



AGENDA
SPECIAL MEETING OF THE
PLAN COMMISSION & ZONING BOARD OF APPEALS
Tuesday, February 15, 2022 at 7:00 P.M.
Village Hall, 3110 RFD, Old McHenry Road, Long Grove, Illinois

THE VILLAGE HALL WILL NOT BE ACCESSIBLE FOR THIS MEETING. ACCESS SHALL ONLY BE AVAILABLE AS FOLLOWS:

Join Zoom Meeting

<https://us02web.zoom.us/j/88274752626?pwd=QUZFMmp5d1RNcGh3My8xUmx2NFVwUT09#success>

+1 312 626 6799 US (Chicago)

Meeting ID: 882 7475 2626

Passcode: 132435

1. **CALL TO ORDER**
2. **VISITORS BUSINESS**
3. **NEW BUSINESS**
 - a. PCZBA-22-01 – Public Hearing – The Orchards of Long Grove Planned Unit Development
3992, 3993, 3994, 3995, 3996, 3997, and 3998 Orchard Lane, Long Grove, IL 60047
1) PUD (Planned Unit Development) Amendment
4. **MEETING MINUTES**
 - a. Approval of the September 7, 2021 Regular Meeting Minutes
5. **OTHER BUSINESS**
6. **ADJOURNMENT**

UPCOMING MEETING - Next Regularly Scheduled Meeting: March 1, 2022 @ 7:00 PM

The Village of Long Grove is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to phone the Long Grove Village Manager at 847-634-9440 or TDD 847-634-9650 promptly to allow the Village of Long Grove to make reasonable accommodations for those persons.

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



PLAN COMMISSION/ZONING BOARD OF APPEALS STAFF REPORT

To: Chairperson Wilson
PCZBA Commissioners

From: Taylor Wegrzyn, VOM Village Planner

Meeting Date: February 15, 2022

Property: The Orchards PUD

Re: PCZBA Request 22-01
PUD Amendment Related to Front Load Garages

Attachments: 1. Location Map
2. Standards for Granting a PUD
3. Petitioner's Packet

Status: Complete petition submitted 01/26/2022
Referral by Village Board: Not required
Publication: Daily Herald on January 31, 2022

Applicant: Joe Gallo

Subject Properties

- 3992 through 3998 Orchard Lane, sequentially; and
- 0 Old McHenry Road, PIN: 14-24-102-020

History

Mehran Farahmandpour and Joe Gallo of The Orchards of Long Grove, LLC proposed a development called the Orchards of Long Grove. They purchased an 11.88-acre property located at the southeast corner of Illinois Route 22 and Old McHenry Road. This property was annexed into the Village of Long Grove and zoned R-2 Single-Family Residence District to be developed for seven, custom, single-family residences with one common outlot. The Orchards of Long Grove, LLC requested an amendment to the Long Grove Zoning Map to reclassify the property from R-1 to R-3 Single-Family Residential District which Preliminary PUD was approved on May 25, 2004, with Final PUD approval shortly thereafter. The first three homes were constructed between 2005 and 2007. A fourth home was constructed in 2014.

In September 2021 a permit was submitted by Mr. Farahmandpour and Mr. Gallo to construct a new home at 3992 Orchard Lane. Community Development Services reviewed the plans, and a permit was issued in late fall. The foundation has been poured for this project.

Subsequently, a permit was submitted for a new house on the neighboring lot, 3994 Orchard Lane. During the review of this new structure, staff identified that all new homes within the PUD required Architectural Review. It was also realized that the subdivision was not in compliance with certain PUD and Zoning standards related to the percentage of homes with front load garages. The standard requires that no more than 25% of homes may have front load garages, however, the two existing homes in the subdivision with front load garages already exceeds this maximum (being 29% of the homes). The home at 3994 Orchard Lane, for which a permit was already issued, has a side load garage; however, the proposed home at 3992 Orchard Lane features a front load garage which would bring the subdivision to 49% of homes with front load garages.

Both homes were brought to the Architectural Commission (AC) in a Special Meeting on January 18, 2022. The AC recommended approval of 3994 Orchard Lane as presented. Concerning 3992 Orchard Lane, the AC recommended approval conditioned upon Village Board approval of the necessary zoning relief to allow for the additional front load garage.

Request

The Petitioner is requesting an amendment to the Orchards Planned Unit Development. The PUD was approved on May 25, 2004 by Ordinance No. 2004-O-08. Specifically, the Petitioner's request is to amend Section Four of the PUD Ordinance to permit an exception to *Chapter 3, Section 5-3-11(B), Antimonotone Regulations* of the Long Grove Municipal Code regarding garage orientations.

