



## MEMORANDUM

To: Village President and Staff

From: Taylor Wegrzyn, VOM Planner

Date: Tuesday, June 13, 2023

Re: Planners' Report

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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) and the Architectural Commission (AC).

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### I. PLAN COMMISSION AND ZONING BOARD OF APPEALS – June 6, 2023

#### A. 3305 Old McHenry Road – Garage Setback Variation

1. **Summary:** The applicant, Kevin Rose, is seeking a reduction in the property's 50-foot side yard setback requirement to allow for a garage with a side yard setback of 5 feet (later revised). At the May 2, 2023 meeting, the PCZBA continued the public hearing to allow the applicant and neighboring property owners time to attempt to find an agreeable location for the garage. The two parties were not able to come to an agreement. Prior to the meeting on June 6<sup>th</sup>, the applicant revised their proposal to include a 15-foot setback for the garage.
2. **Motion:** To recommend denial, passed 2 (Kazmer, Terrett) – 1 (Bauer) / 1 abstention (Dworak). The Commission noted the lack of a particular hardship as the basis for its determination. Furthermore, a garage could be constructed elsewhere on the property without the need for a variation from the Zoning Code.

#### B. 215-235 Robert Parker Coffin Road – Joanie's Pizzeria Special Use Permit for Outdoor Dining

1. **Summary:** The applicant is seeking a Special Use Permit to expand the outdoor dining area to a proposed deck expansion on the north side of the building. The outdoor dining area would expand seating by 24 seats on a new 39'x15' deck extension at the north end of the building. At the May 2, 2023 meeting, the PCZBA continued the public hearing until a plan for reducing the sound and visual impact of the outdoor dining area could be submitted by the applicant for consideration by the PCZBA. The applicant submitted a plan to install two additional trees near the parking lot. Written testimony from an acoustic professional was also presented by the applicant to support their request.
2. **Motion:** To recommend approval with conditions passed 4-0. The conditions placed on the recommendation are: 1) no lighting or amplified sound be used, 2) hours be limited to no later than 9pm each night, 3) the (2) proposed plants at the parking lot be installed, 4) the recommendations of the AC be incorporated, and 5) that a landscape plan to mitigate the sound and sight of the dinner area be submitted for consideration by the Village Board.

**C. Philip Estates Final Planned Unit Development / Subdivision**

1. **Summary:** The Canterbury Park PUD/subdivision was approved by the Village in 2008. The property has remained vacant since that time. A new plan to replace the 12-lot Canterbury Park subdivision with a 19-lot subdivision named “Philip Estates” was proposed in 2020. The proposal was referred to the PCZBA by the Village Board that same year. In 2021, the Village Board approved of a preliminary Planned Unit Development, a preliminary subdivision plat, and a rezoning of the property from R-1 to the R-2 PUD District pursuant to the Applicant’s request. In accordance with the Ordinance’s two-year timeline for final approvals, the Applicant has submitted a request for a Final Planned Unit Development and Final Plat of Subdivision. There is one change of note to the plan: a lift station and its outlot were removed after project engineers found a way to service the site without such infrastructure.
2. **Motion:** To recommend approval, passed 4 – 0.

**II. ARCHITECTURAL COMMISSION – June 19, 2023**

**A. 340 Old McHenry Road, Brothers Field**

1. **Summary:** Continuation of the meeting first held on March 15, 2023. At the March 15<sup>th</sup> meeting, the AC recommended that the applicant explore whether the primary building needed to be demolished. It was suggested that the applicant look into the barn structures to see if they could be used as an alternative to demolition of the primary building. The applicant created some plans to utilize the barn structure instead and presented those plans to the Village Board on May 23<sup>rd</sup>. The Village Board referred the project to the PCZBA and AC. In addition to plans for the barn structure, the applicant was advised to update plans for the accessory structures, landscaping, hardscaping, and fencing. As of the date of this report, the applicant has not provided these additional exhibits and has not responded to staff’s correspondence regarding next steps.

**B. 350 Old McHenry Road, Siding Replacement**

1. **Summary:** Continuation of the meeting held on May 15<sup>th</sup>. The applicant originally proposed replacing the exterior siding of the building with a vinyl product. The Architectural Commission recommended that the applicant revise their plans to use Hardiboard or LP Smartside siding materials in a shingle style to reflect the original design of the historic building.

**C. KEEP.Rentals, 2798 IL Route 53**

1. **Summary:** Proposed self-storage facility. The applicant appeared before the AC in spring 2022 and again on May 15, 2023. Each time the Commission has provided the applicant with recommendations to make the structure less “boxy” and more consistent with the quality and material of other recent commercial developments within the Village. It is expected that the applicant will have revised drawings for the Commission’s review.

**D. 3993 Orchard Lane, New Single-Family Dwelling**

1. **Summary:** Building plans by ICON Building Group for a two-story single-family dwelling on the subject property. The home would have a side-loaded garage and would feature brick, stucco and stone on the exterior. The subject property is located within the Orchards of Long Grove Subdivision and PUD (R3 Zoning). As required by the PUD Ordinance, Architectural Commission review of all new structures is required.