

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

Regular Meeting Minutes – February 15, 2022

Long Grove Village Hall (virtual)

3110 Old McHenry Road, Long Grove, Illinois 60047

Present:

PCZBA Commissioners Helen Wilson, Chair, Charles Cohn, Magdalena Dworak-Mathews, Brooke Bauer, Shelly Rubin, and Richard Terrett.

Also Present: Brett Smith, PCZBA Secretary, Taylor Wegrzyn, Interim Planning Services, Amanda Orenchuk, Interim Planning Services, and Attorney Robert Pickrell of the Filippini Law Firm

Absent: Jeff Kazmer

Visitors/Applicants: Joe Gallo (Petitioner), Mehran Farahmandpour (Architect for the Applicant), Ellen Glassman (visitor), Jimmy Yan (visitor), Wendy Denenberg (visitor) and Kent Tinucci

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 – 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

The Applicants and Visitors were sworn in.

Interim Planner Taylor Wegrzyn, planner for Mundelein, prepared a report. The PUD provides additional standards on top of the underlying zoning district. In this case, there is a seven (7) lot subdivision with four (4) lots currently constructed as single-family homes. There is a planned construction on a vacant lot that has applied for a permit. Two (2) of the four (4) constructed homes have front-loading garages but no more than 25% of the homes in the subdivision can have front-loading garages. That makes the percentage of front-loading garages already at 29%. The proposed new home also has a front-loading

garage. The Architectural Commission has approved the plans of the Applicant as well as another home in the subdivision. The Planner is asking for a PUD Amendment to allow their house to be constructed with a front-loading garage.

Chairwoman Wilson swore in the Applicants and other visitors. Chairwoman Wilson asked the Commissioners if they had any questions for the Applicant. Commissioner Cohn asked if the foundation for the garage had already been poured before seeking approval from the Village. Applicant Gallo responded that the foundation has been poured. Planner Wegrzyn responded that the other lot will be a side-loading garage. The permit was issued, and construction work was started. Interim Planner Orenchuk stated that the issue was caught when the adjacent lot applied for a permit. Commissioner Dworak asked if the entire subdivision is composed of seven (7) homes with four (4) already constructed. Interim Planner Orenchuk confirmed the accuracy of the statement. Commissioner Dworak has no issue with the front-loading garage as the homes are not visible from Route 22 or Old McHenry Road and that with the subdivision being so small, it should not matter where the garages are located. No other Commissioners had questions at this point.

Mr. Farahmandpour is the architect for Applicant Gallo and is a partner in the developer that constructed the subdivision. He also lives in the subdivision and has a front-loading garage. Visitor Glassman, Visitor Yan and Visitor Denenberg (other house under construction) all live in the neighborhood. Applicant Gallo sold one of the homes in the subdivision and is relocating to the lot at issue. Applicant Gallo was forced to stop construction and get approval from the Architectural Commission (which he received). During the Architectural Commission hearing, Applicant Gallo was told that the front-loading garage required approval from the PCZBA. Applicant Gallo stated that because the shape of the applicable lot is like a piano, is up against a pond, requires a septic field and because it is adjacent to Old McHenry Road, the house requires a front-loading garage. It is literally the only place where the garage can be located. None of the neighbors have any objection to the design. Mr. Farahmandpour also stated that in other subdivisions around the subdivision at question, all such subdivisions exceed the 25% rule, and the Village has not enforced the 25% rule consistently. Additionally, the homes cannot be viewed from the adjacent roads.

Chairwoman Wilson asked if any Commissioners had questions for the Applicants. Commissioner Cohn would prefer to pass this on to the Village Board to make the decision with no recommendation by the PCZBA board. Commissioner Bauer asked Planner Orenchuk if there are conditions to the approval. Commissioner Cohn stated that the Village needs to decide if they are going to enforce the zoning code or not. Chairwoman Wilson stated that the PCZBA only makes a recommendation and ultimately, the Village Board needs to make the final decision. Robert Pickrell, Village Attorney, confirmed such. A discussion ensued between Commissioner Cohn and Applicant Gallo. Planner Orenchuk stated that a condition to the approval would be that if the house was destroyed and needed to be rebuilt, it would have to be side-loading garage. A discussion ensued between Visitor Farahmandpour and Attorney Pickrell.

Chairwoman Wilson asked if the Commission was ready to make a motion to approve the proposal. Commissioner Dworak made a motion to recommend approval of the front-loading garage as a PUD Amendment for the Orchard Subdivision with the condition that the future homesite could not have a front-loading garage (raising 25% to 43% for front-loading garages). Commissioner Terrett seconded the motion. There was a further discussion on the motion between Commissioner Rubin, Chairwoman Wilson and Attorney Pickrell. On a roll call vote, the motion passed 5-0 with Commissioner Cohn abstaining. The

recommendation will be passed on to the Village Board at their next meeting and such findings will be passed on to the Village Board for the 2nd meeting in March.

Approval of Minutes:

The minutes from the September 7, 2021 meeting are up for approval. Commissioner Dworak made a motion and Commissioner Rubin seconded the motion to approve the minutes. On a roll call vote, the motion passed 4-0 with Commissioner Bauer and Commissioner Cohn abstaining as they were not at such meeting.

Other Business:

For the February 22, 2022 Village Board meeting, Chairwoman Wilson will attend the meeting on behalf of the PCZBA. A discussion ensued regarding future meeting dates and meeting processes.

Adjournment:

The next meeting is currently scheduled for March 1, 2022. Commissioner Cohn moved to adjourn and seconded by Commissioner Bauer. On a roll call vote, the motion passed 6-0.

The meeting was adjourned at 8:02 pm.

Respectfully Submitted,

Brett Smith

Brett Smith, PCZBA Secretary