Land Use, Zoning, and Locational Data

1. Existing Zoning: R-3, PUD
2. Proposed Zoning: Same
3. Surrounding Land Uses:

Direction	Existing Use	Land Use Plan/Zoning
North	Residential	Single Family Residential/R-1
South	Residential	Single Family Residential/R-1
East	Residential	Single Family Residential/R-1, PUD
West	Residential	Lake County Forest Preserve

4. Acreage: 11.88 acres
5. Flood/Wetlands: According to LC Mapping, no identified floodplain/flood hazard areas, or wetlands

PUD Amendment

The requested PUD Amendment would provide an exception to the Village's Antimonotone Regulations to increase the maximum percentage of homes with front load garages from twenty-five (25) percent to forty-three (43) percent. The requested action would be applicable only to the properties subject to The Orchards PUD and would not impact other subdivisions, PUDs, or properties within the Village.



Figure 1: Locations of Garages within the Orchards of Long Grove PUD

Analysis

Two of the seven homesites (29%) within the subdivision already feature homes built with front load garages which means that the subdivision already exceeds the maximum number of front load garages permitted. With only seven buildable lots in the subdivision, each home has a much larger bearing on the percentages than in a larger subdivision. The Architectural Commission has previously reviewed the existing homes within the PUD and have provided favorable recommendations for the two proposed homes.

In their application, the Petitioner indicated that the shape of the property, location of a Scenic Corridor on the lot, and a designated septic field on the lot created conditions which necessitated a front load garage design for this homesite. Additionally, the Petitioner provided signatures of approval from the current homeowners within the PUD.

Should the PCZBA recommend approval of the request, Staff recommend that the Amendment further condition that the exemption applies only to the built and proposed structures with front load garages (3992, 3996, and 3998 Orchard Lane). Damage or demolition of one of these structures to the extent of more than fifty (50) percent of the gross floor area of the structure shall reduce the maximum percentage of front load garages within the PUD by the applicable percentage.

The PCZBA should consider the proposed PUD Amendment with respect to the following findings of facts applicable to Special Use Permits and Planned Unit Developments:

Special Use Permit Findings of Fact

- It is deemed necessary for the public convenience at that location.
- It is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected.
- It will not cause substantial injury to the value of other lots in the neighborhood in which it is located.
- It conforms to the applicable regulations of the district in which it is to be located, except as may be recommended by the Plan Commission and approved by the Village Board or, except in the case of a planned development; and
- Owner can demonstrate, to the satisfaction of the Village, that it has the capability and capacity, including, without limitation, the technological, personnel, and financial resources, to complete the project as proposed.

