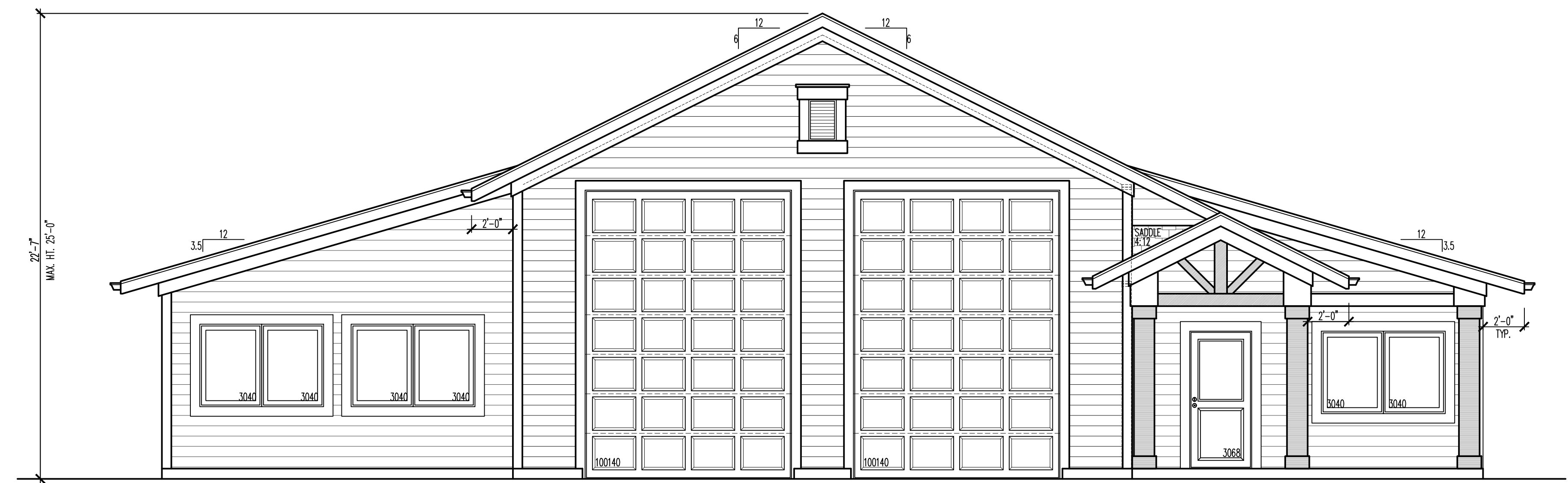
WINDOW NOTES

- ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET & INCHES TO BE MET WITHIN 2" OR EXCEEDED, DEPENDING ON MFG.

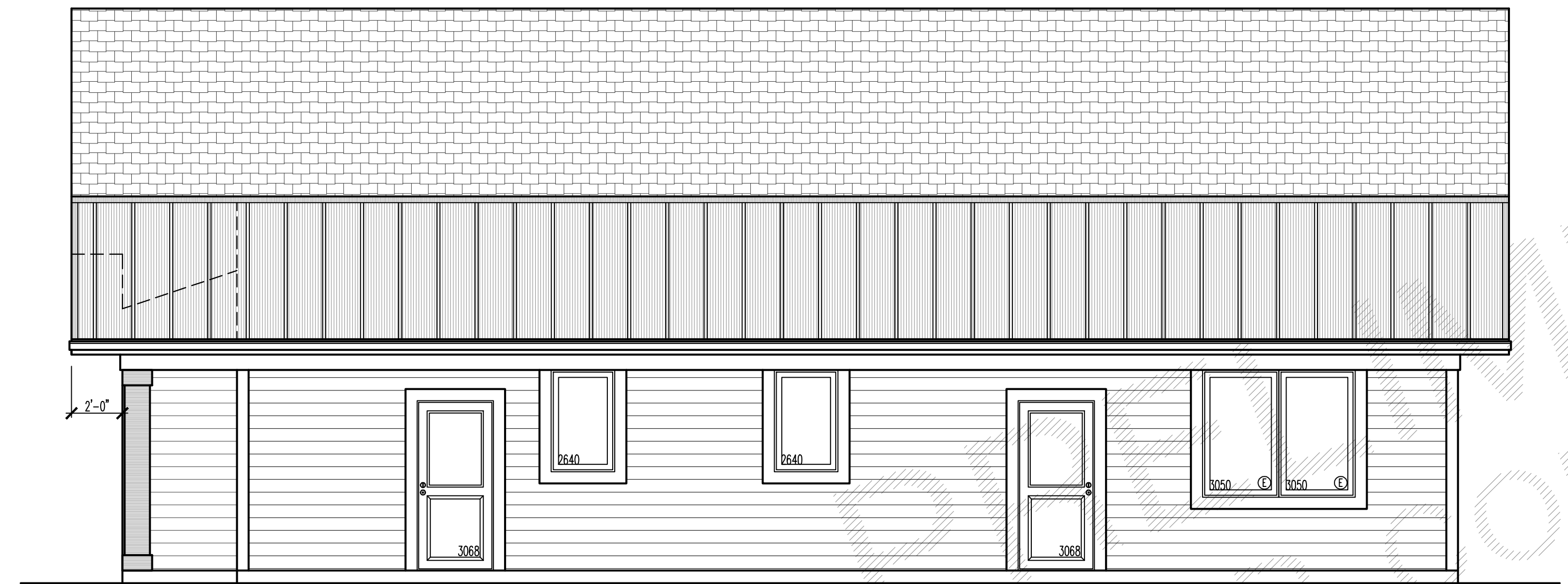
EXAMPLE: 2555 = 2'-5" X 5'-5"
EXAMPLE: 3068 = 3'-0" X 6'-8"
EXAMPLE: 18080 = 18'-0" X 8'-0"

TEMPERED GLASS = ① DOOR OR WINDOW PANE SLIDES RIGHT = ②
FIXED WINDOW = ③ DOOR OR WINDOW PANE SLIDES LEFT = ④
EGRESS WINDOW = ⑤

EGRESS WINDOW BREAKDOWN =
MIN. CLEAR OPEN AREA OF 5.7 S.F.
MIN. CLEAR OPEN WIDTH OF 20"
MIN. CLEAR OPEN HEIGHT OF 24"
MAX. SILL HEIGHT OF 44"



3C
A200
FRONT ELEVATION
1/4"=1'-0"



3E
A200
RIGHT SIDE ELEVATION
1/4"=1'-0"

DESIGN STAGE		1	2	3	4	5
PRELIMINARY DESIGN	08-16-24 AM					
PRELIMINARY DESIGN	09-19-24 AM					
DESIGN DEVELOPMENT						
PERMITTING						
RELEASE FOR BID						
RELEASE FOR PERMIT						
REVISION						

MEYER RESIDENCE
26165 NORTH ORCHARD ROAD
BARRINGTON, IL 60010

Architects & Planners, Inc.

FRONT ELEVATION
RIGHT SIDE ELEVATION

PRELIMINARY

ALA

Job Number:
24211

Sheet Number:
A200

File Name: LAYOUT200

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