



To: Village President  
From: Taylor Wegrzyn, Community Development  
Date: Wednesday, February 16, 2022  
Re: Board and Commission Report for February 22, 2022

This memo intends to update the Village Board as to the status of projects and activities of the Long Grove Plan Commission & Zoning Board of Appeals (PCZBA).

**FEBRUARY 15, 2022 - PLAN COMMISSION AND ZONING BOARD OF APPEALS**

**PCZBA-22-01 – Public Hearing – The Orchards of Long Grove Planned Unit Development**

**VOTE: Roll Call Vote, 5 Aye, 0 Nay – Recommending approval of the request as submitted.**

- 1) An amendment to Section Four of The Orchards of Long Grove PUD Ordinance for an exception to *Chapter 3, Section 5-3-11(B), Antimonotone Regulations* of the Long Grove Municipal Code to allow for front loaded garages on up to 43% of homes within the subdivision.

Taylor Wegrzyn, Community Development, provided an overview of the petition and some historical context. The Orchards of Long Grove is an 8-lot subdivision within the R-3 zoning district and is a Planned Unit Development. The subdivision includes seven homesites and one outlot for stormwater retention. Four homes have been constructed in the neighborhood, two of which have front loaded garages; therefore, the subdivision was already non-compliant with the Village's antimonotone regulations. The regulations require that no more than 25% of homes within a PUD have front loaded garages. The subdivision is currently at 29% and would be at 43% as proposed by the Petitioner.

Mr. Wegrzyn continued to explain that two new homes were recently proposed by the developers of the subdivision, one of which features a front-loaded garage. A permit was issued for that home; however, it was identified by staff that both homes required the approval of the Architectural Commission. It was at this time that staff also identified that the subdivision was non-compliant with the antimonotone standards. The proposed homes were brought forward to the Architectural Commission which unanimously approved the projects, subject to future approval by the Village Board of the zoning relief necessary to allow for the additional front-loaded garage.

The Petitioner seeks to amend the Planned Unit Development Ordinance in order to grant an exception to the Village's antimonotone code and allow for up to 43% of the homes to have front loaded garages, which would be inclusive of those previously constructed and the one currently under construction.

The Petitioner provided an explanation of the project. Mr. Merhan Farahmandpour, the Petitioner's partner in the development, also testified on behalf of the project. They proceeded to explain how there was an

oversight by the Village to allow for the existing homes in the neighborhood to exceed the requirements and that a permit had already been issued for the additional front-loaded garage home. They expressed that there were other subdivisions in the vicinity which did not appear to satisfy the antimonotone code and noted that the Architectural Commission provided their approval of the project at their January meeting. Lastly, they reflected on the conditions of the property on which the third home with a front garage is being constructed. The property has a 100' scenic corridor easement to the west and a septic field on the east which have made a side loaded garage design impractical.

The Commission deliberated on the matter. Commissioner Cohn expressed his desire for the Commission to make no motion because the request was the result of an oversight by the Village or the Petitioner. It was noted that the subdivision is not highly visible from Old McHenry Road. Evidence was provided by the Petitioner to show the support of the other owners in the subdivision.

In the Staff Report provided to the Commission, staff recommended a condition that the number of homes with front loaded garages permitted in the PUD be reduced by the applicable amount should a home be demolished beyond 50% of its value. Mr. Farahmandpour inquired whether a demolition would necessitate having to get the approval of the PCZBA for a rebuild. Village counsel Robert Pickrell responded to say that the requested amendment would not require approval by the Commission in the future should a home with a front-loaded garage be demolished and reconstructed with a front loaded garage.

A motion was made by Commissioner Dworak, seconded by Commissioner Terrett, to recommend approval of the request for an amendment to The Orchards of Long Grove PUD Ordinance to permit up to 43% of homes within the subdivision to have front loaded garages. No additional conditions were included in the motion. The motion passed five to one, with one abstention.