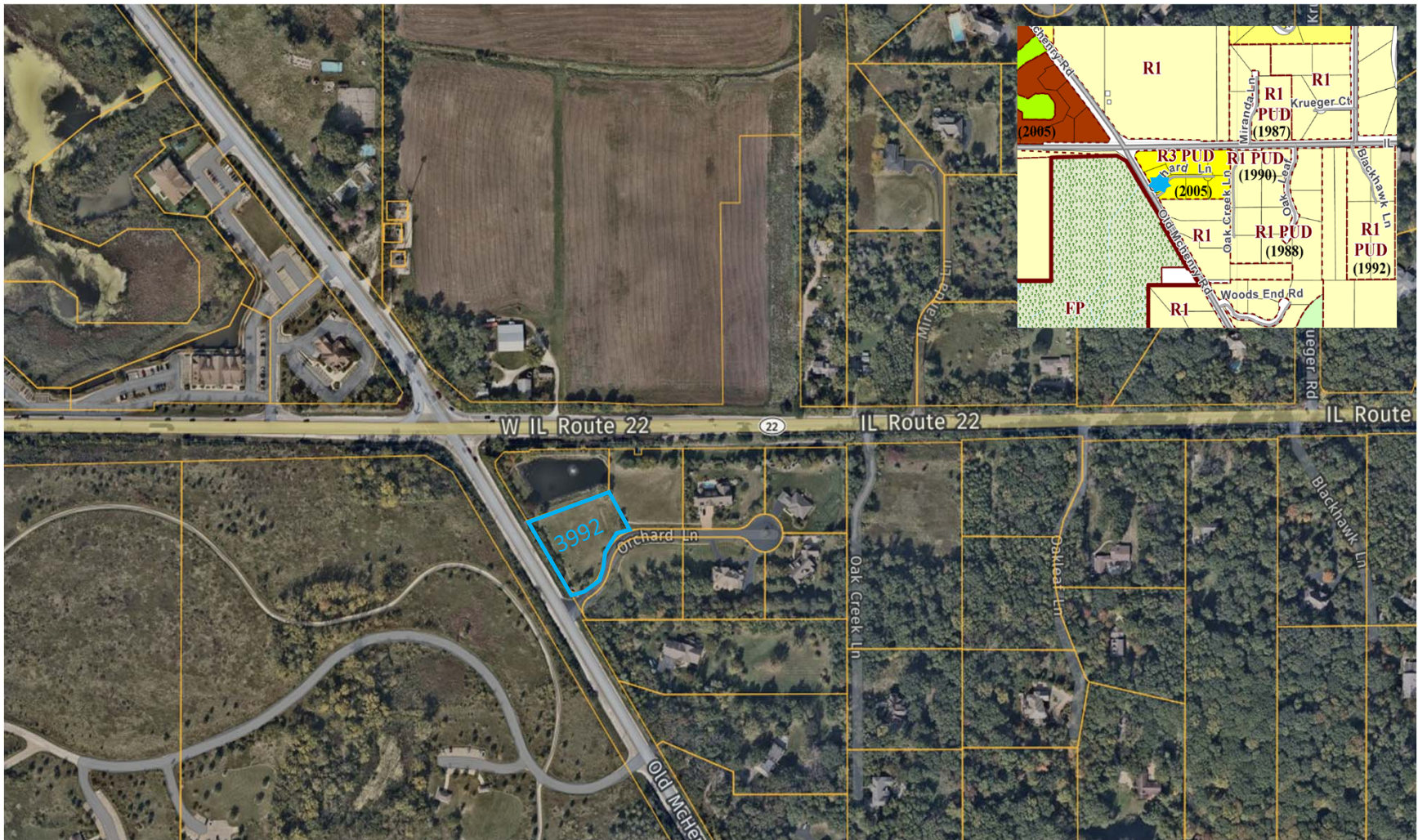
PUD Findings of Fact

- In what respects the proposed plan is or is not consistent with the stated purpose of the Planned Unit Development regulations.
- The extent to which the proposed plan meets the requirements and standards of the Planned Unit Development regulations set forth in this Section.
- The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject lot, including, but not limited to, the density, dimension, area, bulk and use, and the reasons why such departures are or are not deemed to be in the public interest.
- The physical design of the proposed plan and the manner in which said design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, provide for, and protect designated common open space and further the amenities of light and air, recreation, and visual enjoyment.
- The relationship and compatibility, beneficial or adverse, or the proposed plan to the adjacent properties and neighborhood.
- The desirability of the proposed plan to physical development, tax base and economic wellbeing of the entire community.
- The conformity with the intent and spirit of the comprehensive Village plan.

Findings of Fact

The ZBA should review this petition in accordance with the criteria identified above and make their findings of fact accordingly. Any standards (or other conditions) which are recommended should also be considered with this petition as applicable.

TW/JLM/AO



 Subject Property

Location Map: 3992 Orchard Lane, Long Grove, IL



(E) *Standards for Planned Unit Developments.*

1. *Special Use Permit Standards.* No special use permit for a planned unit development shall be recommended or granted pursuant to this section unless the owner shall establish that the proposed development will meet each of the standards made applicable to special use permits pursuant to [section 5-11-17](#) of this chapter.
2. *Additional Standards for All Planned Unit Developments.* No special use permit for a planned unit development shall be recommended or granted unless the owner shall establish that the proposed development will meet each of the following additional standards:
 - (a) *Variance From Applicable District Regulations.* The degree to which the development differs in its performance from what would be possible under the normal standards of the district in which it is located. in evaluating this element, the plan commission shall look for the following:
 - (1) *Residential Developments.*
 - A. The proposed development has substantially increased the amount of common open space above what would have been required to preserve and protect conservation areas, but such common open space must be concentrated (as opposed to fragmented) and should provide for either public access or readily accessible public vistas; or
 - B. The proposed development plan has provided a trail system for residents; or
 - C. The amount of landscaping is substantially greater than the minimum required by this title.
 - (2) *Permitted Nonresidential Uses.* When commercial uses are proposed in an area where existing uses are at a much higher intensity than those permitted in the B2 district, the planned unit development is intended to permit development that is superior to that of the surrounding uses, but which may be of a higher intensity than the B2 district would permit as a matter of right. The commercial use shall demonstrate that the signs are fully in keeping with village ordinances, and are substantially better than those on surrounding lots; and
 - (b) *Promotion of Character.* The degree to which the development exhibits extra care and attention to details which enhance the character of the development and promote the rural character of the village that sets the development apart from projects that could be built without the aid of this section. The plan commission shall be looking for the following traits:
 - (1) Roads on the periphery of the development shall be planted with hedgerows to screen views into a development;
 - (2) Buildings in open fields shall be masked by berms and reforested areas;

