#2026-12
1001 North Shore Drive – Variation
Project Review for Planning and Zoning Commission

Meeting Date: February 18, 2026

Request: The construction of a new 884 square-foot garage with the following variations:

a. Averaged yard abutting a street setback of 123 feet to allow 20 feet, and

b. Dormers on the detached accessory structure that exceed 20% of the length of the side (a maximum six feet eight inches (6' 8") wide) to allow two dormers at eight (8) feet wide each.

Location: 1001 North Shore Drive

Acreage: Approximately 13,000 square feet

Existing Zoning: R-2 Single Family

Surrounding Properties:

North:	R-2 Single Family
South:	R-2 Single Family
East:	R-2 Single Family
West:	R-2 Single Family

Staff Contact: Elizabeth Maxwell (815.356.3615)

General:

- The property is an existing single-family residential lot in Crystal Lake. There is an existing garage along the North Shore frontage. This existing garage would be demolished and a new larger three-car garage constructed.
- Accessory Structures, like garages, 600 square feet or less are allowed to be five (5) feet from the street side setback and interior side yard setbacks. Accessory structures larger than 600 square feet require the structure to meet the principal structure setback. The principal structure setback is averaged and is 123 feet back. **The petitioner is requesting a 20-foot setback**.
- Dormers are allowed at 20% of the length of the side, with multiple dormers they can total a 40% of the length of the side. The total allowed would be 13 feet 4 inches. The total proposed is 16 feet for each side. **The petitioner is requesting 16 feet in total length.**

Development Analysis:

General

- Requests: To construct a new 884 square-foot garage within the yard abutting a street setback with dormers that exceed the allowable 20% each for a total of not more than 40% of the one side.

- Zoning: The site is zoned R-2 Single Family and used as a single-family home.
- Land Use: The land use map shows the area as Urban Residential. This land use designation is appropriate for this use.

Comprehensive Land Use Plan 2030 Vision Summary Review:
The Comprehensive Plan designates the subject property as Urban Residential, which allows for existing and future single-family residential uses. The following goal is applicable to this request:

Land Use - Residential

Goal: Encourage a diversity of high quality housing in appropriate locations throughout the city that supports a variety of lifestyles and invigorates community character.

Findings of Fact:
ZONING ORDINANCE VARIATION
The petitioner is requesting variations from Article 3 from the yard abutting a street setback and Article 4 from the maximum dormer length of

The Unified Development Ordinance lists specific standards for the review and approval of a variation. The granting of a variation rests upon the applicant proving practical difficulty or hardship caused by the Ordinance requirements as they relate to the property. To be considered a zoning hardship, the specific zoning requirements; setbacks, lot width and lot area must create a unique situation on this property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

Standards
When evidence in a specific case shows conclusively that literal enforcement of any provision of this Ordinance would result in a practical difficulty or particular hardship because:

a. The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.

☐ *Meets* ☐ *Does not meet*

b. Also, that the variation, if granted, will not alter the essential character of the locality.

☐ *Meets* ☐ *Does not meet*

For the purposes of supplementing the above standards, the Commission may take into consideration the extent to which the following facts favorable to the application have been established by the evidence presented at the public hearing:

a. That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;

☐ *Meets* ☐ *Does not meet*

b. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;

☐ *Meets* ☐ *Does not meet*

c. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or

☐ *Meets* ☐ *Does not meet*

d. That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.

☐ *Meets* ☐ *Does not meet*

Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation be denied.

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, it should be with the following conditions:

1. Be consistent with the information and testimony provided by the petitioner in the hearing and the following provided documents:
   A. Application (Nisenson, received 01/22/26)
   B. Architectural Plans (Heartland Garage, undated, received 01/22/26)

2. The petitioner shall address all of the review comments and requirements of the Stormwater Consultant, Public Works and Engineering Department, and Community Development Department.

PIQ MAP
1001 North Shore Drive



Application for Simplified Residential Variation

Application Number: _____ **FOR OFFICE USE ONLY**

Project Name: _____

Date of Submission: _____

I. Applicant

Andrew Venamore, HEARTLAND GARAGE BUILDERS PLLC
Name

[redacted]
Street

Northbrook, IL 60062
City State Zip Code

[redacted] [redacted]
Telephone Number Fax Number E-mail address

II. Owner of Property (if different)

[redacted]
Name

[redacted] [redacted]
Address Telephone Number

III. Project Data

1. a. Location/Address: [redacted] SHORE DRIVE

   b. PIN #: 18-01-229-048

2. Description of proposal/Reason for request (including how the standards for variation are met, any unique circumstance of the property, or particular hardship):

   DESCRIBE THE UNIQUE CIRCUMSTANCES OF THE PROPERTY:

   The existing 2-car garage is decrepit, and has undergone some structural adjustments since it was originally constructed and is thus in need of replacement. This project seeks to provide a more modern, and usable, 3-car structure for the owner's vehicles and some household storage items.

   IS THE HARDSHIP SELF-CREATED?

   The hardship for this application is tied to the excessive setback requirement created by the ordinance requirement for a block face average. At 122.82 feet this would require the garage to align with the house which is not possible. Its the lakefront property that creates this condition.

ARE THE CONDITIONS APPLICABLE TO OTHER PROPERTIES IN THE SAME ZONING CLASSIFICATION?

PLEASE SEE ATTACHED RESPONSE SHEET.

WILL THE VARIATION ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY?

PLEASE SEE ATTACHED RESPONSE SHEET.

WILL THE VARIATION, IF GRANTED BE DETRIMENTAL TO PUBLIC WELFARE OR INJURIOUS TO OTHER PROPERTY?

PLEASE SEE ATTACHED RESPONSE SHEET.

WILL THE VARIATION AS PROPOSED IMPAIR ADEQUATE SUPPLY OF LIGHT OR AIR TO ADJACENT PROPERTY; DIMINISH PROPERTY VALUE; INCREASE CONGESTION IN PUBLIC STREETS; SUSBTANTIALLY INCREASE THE DANGER OF FIRE; OT ENDANGER PUBLIC SAFETY?

PLEASE SEE ATTACHED RESPONSE SHEET.

3. List any previous variations that are approved for this property: NONE KNOWN

IV. Signatures

[redacted] 1/16/26

PETITIONER: Print and Sign name (if different from owner) Date

As owner of the property in question, I hereby authorize the seeking of the above requested action.

