

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

Regular Meeting Minutes – April 2, 2024

Long Grove Village Hall

3110 Old McHenry Road, Long Grove, Illinois 60047

Present:

PCZBA Commissioners: Helen Wilson - Chair, Brooke Bauer, Brett Smith, Jeff Kazmer, and Magdalena Dworak-Matthews.

Also Present: Archana Sakhuja, PCZBA Secretary, Tim Verbeke, Planner, and Village Attorney– Bob Pickrell.

Absent: Commissioners: Chuck Cohn, Richard Terret.

Applicants: Steve Ernsteen - owner, Karl Bongiovanni-builder and Vince Bongiovanni – builder.

Call to Order:

The meeting was called to order by Chairperson Wilson at 7:04pm.

Visitor Business/Public Commentary:

There were no public comments and outside business.

Approval of Minutes:

The minutes from the October 3, 2023 meeting were up for approval. Chair Helen Wilson made a motion to continue the approval, seconded by Commissioner Jeff Kazmer, on a vote the motion passed all in favor.

Old Business: No Old business was on the agenda.

Introduction: New PZCZBA Secretary, Archana Sakhuja.

New Business:

a. PUBLIC HEARING – PZC—02-2024-Variation-5147 Bridlewood.

Planner Tim Verbeke presented the petitioner’s request. The applicant is seeking a reduction of the side yard setback (southern) to allow for the construction of an attached garage via an open breezeway, which is to be 15 feet from the property line. The proposed garage is 28 feet wide by 44 feet deep (1,232 square feet), has one 18-foot-wide overhead doors, natural cedar shake roof to match the existing home, Natural-Buff exterior brick, and Hardie Board cement board siding in a natural light grey-buff to match the existing home. The open breezeway will have two painted white cedar columns and the same brick and Hardie Board and cedar shake roofing.

Chair Helen Wilson, set forth the zoning code, section 5-11-15 subsection authorized variations (E) for the commissioners and the petitioners, which states that a variation can be granted under circumstances due to hardship or practical difficulty demonstrated by the owner.

Village Attorney, Bob Pickrell also highlighted the Hardship and practical difficulty for review to be kept in mind as per section 6-8-1, per the Zoning code.

Commissioner Magdalena Dworak Mathews, requested if any historical evidence for this variation has been granted in the past. Chair Helen Wilson stated that she has requested the Village Manger to share if any such request has been approved in the past. She also stated that the next-door neighbor's tennis court is already encroaching in the 40'-0" setback and is waiting to know if such variation was granted to the next-door neighbor. The petitioner stated that he is not the original owner and he purchased the property in the year 2020.

Commissioner Brook Bauer requested future meetings to have additional documentation, requiring variance that is historical evidence, submitted with the application, such as existing infrastructure, septic tanks, foliage, trees and more.

Chair Helen Wilson swore in the three petitioners:

- Steve Ernsteen
5147 Bridlewood, Long Grove.
- Karl Bongiovanni, build
232 Sturtz, Barrington.
- Vince Bongiovanni, build
1200 Bibury Lane, Inverness.

Karl Bongiovanni stated that they have an approval letter from the next-door neighbor and HOA giving him permission to encroach into the setback. He stated that Steve Ernsteen is getting married and has a huge family that requires additional parking space. Steve wants the garage to be connected to the house and responded that they needed the depth to park two cars. (One behind the other).Vince added that the façade for the new addition matches the front of the existing house.

Chair Helen Wilson enquired if the garage was going to be used for anything else. Steve stated that they might create a small room at the back or use it as a driving range. He mentioned since he and his family have seven cars, additional parking space is required for the cars. He mentioned that the septic field in the front of the house does not allow the garage to be located in front and has approval from neighbors and HOA to encroach into the side set back.

Chair Helen Wilson reinforced that the statue states, that no variation be granted till the section 5-11-5 section (E) has been satisfied. The petitioner has not presented any hardship and asked for other commissioners' input. Commissioner Magdalena Dworak, requested evidence be submitted from HOA if the garage cannot be located in any other place.

Steve said that the HOA byelaws state that the garage needs to be attached and he did not have a copy, will be happy to share the HOA conveyance with the planner.

Commissioners requested that the petitioners submit evidence that it cannot be located elsewhere on the property and if he is adding more impervious area how is the drainage and grading being handled.

The petitioners stressed that the new plan fits with the neighborhood and a few other neighbors have five to six car garages. They responded that the HOA has no ratio requirement of Hardie Board vs brick as some homes in the neighborhood have stucco.

The Village attorney requested the conveyance deed from HOA, be shared. Commissioner Margaret Dworak-Mathews, mentioned that there was missing information and was not satisfied to grant variation as per the rule, the commission was not convinced. She wanted evidence showing the garage could not be built elsewhere. She stated that it is wonderful that the neighbors and HOA approval was present but that is not enough information, and she would like this to be continued as more evidence and documentation, is needed to approve the variation.

Chair Helen Wilson agreed. Commissioner Brett Smith also agreed and asked for more information to consider for granting the variance. Chair Helen Wilson mentioned that the next-door neighbor has the tennis court encroachment in the setback, which is a violation.

Planner Tim Verbeke objected to the PCZBA bringing information about alleged violations on adjacent property into consideration of the proposed variation case for the subject property, as this discussion is not about the next-door neighbor. Commissioner Kazmer and Village Attorney Bob Pickrell echoed this..

Chairperson Helen Wilson stressed if the garage is allowed to encroach the setback, then there is no open space as the neighbor's tennis court encroaches the 40'-0" setback.

The petitioner stated that there is portion in the HOA documents that is provided for in section 7.

Village Attorney, Bob Pickrell, read the HOA conveyance deed shared by the property owner into the record. It stated that the attached garage may be no more than 4 but .not less than 2, car garage. All other structures will be attached. Chair Helen Wilson wanted to review the conveyance deed in depth.

Commissioner Brook Bauer made a motion, Commissioner Magdalena Dworak- Mathews seconded to move the hearing to next session, to consider more information on the matter.

Jeff Kazmer, asked why the garage cannot be built in the rear yard and have a longer covered breezeway and please explain why the current spot is the best.

Commissioner Helen Wilson requested for a continuation until next meeting in the beginning of May.

Adjournment:

Commissioner Brook Bauer adjourned the meeting, and it was seconded by Commissioner Brett Smith, on a vote, motion passed 4-0.

The meeting was adjourned at 8:05 pm.

Respectfully Submitted,

Archana Sakhuja

Archana Sakhuja, PCZBA Secretary