- (3) Buildings shall have a low horizontal profile when built in old fields or grasslands;
 - (4) Front yards or rights-of-way should be planted with natural landscaping;
 - (5) Open spaces larger than scenic easements are preferred and should be planted with prairie mixes or reforested.
- (c) *Design Enhancements.* The degree to which any requested increase in density reflects an investment in better design, landscaping, or facilities. The plan commission should have review materials presented by the developer indicating that the credits sought are based in real investments in excess of what is required under the minimum standards of the ordinance.
 - (d) *Amenities.* The degree to which the developer has gone to better preserve critical natural environments, restore or mitigate degraded or distressed environments, alleviated off site problems, or provided other improvements that benefit all residents of the community. The plan commission should review both an inventory of natural features on the site and plans demonstrating the developer is taking greater care in preserving resources than is required by the village ordinances.
 - (e) *Comprehensive Plan.* A planned unit development must conform with the intent and spirit of the proposals of the comprehensive village plan.
 - (f) *Minimum Area.* The site of the planned unit development must be under single ownership and/or unified control and be not less than five acres in area.
 - (g) *Compatibility.* The uses permitted in a planned unit development must be of a type and so located so as to exercise no undue detrimental influence upon surrounding properties.
 - (h) *Need.* A clear showing of need must be made by means of an economic feasibility, land utilization and marketing study.
 - (i) *Space Between Buildings.* The minimum horizontal distance between buildings shall be not less than 20 feet or equal to the height of adjacent freestanding, unattached building, whichever is greater, except that principal or accessory buildings in a planned unit development located within the HR-1 district may have a lesser separation or even be attached provided that such planned unit development is served by a fire suppression system meeting applicable building and fire code standards.
 - (j) *Yards.* The required yards along the periphery of the planned unit development shall be at least equal in width or depth to that of the adjacent zoning district; provided, however, the required yards within any lot and along the periphery of a planned unit development approved pursuant to the HR-1 district regulations may be established at a lesser depth, so long as the approved yard depth, together with any proposed or existing landscaping, fencing or other screening or buffering technique, is sufficient to establish a satisfactory buffer between the

planned unit development and adjoining properties and/or residential land uses.

- (k) *Parking Requirements.* Adequate parking shall be provided and in no event shall the parking be less than that provided for in other sections of this title.
- (l) *Traffic.* Adequate provision shall be made to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- (m) *Residential District Density.*
 - (1) *Calculation of Density.* Except as otherwise expressly allowed under subsection (E)2(m)(2) or (E)2(m)(3) of this section, the overall density within a planned unit development shall be consistent with the density allowed in the district in which the planned unit development is located. Except as provided in subsection (E)2(m)(2) of this section, no lot within a planned unit development shall contain less than 33,000 square feet in lot area. The number of lots permitted within a planned unit development will be based upon the gross area of the planned unit development excluding: a) exterior roads and b) 50 percent of wetlands and conservancy district areas.
 - (2) *Exception for Annexed Lots.* Notwithstanding the requirements of subsection (E)2(m)(1) of this section, the village board may, pursuant to an annexation agreement with the owner of property located in unincorporated Lake County and proposed to be annexed to the village, authorize an exception from the 33,000 square foot lot area requirement in subsection (E)2(m)(1) of this section, but only to the extent that the applicable county development regulations would have permitted development on less than 33,000 square feet in lot area.
 - (3) *Density Increase.* The plan commission may recommend, and the village board may approve, an increase in the number of lots of up to 15 percent over what is otherwise allowed in the district in which the planned unit development is located based on the developer's ability to substantially improve the quality of the project in light of the goals and standards in this section and this code. as part of such increase in the number of lots, an appropriate decrease in average lot area within the planned unit development may also be authorized. in no event may the lot area for any individual lot be less than 33,000 square feet, unless as provided in accordance with subsection (E)2(m)(2) of this section.
- (n) *Business District Density and Height.*
 - (1) *HR District Density Increase.* The plan commission may recommend, and the village board may approve, an increase in the maximum allowable gross floor area or impervious coverage ratio within any approved planned unit development within the HR district not to exceed 20 percent, and the maximum allowable

floor area for any one lot of record within any approved planned unit development in the HR district not to exceed 30 percent.