[redacted] 1/16/26

OWNER: Print and Sign name Date

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

SUBMITTAL CHECKLIST

Item	Submittal Requirements	Comments
☑ Completed Application	1 copy	
☑ Ownership Information	1 copy	Any one of the following: Title insurance, warranty deed, most recent tax bill etc.
☑ Plat of Survey	1copy	
☑ Site Plan	1 copy	Drawn to scale, which shows existing and proposed buildings and which describes the variation requested – the Plat of Survey may be used as a site plan
☑ List of property owners within 200-feet excluding rights-of-way	1 copy	See Page 4 for details.
☑ Fees	$ 100	

EXPLANATION OF VARIATION
Crystal Lake Planning and Zoning Commission
1001 N. Shore Drive; Keith & Lucia Nisenson

Before recommending any variation, the PZC must first determine and record its findings that the evidence justifies the conclusions that:

1. **The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.**

   With the existing garage in a decrepit state and the lack of any reasonable storage on this quaint lake-facing residence (that is roughly 2,700 SF and has no basement), the proposed project seeks to provide the owner with reasonable vehicular parking spaces and storage that is sorely needed. The variation is required as the accessory building is greater than 600 SF as the setback for the proposed garage would need to be 122.82' – a dimension that would locate the structure on top of the existing home. Since grade does slope towards the lake, locating the garage towards the street and preserving the open space between the two buildings would reflect the existing nature of the vicinity, and will also ensure easy and practical access to the N. Shore Drive ROW.

2. **2. The variation, if granted, will not alter the essential character of the locality.**

   As noted above, this section of the lake has numerous homes that front onto the water and have their accessory buildings located off the street. This replacement garage, though a 3-car instead of the existing 2-car, will not alter the character of this location since there similar structures directly adjacent to this lot (to the east and to the west), in addition to virtually all the other homes that have lakefront access. By moving the front of the garage further back from the ROW (to 20 feet), the new project will help with the overall visual massing. The garage has been designed to tie into the existing home and with an LP SmartSide exterior and color to match the existing home, which will help to maintain the essential character of the property and locale.

Other facts that the Commission may take into consideration after evidence is presented at the public hearing are:

1. **That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;**

   The hardship for this project is tied to setback requirement for the proposed building that would have the garage located over 120 feet from the N. Shore

property line. This condition is tied to the lakefront homes being generally sited closer to the water (for obvious 'view' reasons) which then exacerbates the setback requirement. For a standard R-2 lot, this determination would not be applicable since the detached garages on most other lots (other than those that also front on the Lake) are all located in the rear yard, instead of the yard that abuts the street.

2. **That the alleged difficulty or hardship has not been created by any person presently having interest in the property;**

   This hardship is driven by the fact that the ordinance requirements have created such a significant setback for the structure which if tied to the specific type of lot that does not have a specifically defined rear yard as a standard interior R-2 lot would have. As such, this difficultly to more related to this lakefront lot and was not created by the current owners, but rather as a result of the original property development and the ordinance requirements for such a significant setback.

3. **That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or**

   If granted, the construction of this garage some 20 from the north property line will not detrimentally impact the existing neighborhood improvements and will assist in the overall appearance of this neighborhood since the existing garage is quite decrepit. Additionally, by moving the garage back from the street some 15-16 feet compared to where the current building is located there will be less impact on the other buildings in the vicinity. The new location will also reduce the overall mass on the lot since the additional separation from the street will help to provide more of a visual break.

4. **That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.**

   Since the location of the proposed garage is essentially in the rear yard of this lot, and adjacent to other large accessory buildings, its location will not unreasonably diminish the supply of light and air to the neighbors nor impact the general property values. There is an argument that the replacement structure will actually improve overall property values compared to the

EXPLANATION OF VARIATION
Crystal Lake Planning and Zoning Commission
1001 N. Shore Drive; Keith & Lucia Nisenson

current structure. Separately, the construction of this building will not increase the danger of fire in the area since it will actually be located some 6" further onto the subject property (from the west) than the current building.

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

IN THE MATTER OF THE APPLICATION OF Kieth Nisenson

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission upon the application by Adrew Venamore, with Heartland Garage Builders, on behalf of Keith Nisenson for approval of a Variation at the following real estate known as 1001 North Shore Drive, Crystal Lake, Illinois 60014, PIN: 18-01-229-048.

This application is filed for the purpose of seeking Simplified Residential Zoning Variations to construct an 884 square-foot with dormers that exceed the 20% of the width 20 feet from the street side property line, a variation of 103 feet, as well as any other variations as presented at the public hearing pursuant to Unified Development Ordinance pursuant to Article 3, Article 4, and Article 9. Plans for this project can be viewed at the City of Crystal Lake Planning and Economic Development Department at City Hall. A public hearing before the Planning and Zoning Commission on the request will be held at 7:00 p.m. on Wednesday, February 18, 2026, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Jeff Greenman, Chairperson
Planning and Zoning Commission
City of Crystal Lake

(Published Northwest Herald Jan. 30, 2026) 2302511

Certificate of the Publisher

Northwest Herald

Description:CRYSTAL - HEARTLAND GARAG
2302511

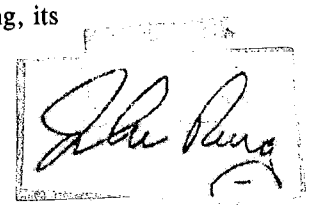
MCHENRY COUNTY PREPAID LEGALS
PO BOX 250
CRYSTAL LAKE IL 60014

Shaw Media certifies that it is the publisher of the Northwest Herald. The Northwest Herald is a secular newspaper, has been continuously published daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Crystal Lake, County of McHenry, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published 1 time(s) in the Northwest Herald, namely one time per week for one successive week(s). Publication of the notice was made in the newspaper, dated and published on
01/30/2026

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2.1.
In witness, Shaw Media has signed this certificate by John Rung, its Publisher, at Crystal Lake, Illinois, on
30th day of January, A.D. 2026

Shaw Media By:



