

MINUTES OF PLAN COMMISSION/ZONING BOARD OF APPEALS

Meeting called to order at 7:00 p.m.

Amanda Orenchuk, Planning Services for Long Grove, was asked to take minutes in the absence of Secretary Brett Smith.

ATTENDANCE

Present: Chairwoman Helen Wilson; Magdalena Dworak; Jeff Kazmer; and Richard Terrett
Absent: Brooke Bauer; Chuck Cohn; Shelly Rubin; and Brett Smith, Secretary
Also Present: Attorney Betsy Gates-Alford; Amanda Orenchuk, Interim Planning Services; Andrew Venamore, Architect at Heartland Garage Builders; Arthur Ott, Homeowner; Karen Ott, Homeowner; and Pam Eulberg, interested visitor.

GENERAL PUBLIC COMMENTARY

Pam Eulberg, visitor, advised she was attending due to a potential future case.

Declaration of Emergency read by Chairwoman Wilson.

OLD BUSINESS

None

NEW BUSINESS

PUBLIC HEARING AND FINDINGS OF FACT – PCZBA21-01 – 7033 Willow Springs Road – Variation for a detached garage

STAFF OVERVIEW

Chairwoman Wilson read a bit from the report regarding the topic of discussion. A. Orenchuk provided a quick background on the proposed project. The request is a straightforward variation. The location of the neighborhood has smaller lot sizes. Many homes and structures were built in the County and then annexed to Long Grove. The request is not out of character with the neighborhood and surrounding properties. She advised the Commission to review the application and staff report that provides more plans and background.

PETITIONERS WERE SWORN IN

Andrew Venamore, Architect with Heartland Garage Builders presented on behalf of Mr. and Mrs. Arthur and Karen Ott. The request is for a replacement detached garage. The purpose of the new structure is to accommodate the owners RV. The owners also would like to have the vehicle under cover. Mr. Ott uses the vehicles extensively. He is a person with mobility disabilities and the vehicle helps him travel around. The garage provides Mr. Ott room to maneuver around the RV and work on it while keeping it out of the elements. Access from the garage into the house is through a covered breezeway. The proposed garage does not propose to encroach further into the setback. It would be less than the current setback. Plans were presented on a share screen from the petitioner’s packet.

OPEN FLOOR TO PUBLIC COMMENT

No public comments were made, but Mr. Venamore presented signed documents of “no objection” from two adjoining neighbors, see **Attachment A** to minutes.

CLOSE FLOOR TO PUBLIC COMMENT

COMMISSION DISCUSSION

Commissioner Kasmer stated he drove by the property and determined that it was not highly visible from the street.

Commissioner Dworak echoed Commissioner Kasmer on the garage being somewhat hidden from the street and added she felt it would not interfere with anything. She was encouraged by the sign off from the two neighbors.

Commissioner Terrett advised he had no questions and was satisfied as the structure was replacing an existing structure that was similarly situated.

Chairwoman Wilson stated that she also drove by and noticed the existing structure was not highly visible. She wanted to understand the situation with an existing fence. Mr. Ott, Mrs. Ott, and Mr. Venamore advised the fence belongs to the neighbor. The fence is needed because of a dog at the neighbor’s house. They have had discussions regarding it and the need for it to be rectified as the garage is moving further into the Ott property and away from the fence. Chairwoman Wilson advised she did not want it to become a dispute later on and wanted to point it out.

The commission reviewed the Findings of Fact during the meeting.

MOTION by M. Dworak, seconded by R. Terrett to recommend approval of a variation allow for a detached garage to be located closer than the required 40-foot setback, to a distance of 5.5 feet, to replace the garage at 7033 North Willow Springs Road.

- AYES: M. Dworak, R. Terrett, Chair H. Wilson, and J. Kazmer
- NAYS: None
- ABSENT: B. Bauer, C. Cohn, and S. Rubin

Motion Carried 4-0

REVIEW/APPROVAL OF MINUTES

Motion by J. Kazmer, second by M. Dworak to approve the Plan Commission/Zoning Board of Appeals Meeting minutes of March 3, 2021.

- AYES: J. Kazmer, M. Dworak, Chair H. Wilson, and R. Terrett
- NAYS: None
- ABSENT: B. Bauer, C. Cohn, and S. Rubin

Motion Carried 4-0

VILLAGE BOARD REPRESENTATIVES

September 14, 2021: Magdalena Dworak

September 28, 2021: Richard Terrett

MOTION by J. Kazmer, seconded by R. Terrett, to adjourn the Planning & Zoning Commission Meeting of September 1, 2021.

AYES: J. Kazmer, R. Terrett, Chair H. Wilson, and M. Dworak

NAYS: None

ABSENT: B. Bauer, C. Cohn, and S. Rubin

Motion Carried 4-0

Meeting adjourned at 7:27 p.m.

Respectfully submitted,



Amanda Orenchuk
Interim Planning Services

cc: Attorney Betsy Gates-Alford
Greg Jackson, Village Administrator
Board of Trustees
Plan Commission/Zoning Board of Appeals Commission Members