- (2) *HR-1 District Density Increase.* The plan commission may recommend, and the village board may approve, an increase in the maximum allowable gross floor area or impervious coverage ratio within any planned unit development approved pursuant to the HR-1 district regulations, so that: a) the maximum floor area within the planned development does not exceed 23 percent of the total area of the planned development (including property within or without the HR-1 district), b) the maximum allowable floor area for any one lot of record within any approved planned unit development in the HR-1 district not to exceed 40 percent of the lot area, and c) the maximum impervious surface coverage within the planned development does not exceed 75 percent of the total area of the planned development (including property within or without the HR-1 district).
 - (3) *Height Increase in the HR-1 District.* Within any planned unit development approved pursuant to the HR-1 district regulations, the plan commission may recommend, and the village board may approve, an increase in the maximum allowable height of architectural features not intended for occupancy of up to 40 feet above the highest ground level point on the property included within the planned unit development (measured based upon the proposed finished grading). In considering a request for such additional height, the plan commission should review whether any such architectural features enhance the architectural character and improve the overall quality of design of the proposed planned unit development, as well as whether such features are designed to minimize potential impacts on nearby properties.
 - (o) *Compliance with Subdivision Regulations and Plat Act.* All planned unit developments, whether or not they are by definition subject to the Long Grove subdivision regulations or the Illinois Plat Act, shall comply with all standards, regulations and procedures of the subdivision regulations and the plat act except as is expressly provided otherwise in this section, or varied by the board of trustees pursuant to subsection (G) of this section or the applicable section of the subdivision regulations.
3. *Additional Standards for Specific Planned Unit Developments.* Where the district regulations authorizing any planned development use in a particular district impose standards to be met by such planned unit development in such district, a special permit for such development shall not be recommended or granted unless the owner shall establish compliance with such special standards.



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PLAN COMMISSION ZONING BOARD OF APPEALS GENERAL ZONING APPLICATION

1.0 General Information (See Subsection 5-11-8(E) of the Long Grove Zoning Code).

1.1 Applicant Name: JOE & VALERIE GALLO
Address: 701 SHADY GROVE, BUFFALO GROVE IL 60089
Telephone Number: 847-878-8550 Fax number: _____
E-mail Address: WORKMASTERSINC@GMAIL.COM
Applicant's Interest in Property: OWNER & BUILDER

1.2 Owner (if different from Applicant).

Name: SAME
Address: _____
Telephone Number: _____ Fax number: _____
E-mail Address: _____

1.3 Property.

Address of Property: 3992 ORCHARD LN
Legal Description: Please attach Parcel Index Number(s): 14-24-102-008
Present Zoning Classification: PUD-R3 Size of Property (in acres): 1.0

Has any zoning reclassification, variation, or special use permit/PUD been granted for the Property?
Yes: No:

If yes, please identify the ordinance or other document granting such zoning relief: 2004-0-08

Describe the nature of the zoning relief granted: REZONED FOR A 7 LOT SUBDIVISION

Present use of Property:

Residential _____ Commercial _____ Office _____ Open Space _____ Vacant

Other (explain) _____

Present zoning and land use of surrounding properties within 250' of Property:

	Zoning Classification	Land Use
North:	<u>NOT IN VILLAGE</u>	<u>FARM</u>
South:	<u>PUD-R-3</u>	<u>SINGLE FAMILY</u>
East:	<u>PUD-R3</u>	<u>SINGLE FAMILY</u>
West:	<u>FOREST PRESERVE</u>	<u>OPEN SPACE</u>

1.4 Trustees Disclosure.

Is title to the Property in a land trust? Yes _____ No

If yes, full disclosure of all trustees, beneficiaries and their legal and equitable interests is required. Attach a copy of all documents showing ownership of the Property and the Applicant's and/ or Owner's control of or interest in the Property.