John Rung, Publisher

Account Number 10069745 Amount $109.30

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

IN THE MATTER OF THE APPLICATION OF
Keith Nisenson

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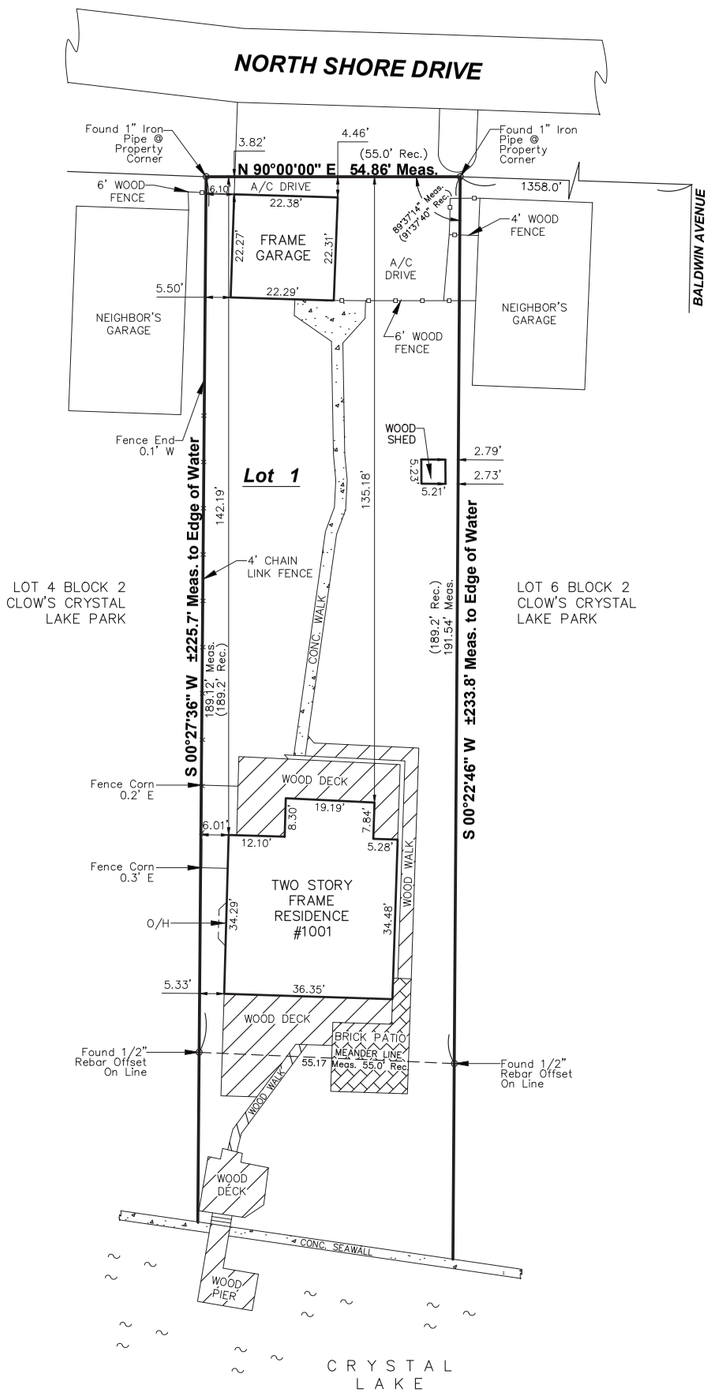
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Jeff Greenman, Chairperson
Planning and Zoning Commission
City of Crystal Lake
(Published Northwest Herald Jan. 30, 2026) 2302511

Plat of Survey

LEGAL DESCRIPTION: LOT 1 IN NEULIST'S RESUBDIVISION, BEING A RESUBDIVISION OF LOT 5 AND THE EASTERLY 5 FEET OF LOT 2 IN BLOCK 2 IN CLOW'S CRYSTAL LAKE PARK, A SUBDIVISION OF PART OF LOT 2 IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 43 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF LOT 2 IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 1974 AS DOCUMENT 516644, IN MCHENRY COUNTY, ILLINOIS.

PARCEL AREA: 12,644 SQ. FEET



EXISTING SITE PLAN

THIS DOCUMENT IS NOT VALID WITHOUT THE SURVEYOR'S SEAL.

STATE OF ILLINOIS }
COUNTY OF MCHENRY } S.S.

IN MY PROFESSIONAL OPINION, AND BASED ON MY OBSERVATIONS, I HEREBY CERTIFY THAT THE PLAT HEREON DRAWN IS A TRUE REPRESENTATION OF SAID SURVEY.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 13th DAY OF August, A.D. 2019

JEFFREY A. SPIRek
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3898
REGISTERED AGENT FOR LUCO SURVEYING
LICENSE TO BE RENEWED NOVEMBER 30, 2020

JEFFREY A. SPIREK
35-3898
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
CRYSTAL LAKE, ILLINOIS

NOTES:
*COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED AND REPORT ANY DIFFERENCE, IMMEDIATELY.
*ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
*BEARINGS AS SHOWN ARE ASSUMED AND ARE SO INDICATED FOR INTERIOR ANGLES ONLY.
*BUILDING LINES AND EASEMENTS AS SHOWN ARE BASED SOLELY ON PROVIDED DOCUMENTS.
*UTILITIES WITHIN EASEMENTS ARE NOT SHOWN HEREON. UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO CONDUITS AND CABLES (IF ANY) HAVE NOT BEEN SHOWN HEREON.

LEGEND
- Set IP
- Fnd IP
- Fnd "X"
- Fnd P.K.
- Wood Fence
- CL Fence
- Concrete
- Wood Deck
- Brick
- STREET LIGHT
- B-BOX
- WATER VALVE VAULT
- FIRE HYDRANT
- MANHOLE
- STORM MANHOLE
- JUNCTION BOX
- POWER POLE
- ELECTRIC TRANSFORMER

0' 20' 40' 60'

Luco Surveying
Professional Design Firm No. 184.007972
54 Lou Avenue, Crystal Lake, IL 60014
Phone: 815.526.3974 Email: admin@lucosurveying.com

Common Address: 1001 North Shore Drive, Crystal Lake, IL.
PIN # 18-01-229-048

Job Number: 19 - 49727 Drawn By: LAH

Client: DENNIS HENNESSY Reference:

Field Work Completion: 08-12-19

Revisions:

HGB PROPOSED SITE PLAN

BALDWIN AVENUE

NORTH SHORE DRIVE

Found 1" Iron Pipe @ Property Corner

1358.0'

4' WOOD FENCE

NEIGHBOR'S GARAGE

LOT 6 BLOCK 2
CLOW'S CRYSTAL
LAKE PARK

Found 1/2" Rebar Offset On Line

S 00°22'46" W ±233.8' Meas. to Edge of Water

(189.2' Rec.)
191.54' Meas.

