

**Long Grove Plan Commission & Zoning Board of Appeals (PCZBA)**

**Regular Meeting Minutes – July 7, 2020**

**Long Grove Village Hall (virtual)**

**3110 Old McHenry Road, Long Grove, Illinois 60047**

Present:

PCZBA Commissioners Helen Wilson, Chair, Jeff Kazmer, Charles Cohn, Magdalena Dworak-Mathews, Sheldon Rubin and Richard Terrett.

Also Present: Village Planner James Hogue, Brett Smith, PCZBA Secretary, and Attorney Betsy Gates-Alford of the Filippini Law Firm

Absent: Brooke Bauer

Visitors/Applicants: Marcia Dam and Eliot Dam

**Call to Order:**

The meeting was called to order by Chairman Wilson at 7:04 pm

**Visitor Business:**

There was no visitor business.

**New Business:**

**Public Hearing - Consideration of a request for variations of the required front yard setback requirement of one hundred feet (100') down to six feet (6') and the east side yard set-back requirement from fifty feet (50') down to twenty feet (20') within the R-1 Zoning District, for the construction of a 50' x 36' detached accessory structure (garage) on property commonly known as: 3378 RFD and submitted by Mrs. Marcia Dam.**

Village Planner Hogue prepared a report. The property is set back from Old McHenry Road. The property is zoned R-1 and consists of 4.1 acres. The applicant controls over 21 acres on several properties. There is a single-family dwelling and three accessory structures. The property is non-conforming for R-1 with respect to set-back. Applicant is asking for a variation of the front set-back and the east side yard set-back to build a garage. Variation will not violate lot coverage ratio. The property is unique as it contains a guest house (which is permissible). Since the use is residential, the total square footage exceeds the 50% rule by 217 square feet. The applicant wants to locate the accessory structure close to the single-family dwelling and there is plenty of open space. The garage cannot exceed 15 feet.

Chairwoman Wilson asks if any of the commissioners has questions for Village Planner Hogue. Commissioner Cohn walked the property as did Chairwoman Wilson. The property is very much removed from Old McHenry Road and the garage will not be visible to Old McHenry Road.

The applicants are sworn in. Eliot Dam talked to all of the applicable utility companies and JULIE and confirmed that the garage will not interfere with any existing easements. The property to the east is controlled by the Dams. All of the neighbors support the project and letters evidencing the support have been submitted to the Village Planner. The adjacent property owner is working on formalizing the access easement so that it is finalized before such owner sells the property. The driveway is used for access. The garage will be appropriately sized for the number of vehicles that they use at the property.

Chairman Wilson asked if any commissioner has questions for the applicants. Commissioner Cohn asked about tree removal. The applicant stated that only one tree will be removed but such tree is diseased anyways and would need to be cut down. The applicant is very conscious of preserving as many trees as possible. Some of the trees date back to the 1840s. Chairman Wilson asked about how many cars will fit in the garage. It will fit 6 vehicles (personal use and a few collector vehicles). Chairman Wilson asked Attorney Alford about the variation and the design. Attorney Alford stated that the design will have to comply with all zoning requirements and that the applicant is not requesting relief with respect to the zoning requirements. Commissioner Rubin asked if any neighbors are objecting to the garage. Applicant stated that all neighbors are supportive of the project.

Chairman Wilson asked if the Commission is ready to make a motion for variation. Commissioner Cohn made a motion to move and stated on the record that this is a non-precedential situation with a unique historical property and that future petitions for such a large variation (over 90% variation on set-back line) should receive close scrutiny. Commissioner Kazmer seconded the motion. There is no further discussion on the motion. Chairman Wilson mentioned that the property is non-conforming and agreed that precedent is not being set by approving this variation. Motion passes on six (6) aye and one (1) absent. Village Planner Hogue will make a report of the findings of the Commission and will be passed on to the Village Board at the July 14<sup>th</sup> meeting. Applicant asked about fees that they need to pay going forward.

**Approval of Minutes:**

No comments. A motion was made by Commissioner Terrett and seconded by Commissioner Dworak-Mathews to recommend approval of the May 5, 2020 Minutes. On a voice vote, six (6) ayes and one (1) absent. The motion passed.

**Other Business:**

None.

**Adjournment:**

The next meeting is currently scheduled for August 4, 2020. Commissioner Dworak-Matthews moved to adjourn and seconded by Commissioner Cohn. On a voice vote, six (6) ayes and one (1) absent. The motion passed. Village Planner Hogue stated that the August 4<sup>th</sup> meeting may not be necessary.

The meeting was adjourned at 7:46 pm.

Respectfully Submitted,

*Brett Smith*

Brett Smith, PCZBA Secretary