1.5 Requested Action (Check as many as are applicable).

<input type="checkbox"/> Appeal	<input type="checkbox"/> Code Interpretation
<input type="checkbox"/> Variation	<input type="checkbox"/> Special Use Permit (non-PUD)
<input type="checkbox"/> Zoning Map Amendment (rezoning)	<input type="checkbox"/> Zoning Code Text Amendment
<input type="checkbox"/> Preliminary PUD Plat	<input checked="" type="checkbox"/> Final PUD Plat - AMENDMENT

1.6 Supplemental Information (General):**

Every Application filed shall, in addition to the data and information required above, provide the following general information when applicable to the use or development for which approval is being sought:

- (a) A description or graphic representation of any development or construction that will occur or any use that will be established or maintained if the requested relief is granted.
- (b) A table showing the following, as applicable:
 - the total lot area of the lot, in acres and in square feet; and
 - the total existing and proposed lot area, expressed in acres, in square feet and as a percent of the total development area, devoted to: residential uses, business uses; office uses; college uses; institutional uses; open space; rights-of-way; streets; and off-street parking and loading areas; and
 - the existing and proposed number of dwelling units; and gross and net floor area devoted to residential uses, business uses, office uses, college uses, and institutional uses.
- (c) A table listing all bulk, space, and yard requirements; all parking requirements; and all loading requirements applicable to any proposed development or construction and showing the compliance of such proposed development or construction with each such requirement. When any lack of compliance is shown, the reason therefore shall be stated and an explanation of the village's authority, if any, to approve the Application despite such lack of compliance shall be set forth.
- (d) The certificate of a registered architect or civil engineer licensed by the State of Illinois, or of an owner-designer, that any proposed use, construction, or development complies with all provisions of this code and other village ordinances or complies with such provisions except in the manner and to the extent specifically set forth in said certificate.
- (e) A landscape development plan, including the location, size and species of plant materials.

1.7 Supplemental Information (per specific request):

- Appeals, Code Interpretations, and Variations: See 5-11-8(E)3, 4, & 5 of the Zoning Code and Form "A"
- Special Use Permit (non-PUD): See 5-11-8(E)7 of the Zoning Code and Form "B"
- Zoning Map Amendment (rezoning): See 5-11-8(E) 8 of the Zoning Code and Form "C"
- Zoning Code Text Amendment: See Form "D"
- Preliminary PUD Plat: See 5-11-18(D)(2) of the Zoning Code and Form "E"
- Final PUD Plat: See 5-11-18(D)(3) of the Zoning Code and Form "F"

** The scope and detail of information shall be appropriate to the subject matter of the Application, with special emphasis on those matters likely to be affected or impacted by the approval being sought in the Application. Information required in the application shall be considered the minimum information required for filing an application. Additional information including but not limited to graphic depictions, environmental impacts, plans for sewer and water service and storm water

management, photometric plans, traffic studies and effects on property values, among others, should also be considered and may be helpful in detailing the Application.

Special Data Requests. In addition to the data and information required pursuant to this Application, every Applicant/Owner shall submit such other additional data, information, or documentation as the building superintendent or any board or commission before which the Application is pending may deem necessary or appropriate to a full and proper consideration and disposition of the particular Application.

1.8 Consultants.

Please provide the name, address, and telephone number of each professional or consultant advising Applicant with respect to this Application, including architects, contractors, engineers or attorneys:

Name: MEHRAN FARAHMANDPOUR Name: _____
Professional: ARCHITECT Professional: _____
Address: 3996 ORCHARD LN Address: _____
Telephone: (312) 961-3961 CELL Telephone: _____
E-mail: MEHRAN@MAEMARDC.COM E-mail: _____

Name: _____ Name: _____
Professional: _____ Professional: _____
Address: _____ Address: _____
Telephone: _____ Telephone: _____
E-mail: _____ E-mail: _____

1.9 Village Officials or Employees.

Does any official or employee of the Village have an interest, either directly or indirectly, in the Property? Yes: _____ No:

If yes, please identify the name of such official or employee and the nature and extent of that interest. (Use a separate sheet of paper if necessary.)

1.10 Successive Applications (5-11-9).

Second Applications Without New Grounds Barred. Whenever any Application filed pursuant to this code has been finally denied on its merits, a second Application seeking essentially the same relief, whether or not in the same form or on the same theory, shall not be brought unless in the opinion of the officer, board, or commission before which it is brought there is substantial new evidence available, or a mistake of law or fact significantly affected the prior denial.

New Grounds to Be Stated. Any such second Application shall include a detailed statement of the grounds justifying consideration of such Application.

Summary Denial with or Without Hearing. Any such second Application may be denied by the building superintendent summarily, and without hearing, on a finding that no grounds appear that warrant a new hearing. In any case where such Application is set for hearing, the owner shall be required to establish grounds warranting reconsideration of the merits of its Application prior to being allowed to offer any evidence on the merits. Unless such grounds are established, the Application may be summarily dismissed for such failure.