N 90°00'00" E 54.86' Meas.
(91.57'+/- Meas.)
(91.57'+/- Rec.)

20.00'

26.00'

~89.18'

~14.86'

3' SIDE WALKS

NEW
34.0'x26.0'
GARAGE

Lot 1

34.00'

CONC. WALK

4' CHAIN LINK FENCE

WOOD WALK

34.48'

5.28'

7.84'

WOOD DECK

19.19'

8.50'

12.10'

TWO STORY
FRAME
RESIDENCE
#1001

BRICK PATIO

MEANDER LINE
Meas. 55.0' Rec.
55.17

36.35'

WOOD DECK

WOOD WALK

CONC. SEAWALL

WOOD DECK

WOOD PIER

CRYSTAL LAKE

142.19'

6.0"

189.12' Meas.
(189.2' Rec.)

S 00°27'36" W ±225.7' Meas. to Edge of Water

6.01'

34.29'

5.33'

Found 1" Iron Pipe @ Property Corner

6' WOOD FENCE

NEIGHBOR'S GARAGE

Fence End 0.1' W

LOT 4 BLOCK 2
CLOW'S CRYSTAL
LAKE PARK

Fence Corn 0.2' E

Fence Corn 0.3' E

O/H

Found 1/2" Rebar Offset On Line

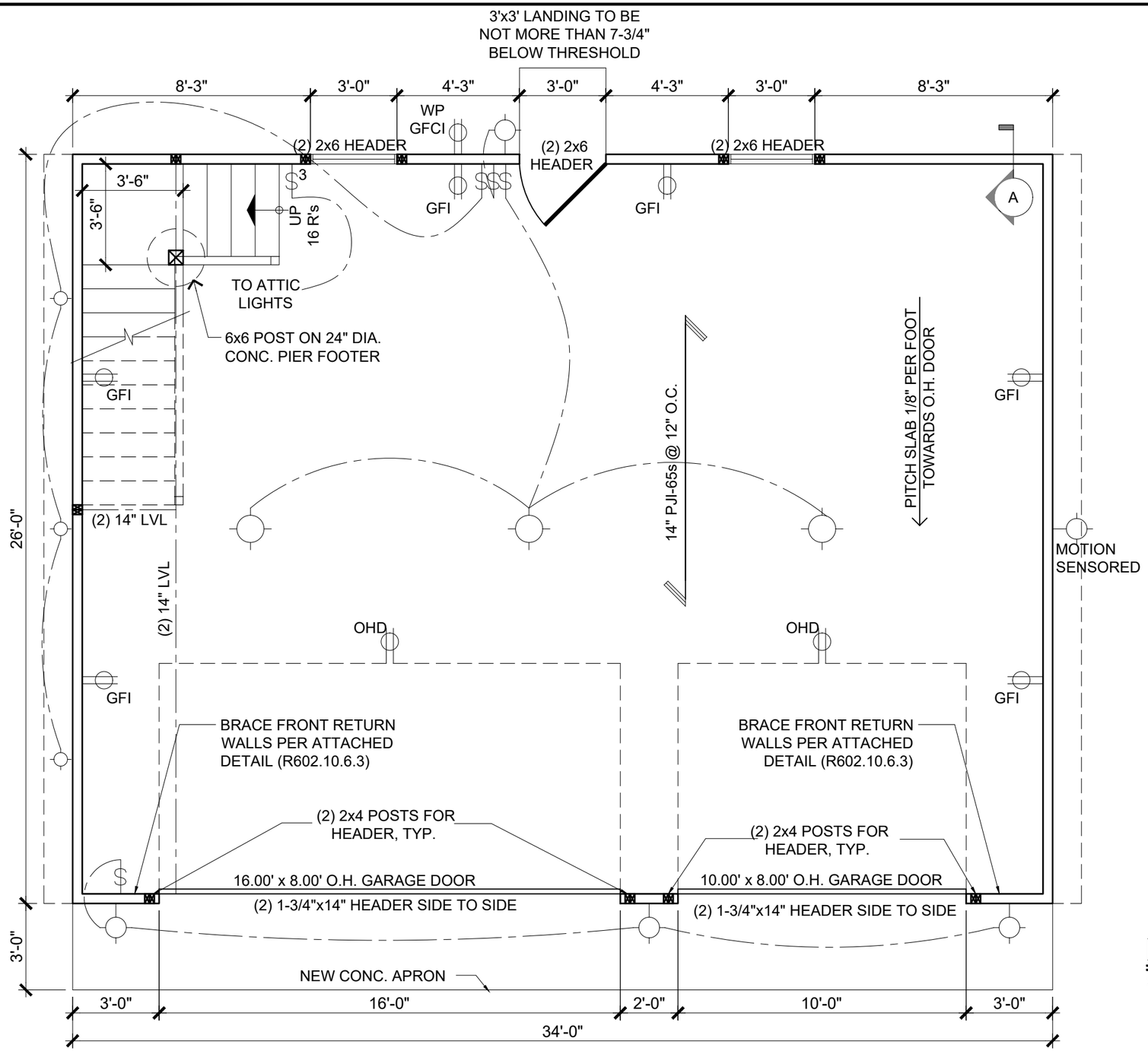
REPLACEMENT
ASPHALT
DRIVEWAY
(By Others)

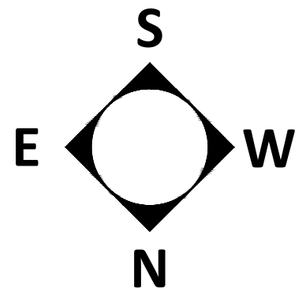
LEGEND

0'

SURVEYOR'S SEAL.

