

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

Regular Meeting Minutes – October 6, 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**, Brooke Bauer and Richard Terrett.

** Commissioner Rubin's computer was not working properly and we were unable to hear Commissioner Rubin speak. Commissioner Rubin communicated by using a "thumbs up" sign through the Zoom app. Per PA 101-640, Commissioner Rubin's participation is deemed insufficient and he cannot be counted with respect to establishing whether a quorum was present or with respect to any votes.

Also Present: Village Planner James Hogue, Brett Smith, PCZBA Secretary, and Attorney Victor Filippini of the Filippini Law Firm

Absent: None

Visitors/Applicants: Brian and Michelle Praner (Applicants), Robert Douglass (architect for Applicants), R. Phillips (interested party)

Call to Order:

The meeting was called to order by Chairwoman Wilson at 7:00 pm. Due to the Governor's statewide disaster declaration relating to the COVID-19 pandemic and current public health guidelines for social distancing, Chairwoman Wilson determined that it is not prudent for the members of the PCZBA or staff to convene in-person for tonight's meeting. Therefore, the members of the PCZBA are attending this meeting by video conference. Those same conditions require barring access to the public for in-person attendance. In light of those limitations, the public is invited to attend and listen to the meeting through Zoom platform or by phone as indicated on the meeting agenda. To comply with the Open Meetings Act requirements for virtual meetings, the meeting is being recorded.

Visitor Business:

There was no visitor business.

New Business:

Public Hearing - Consideration of a request for variation of the required side yard setback of forty feet (40') feet to fourteen (14') feet for the north side yard within the R-2 Zoning District, for the construction of an attached accessory structure (garage) and expansion of the principal structure on the property located at 7031 N. Willow Spring Road and submitted by Mr. Robert Douglass on behalf of property owners Brian & Michelle Praner.

The applicants were sworn in.

Village Planner Hogue prepared a report. The property is Lot 14 of the Towner Subdivision, located on the west side of Willow Springs Road, zoned in the R-2 zoning district, non-conforming as to lot size but annexed that way and contains about 1 acre. The request is for a variation of the side yard setback from 40 feet to 14 feet for the construction of an attached accessory structure (garage) and expansion of the principal structure on the property. No change in zoning is necessary. The side yard setback is currently non-conforming and will be slightly smaller. The house is being expanded by 288 square feet and the accessory structure is being expanded by 1,335 square feet. Village Planner Hogue stated that the 50% rule may come into play. The 50% rule means that the accessory structure/use must be less significant than the principal structure/use in any of a variety of ways such as floor area devoted to the use, building height, the economic importance of the use and whether the accessory use serves (i.e. is "subordinate to") the purpose of the principal use of the property (which is residential in this case).

Chairwoman Wilson asked if any of the commissioners had questions for Village Planner Hogue. The commissioners did not have any questions for Village Planner Hogue.

Architect Douglass presented a Power Point presentation for the commissioners' review. The subdivision has over 50 houses with 1 acre lots but is zoned for 2 acre lots and has setbacks more typical of 2 acre lots. The house was constructed in 1957 and the garage was constructed in 1987. Existing house has 1,108 square feet and the detached garage has 548 square feet. The 40 foot side yard setback only allows a very narrow area for actual building area. The total planned addition is 288 square feet for the house and 1,335 square feet for the attached garage. The actual side yard set back will drop from 14.37 feet to 14.00 feet. Only 38.5% of the lot width is buildable and creates a unique circumstance hardship with the inability to make improvements to the property. The Pranners obtained 19 letters of support from various neighbors for their variation request.

Chairman Wilson asked if any commissioner had questions for the applicants and/or the architect. Commission Cohn asked if the letters of support includes the neighbor to the immediate north. Applicants stated that such neighbor does support the project. Commissioner Terrett asked if the expansion will create any drainage issues. Architect Douglass said that additional mapping will need to be done but the drainage is typically to the southwest and won't truly know until the construction drawings are prepared. Commission Cohn also asked about what pre-existed the garage in 1957. Village Planner Hogue mentioned that there was a garage there previously. Commissioner Bauer asked about the range of elevation on the property (745 feet to 760 feet) but otherwise has no issues with the expansion. Commission Bauer also provided positive feedback on the design and the value-added by the creation of the additional mud room/laundry room and the enhanced kitchen. Architect Douglass mentioned that grading will be necessary for the asphalt driveway and will work with a civil engineer to review the plans so that water does not drain on to another property. Chairwoman Wilson stated that her biggest concern is that the accessory use is practically the same size as the principal building and that the Village has not approved of such set ups in the past. Chairwoman Wilson asked if it is necessary for the garage to be so large. Architect Douglass stated that the Applicants had requested a garage of such size and asked a question about the 50% policy with respect to an attached structure versus a detached accessory structure. Attorney Filippini answered by stating that an accessory structure needs to be "subordinate" to the principal structure and the 50% rule is just an interpretation of the subordination concept. Attorney Filippini also asked about a shed that may put the accessory structure as a cumulative larger size than the principal structure. Attorney Filippini stated that as a condition to approval of the variance may be to

demolish such shed. The Applicants agreed to such condition. Commissioner Bauer stated that about 19 years ago, she added a garage larger than what the Applicants are requesting and noted that the subdivision was annexed as R-2, rather than R-3, and this set up a unique problem for all lots within the subdivision. Commissioner Bauer reiterated that the expansion should be approved and the variance granted but that the Applicants should pick a garage door that would blend aesthetically with the front of the principal structure and alleviate the “barn is bigger than the farmhouse” effect.

Chairwoman Wilson asked if the Commission is ready to make a motion to approve the variance. Commissioner Bauer made a motion to grant the variance but condition it on picking a more aesthetically pleasing garage door. Commissioner Cohn commented on the proposed garage door condition and added that the shed should be demolished to ensure zoning compliance. Commissioner Terrett seconded the motion with the two conditions. There was no further discussion on the motion. On a roll call vote, the motion passed 5-1. Village Planner Hogue will make a report of the findings of the Commission and will be passed on to the Village Board at the 10/13/20 meeting.

Approval of Minutes:

No comments. A motion was made by Commissioner Cohn and seconded by Commissioner Mathews to recommend approval of the July 7, 2020 Minutes. On a roll call vote, the motion passed 5-0 with one (1) abstain.

Other Business:

No comments on the proposed 2021 calendar. A motion was made by Commissioner Bauer and seconded by Commissioner Terrett. On a roll call vote, the motion passed 6-0. Commissioner Bauer asked about the proposed TIF district and whether it will be brought before the Commission.

Adjournment:

The next meeting is currently scheduled for November 3, 2020 and Phillips Estates will be discussed. Commissioner Bauer moved to adjourn and seconded by Commissioner Cohn. On a roll call vote, the motion passed 6-0.

The meeting was adjourned at 8:01 pm.

Respectfully Submitted,

Brett Smith

Brett Smith, PCZBA Secretary