Exception. Whether or not new grounds are stated, any such second Application filed more than two years after the final denial of a prior Application shall be heard on the merits as though no prior Application had been filed. The Applicant or Owner shall, however, be required to place in the record all evidence available concerning changes of conditions or new facts that have developed since the denial of the first Application. In the absence of such evidence, it shall be presumed that no new facts exist to support the new petition that did not exist at the time of the denial of the first Application.

2.0 Required Submittals (See Specific Supplemental Information Form for Filing Fees).

_____ Fully completed Application with applicable supplementary information	
_____ Non-refundable Filing Fee.	Amount: \$ <u>200</u>
_____ Planning Filing Fees.	Amount: \$ <u>150</u>
_____ Minimum Professional Fee/deposit Escrow.	Amount: \$ <u>500</u>

3.0 Certifications. The Applicant and Owner certify that this Application is filed with the permission and consent of the Owner of the Property and that the person signing this Application is fully authorized to do so.

3.1 The Applicant certifies that all information contained in this Application is true and correct to the best of Applicant's knowledge.

3.2 The Applicant acknowledges that the Village may seek additional information relating to this Application and agrees to provide the Village with such information in a timely manner. Failure to provide such information may be grounds for denying an Application.

- 3.3 The Applicant and Owner agree to reimburse the Village for any and all costs relating to the processing of this Application, including any consultants' fees. By signing this Application, Applicant and Owner agree to be jointly and severally liable for such costs, and Owner further agrees to the filing and foreclosure of a lien against the Property for all such costs plus all expenses relating to collection, if such costs are not paid within 30 days after mailing of a demand for payment.
- 3.4 The Applicant agrees that the Village and its representatives have the right, and are hereby granted permission and a license, to enter upon the Property, and into any structures located there on, for purposes of conducting any inspections that may be necessary in connection with this Application.
- 3.5 The Owner, Applicant, and/or designated representative is required to be present during the meeting.

JOSEPH C GALLO
Name of Owner

Joseph C Gallo
Name of Applicant

Joseph C. Gallo 1-25-22
Signature of Owner Date

Joseph C. Gallo 1-25-22
Signature of Applicant Date

Village of Long Grove PCZBA Form A

Applicant: **Joe and Valerie Gallo**

RE: **New Single Family Home at 3992 Orchard Lane – The Orchards of Long Grove Lot 1**

Request: **To vary the regulations of Chapter 11, Section 5-3-11 to allow for no more than 43% of garages to be front-loads located at the front of the detached single-family dwelling.**

We appreciate your kind consideration and recommendation for approval of this request for the following reasons:

Drawings were submitted, and after staff reviews and revised drawings were submitted; a Permit was issued in mid November, including zoning approvals. A later comprehensive zoning review in December, triggered by another permit request in the subdivision, noted that the Appearance Review provision was overlooked. No need for Variance was noted. Our home construction was put on hold, at the most critical time, until we received approval from AC. A month and a half later, during the AC hearing, we were told that a need for Variance for the front-loaded garage was also overlooked, and we now have to receive approvals from PCZBA, and Village Board, before we can continue with construction.

We are not sure how zoning requirements were overlooked not once, but twice, and why we were not notified any sooner of this requirement, allowing us time to address the issue concurrently with Architectural Commission. Foundations are poured and back-filled, materials are ordered, and contractors are scheduled. The delays have already cost us money, and caused several contractors to push us out and reschedule.

Required Supplemental Information is as follows:

- a) The 3 car garage of the ranch home is facing Orchard Lane, which is a private cul-de-sac street. Two other homes in the 7-home subdivision have front-loaded garages. This third home puts the percentage of homes with front-loaded garages to just under 43%.
- b) We are requesting a variation from section 5-3-11 B (5), limiting front-loaded garages in any subdivision to 25%.
- c) This lot sides along Old McHenry Road and 100' of its 247' width is designated as the Scenic Corridor along the west property line. This is about half of the entire lot area. We have a pond to the north, and the septic field to the east. There is no room for a side approach garage.
- d) 3 out of 7 homes would be 42.86%. We are requesting no more than 43% of homes to be allowed to have front-loaded garages.

- e) Section 5-11-15 (F) Standards for Variations allows for variations where:
 - (b) That the plight of the owner is due to unique circumstances; or
 - (c) That the variation, if granted, will not alter the essential character of the locality.
- f) A survey and site plan with all pertinent information was provided with Permit submittals.
- g) This application does not affect the Comprehensive Plan, or Map of the Village.