I MY OBSERVATIONS, I HEREBY
TRUE REPRESENTATION OF SAID





ELECTRIC DETAIL

- CIRCUITS: (1) 20 AMP. #12 GA. (1) 15 AMP. #14 GA.
- CONTAINED IN 3/4" RIGID STEEL CONDUIT
- BURIAL DEPTH: 8 INCHES
- WIRING: SEPARATE CIRCUITS TO ELECTRICAL PANEL

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

HGB

DETACHED GARAGE - REVERSE GABLE ROOF

1001 N. Shore Drive, Crystal Lake

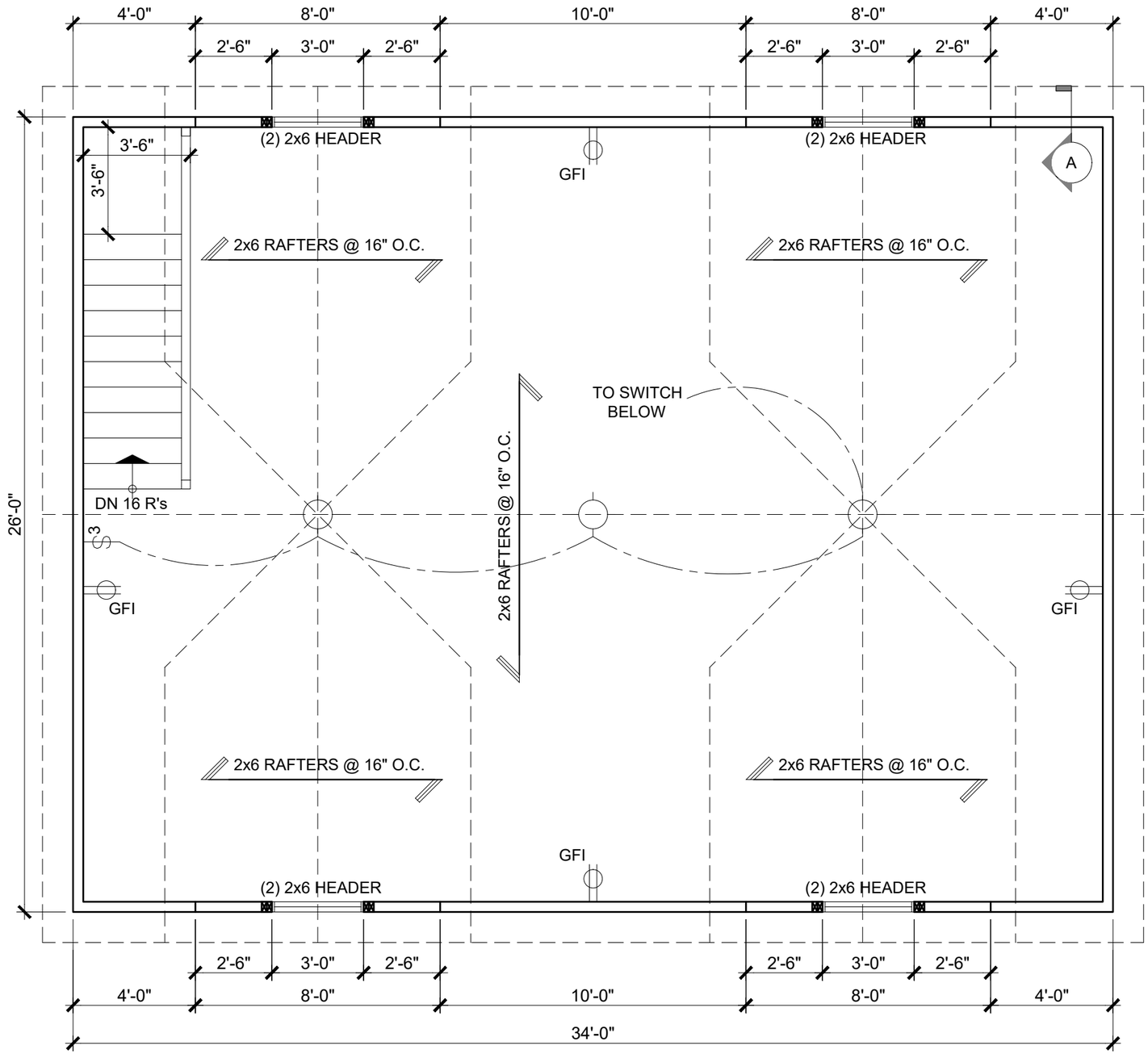
Nisenson Residence

CONTRACTOR:
HEARTLAND GARAGE BUILDERS
602 ACADEMY DRIVE
NORTHBROOK, IL 60062
PHONE: (224) 619-4539
EMAIL: INFO@HLGBS.COM

SHEET NAME: FIRST FLOOR PLAN

SHEET NUMBER: 1 OF 6

THESE PLANS REMAIN THE PROPERTY OF MACH 1, INC. AND THEIR REPRODUCTION IS EXPRESSLY FORBIDDEN.



