

May 5, 2022

Village of Western Springs
740 Hillgrove Avenue
Western Springs, IL 60558
Attn: Martin Scott
Director of Community Development

Re: Second Amended Application for Zoning Relief-Planned Development Amendment
Elevated Enclosed Porches - Timber Trails Subdivision SF Interior Lots

Dear Mr. Scott;

The undersigned Tim Holcer, Timber Trails Development Company, LLC and McNaughton Development, LLC (collectively, "Applicants") hereby submit the attached Second Amended Application for Zoning Relief-Planned Development Amendment (the "Second Amended Application"). As you are aware, since the Plan Commission recommended denial of Applicants' January 10, 2022 Amended Application for Zoning Relief-Planned Development Amendment, Applicants, primarily Tim Holcer, have been working diligently with Village staff and elected officials to address the public comments and Plan Commission concerns about the January 10, 2022 Application. We believe that the attached Second Amended Application does so.

The only change to the original Timber Trails PUD Ordinance now requested by Applicants is to expand the two structures permitted to encroach into the rear yard setbacks under Subparagraph (a)(iv) of Paragraph E of Section 3 of the Timber Trails PUD Ordinance, which currently provides for "An exception from the minimum rear yard setback requirement in Section 10-6-3(E)(4) ... to permit a 10' encroachment into the rear yard for elevated decks and patios", to include elevated enclosed porches. As was the case in the January 10, 2022 Application, the elevated enclosed porches, together with the permitting and construction thereof, would need to comply with not only the Stormwater Facility Maintenance Agreement signed by all Timber Trails homeowners, but all other applicable codes, rules and regulations of the Village. Applicants are not requesting any changes to any other codes, rules and regulations of the Village, including, without limitation, the Village's drainage, impervious surface, or zoning "bulk" regulations.

In response to your letter of March 11, 2022, the attached Second Amended Application has the following specific substantive changes from the January 10, 2022 Application:

- The Second Amended Application *does not* request any increase in the depth of the 10' permitted rear yard encroachment. The depth of the permitted rear yard encroachment will remain at 10', as set forth in the original PUD Ordinance for the Timber Trails development.

- The January 10, 2022 Application limited the depth of the elevated enclosed porch to 15'. Since Applicants are no longer requesting an increase in the depth of the 10' permitted rear yard encroachment, the Amended Application now limits the floor area of the permitted enclosed porch to 250 square feet.
- Applicants have revised Section I, Introduction, to better describe the current status and to reflect the single change to the original Timber Trails PUD Ordinance requested by Applicants in the Second Amended Application
- Applicants have revised Section II, Conditional Use Permit Standards, to reflect the single change to the original Timber Trails PUD Ordinance requested by Applicants in the Second Amended Application. In addition to the general revisions, Applicants have revised the verbiage in Condition 2 and Condition 4 to address concerns voiced at the February 23, 2022 Plan Commission hearing.
- The January 10, 2022 Application included various plans and Exhibits, some of which, specifically the Exhibit C Site Plan and Calculations, the Exhibit E Landscape plan and the Exhibit G Dimensioned Depiction of Lots 224 and 231, no longer apply. Exhibits C and E have been replaced by the Holcer Residence Site Improvement Plan dated May 2, 2022 and the Homeowner Feedback Summary is now Exhibit E. The reference to Exhibit G no longer includes the enclosed porch previously planned for Tim Holcer's lot 224 or the "maximum sized enclosed porch" on Lot 231. However, Exhibit G was not deleted, since it is still useful as a depiction of the 2 back-to-back lots and the common area outlot and pathway that separates them, but the enclosed porch depictions are no longer accurate. Applicants have also revised the Exhibit verbiage to reflect the current Exhibits

Please make the necessary arrangements to include the Second Amended Application on the Village Board agenda for its May 9, 2022 regular meeting. Should you have any questions or wish to discuss this letter or the Second Amended Application, please contact Scott Gudmundson, the attorney that has been working with us on this matter.

Sincerely,

Tim Holcer

McNaughton Development, LLC

By: _____
_____ McNaughton

Timber Trails Development Company, LLC

By: _____
Brian Taylor