



MEMORANDUM

To: Village President and Staff
From: Taylor Wegrzyn, VOM Planner
Date: Thursday, July 20, 2023
Re: Planners' Report

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).

I. ARCHITECTURAL COMMISSION – July 17, 2023

Cancelled due to lack of agenda items.

A. 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.
2. **Motion:** to approve. Passed 5-0.
3. **Next Steps:** applicant can proceed to permitting.

II. PLAN COMMISSION AND ZONING BOARD OF APPEALS – July 18, 2023

A. 3305 Old McHenry Road – Garage Variation

1. **Summary:** the Village Board remanded this petition back to PCZBA in order to allow additional testimony to be heard and to achieve a large vote count from PCZBA members. The meeting was again advertised and proper public notice was provided. Additional testimony from the applicant and the public was considered during the meeting.
2. **Motion:** to deny. Passed 4-0 with one abstention. PCZBA Members found that the petitioner failed to satisfy the standards for granting a variation, including but not limited to: that the difficulty in the use of the property was created by a person presently having interest in the lot; the lack of a hardship distinguished from a mere inconvenience; and the plight of the owner is not due to unique circumstances.
3. **Next Steps:** Consideration and vote by the Village Board.

B. Long Grove Fire Protection District – 5159 and 5161 Aptakasic Road.

1. **Summary:** Staff received a zoning petition for a Special Use Permit to permit a fire station within the R-2 zoning district on the property located at 5159 and 5169 Aptakisic Road. A 24,000 square foot fire station with a 4,800 square foot outbuilding is proposed on the 7.5 acre property.
2. **Motion:** to continue. Passed 5-0. PCZBA Members expressed a desire to see more information or evidence as to how the petition satisfies the standards for granting a Special Use Permit and desire to hear additional public testimony.
3. **Next Steps:** continuation of the public hearing on Tuesday, August 15, 2023 at 7:00 PM. Location TBD.

C. **Text Amendment – Food Trucks.**

1. **Summary:** The Village Board previously considered a policy for licensing food trucks within the Village. After consideration of this concept, the Board approved text amendments to Chapter 3 of the Municipal code. The policy was implemented and staff were instructed to submit a text amendment for the Zoning Code so as to include Food Trucks within the list of permissible Temporary Uses in all Districts, subject to those standards previously approved within the amendment to Chapter 3.
2. **Motion:** to approved. Passed 5-0.
3. **Next Steps:** Consideration and vote by the Village Board.