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

HGB

DETACHED GARAGE - REVERSE GABLE ROOF

1001 N. Shore Drive, Crystal Lake

Nisenson Residence

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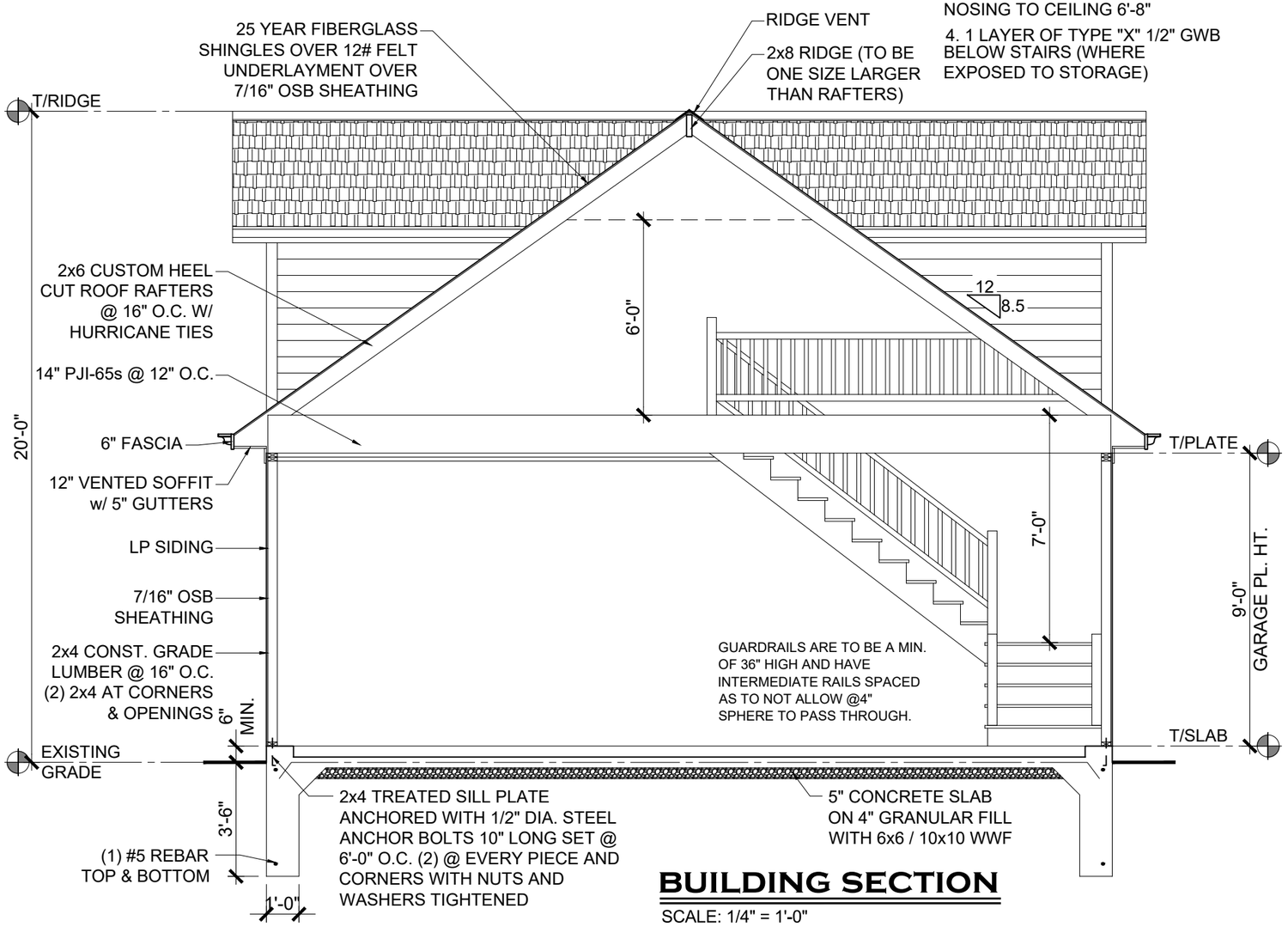
CONTRACTOR:
HEARTLAND GARAGE BUILDERS
602 ACADEMY DRIVE
NORTHBROOK, IL 60062
PHONE: (224) 619-4539
EMAIL: INFO@HLGBS.COM

SHEET NAME:
SECOND FLOOR PLAN

SHEET NUMBER:
2 OF 6

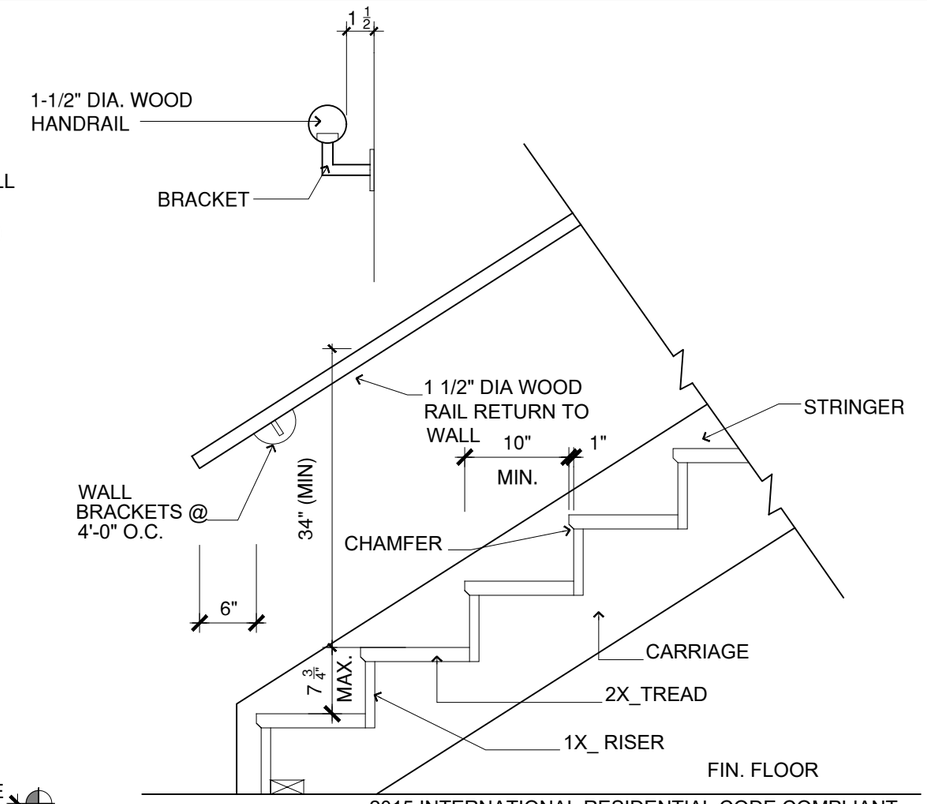
NOTES:

1. CONT. STAIR HANDRAIL TO EXTEND 6" HORIZONTALLY ABOVE THE TOP RISER & RETURN TO WALL
2. GUARDS SHALL BE 36" HIGH WITH BALUSTERS @ 4" O.C. (MAX.)
3. MINIMUM HEADROOM FROM NOSING TO CEILING 6'-8"
4. 1 LAYER OF TYPE "X" 1/2" GWB BELOW STAIRS (WHERE EXPOSED TO STORAGE)



BUILDING SECTION

SCALE: 1/4" = 1'-0"



2015 INTERNATIONAL RESIDENTIAL CODE COMPLIANT

STAIR DETAIL

SCALE: 3/4" = 1'-0"

HGB

DETACHED GARAGE - REVERSE GABLE ROOF

1001 N. Shore Drive, Crystal Lake

Nisenson Residence

CONTRACTOR:
HEARTLAND GARAGE BUILDERS
602 ACADEMY DRIVE
NORTHBROOK, IL 60062
PHONE: (224) 619-4539
EMAIL: INFO@HLGBS.COM

SHEET NAME: BUILDING SECTION & STAIR DETAIL

SHEET NUMBER: 3 OF 6

THESE PLANS REMAIN THE PROPERTY OF MACH 1, INC. AND THEIR REPRODUCTION IS EXPRESSLY FORBIDDEN.