We would also like to further note that;

1. This is a relatively small 2 BR+den ranch home (smallest in the subdivision) and does not have a large footprint and still pushes the limits of the buildable area of a one-acre lot. The limitations on the side garage approach are not due to a large footprint, or other large and elaborate outdoor spaces such as a pool or outdoor kitchen, etc. It is due to the Scenic Corridor, the pond, and shape of the lot.
2. None of our neighbors have any objections to having 3 homes with front-loaded garages.
3. We are not sure when and how the 25% rule has been applied. The 3-lot subdivision east of us has 1 of 2 homes (50%) with front-loaded garage, and the 3-lot subdivision to the south has all 3 homes (100%) with front-loaded garages. In the Orchards, a second home with front-loaded garage was built in 2014, which already put us over the 25% ratio.
4. There are no other neighbors within sight of us. We have the forest preserve to the west, a commercial development to the NW, a farm to the north, and another lot (and presumably a house) in the same subdivision to the south. There are no neighbors that would be adversely affected.
5. I drive a full size truck that is 22' long. I used to live at 3997 (in the same subdivision) which has a side-loaded garage with a large apron in front of the garage. I would park my truck outside because turning that car to get into a garage space at 90 degrees is very difficult. We opted for a front-loaded garage so that I can actually park my truck in my garage, instead of leaving it outside.

Thank you.

1/25/2022

To: Village of Long Grove Village Board and Plan Commission

From: Residents of The Orchards of Long Grove subdivision

Re: Proposed Gallo Residence on Lot 1 at 3992 Orchard Lane

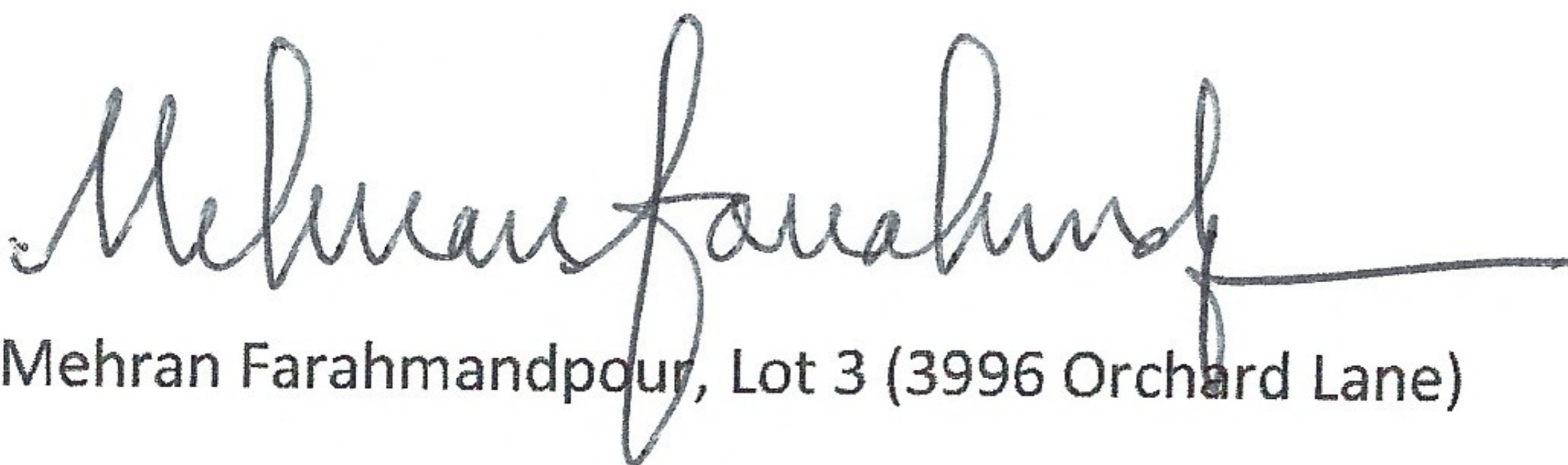
Dear Trustees and Commissioners;

This is to advise you that we do not have any objections to the Gallo's proposed new home having their garage doors face our street. We look forward to having them back as our neighbors. We urge you to please help them get the construction of their home restarted as soon as possible.

Thank you.



Marc and Wendy Denenberg, Lot 2 (3994 Orchard Lane – Permit issued)



Mehran Farahmandpour, Lot 3 (3996 Orchard Lane)



Ellen Glassman, Lot 4 (3998 Orchard Lane)



Matt Wilkinson and Amanda Lofnik, Lot 7 (3997 Orchard Lane)



Jimmy and Emily Yan, Lot 5 (3995 Orchard Lane)