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

DETACHED GARAGE - REVERSE GABLE ROOF

1001 N. Shore Drive, Crystal Lake

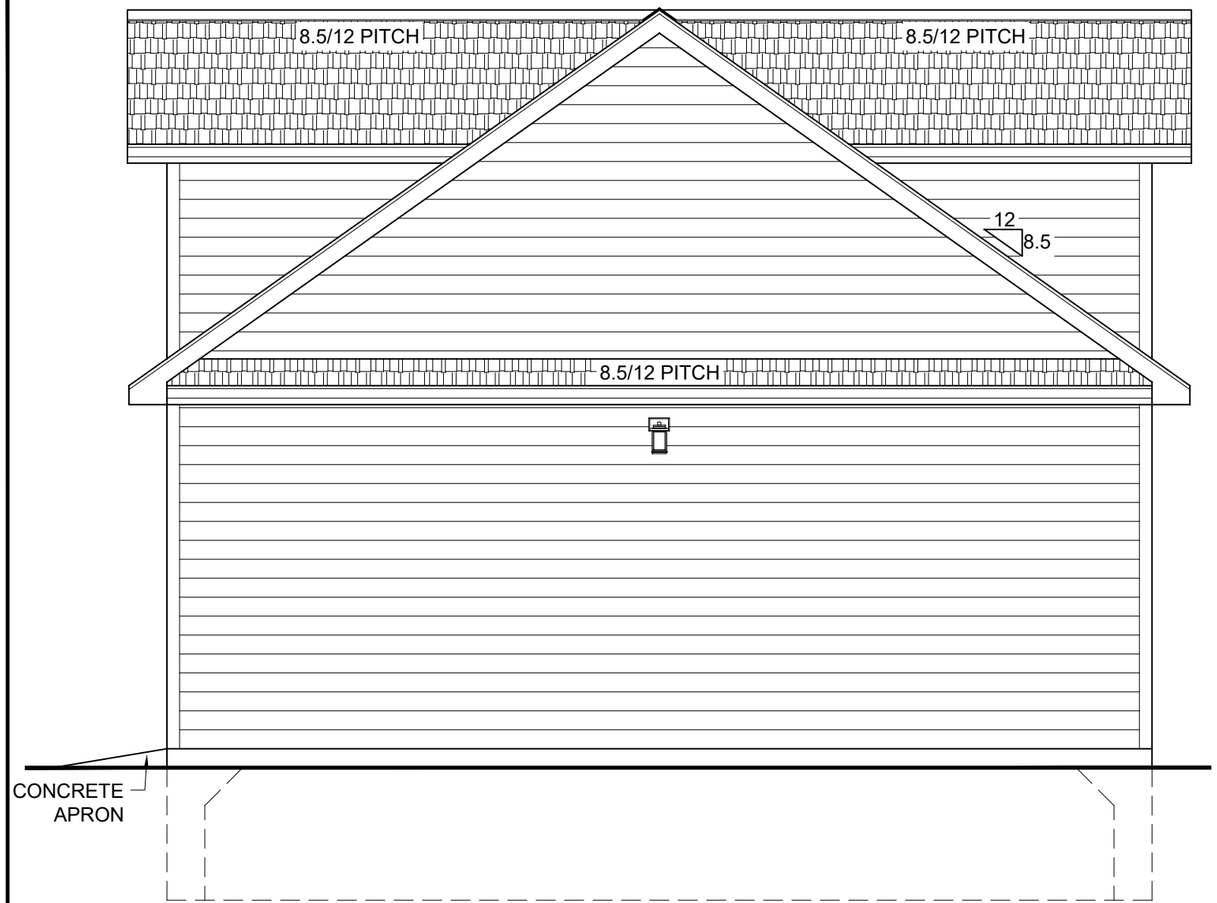
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602 ACADEMY DRIVE
NORTHBROOK, IL 60062
PHONE: (224) 619-4539
EMAIL: INFO@HLGBS.COM

SHEET NAME: **ELEVATIONS**

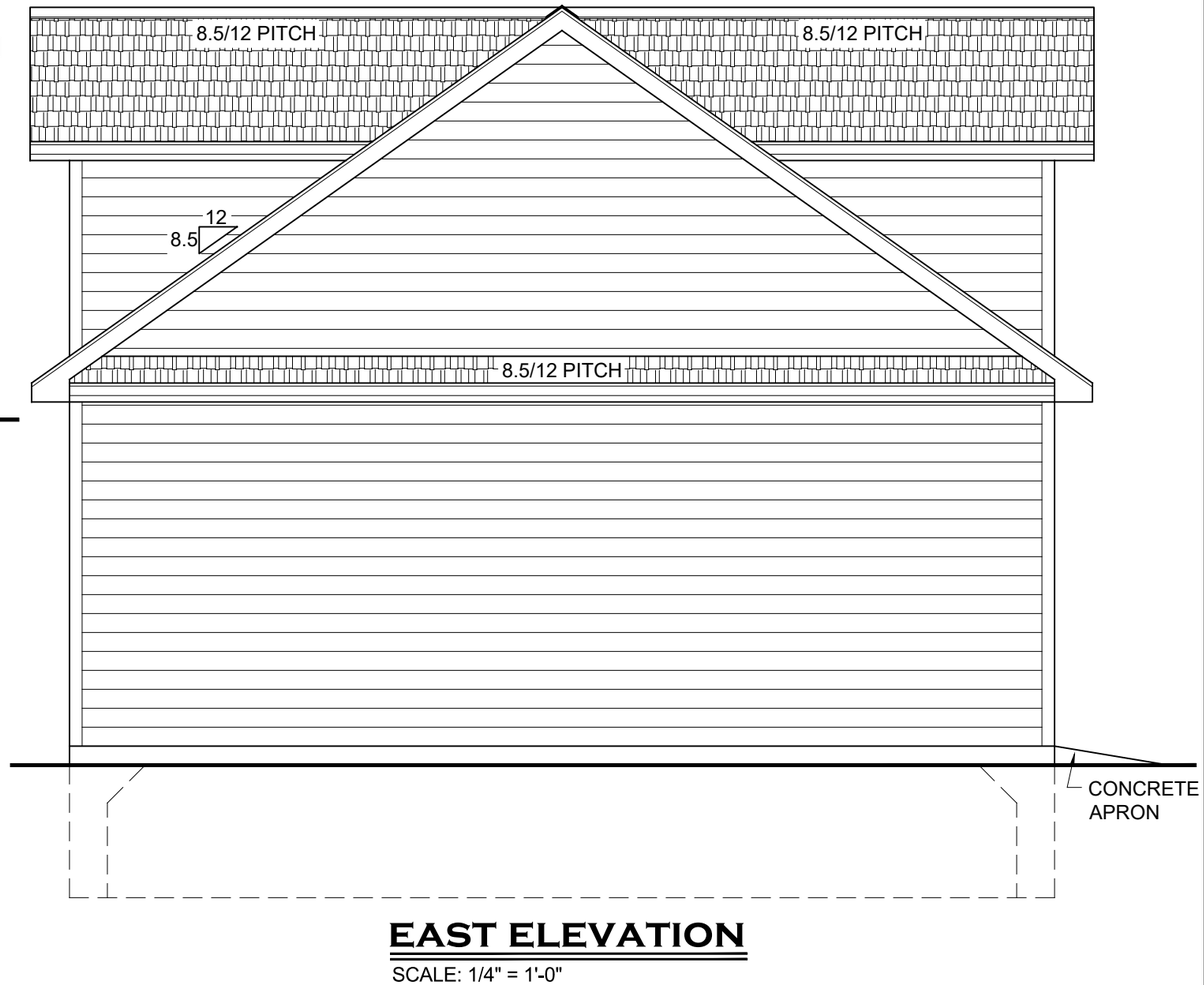
SHEET NUMBER: **4 OF 6**

THESE PLANS REMAIN THE PROPERTY OF MACH 1, INC. AND THEIR REPRODUCTION IS EXPRESSLY FORBIDDEN.



WEST ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"

DETACHED GARAGE - REVERSE GABLE ROOF

1001 N. Shore Drive, Crystal Lake

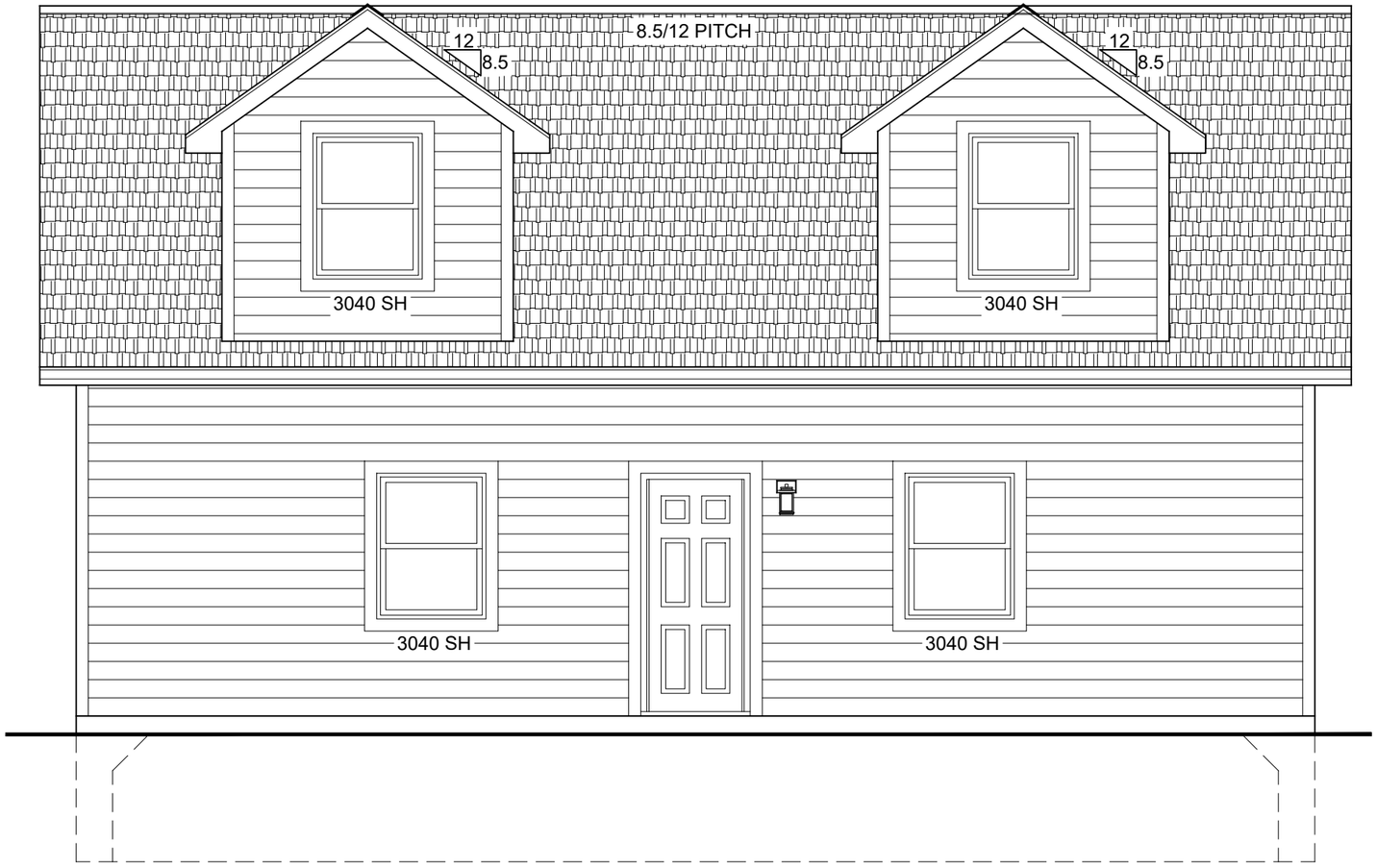
Nisenson Residence

CONTRACTOR:
HEARTLAND GARAGE BUILDERS
602 ACADEMY DRIVE
NORTHBROOK, IL 60062
PHONE: (224) 619-4539
EMAIL: INFO@HLGBS.COM

SHEET NAME: **ELEVATIONS**

SHEET NUMBER: **5 OF 6**

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SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

HGB

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