

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

Regular Meeting Minutes – May 7, 2024

Long Grove Village Hall

3110 Old McHenry Road, Long Grove, Illinois 60047

Present:

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

Also, Present Archana Sakhuja, PCZBA Secretary, Amanda Orenchuk, AICP and Village Attorney– Bb Pickrell.

Absent Commissioners: Richard Terret.

Present for 5147 Bridlewood: Architect, Gino Romozzi, Carl Bongiovanni-builder and Vince Bongiovanni – builder.

Present for 3370 Old McHenry Road: Applicant, Jonathan Bernstien, Architect, Peter Hensler.

Safe Built Operations Manager, Kati Vokovich, karen Stonehouse – Planner

Observer: Benjamin Mathew.

Pre Meeting:

Chair Helen Wilson brought to attention that one of the commissioners has moved out of long Grove, since the commission is down one commissioner they would like to move Archana Mohanchandra who is currently holding the Secretary position to a commissioner position. She requested that Archana Mohanchandra, serve as a temporary secretary until the open position for the secretary remains vacant.

Call to Order:

The meeting was called to order by Chairperson Wilson at 7:00pm

Chair Helen Wilson mentioned there was quorum, only person missing was Commissioner Chuck Cohn who might join in late.

She asked if any other matter needed to be discussed other than, 5147 Bridlewood and 3337 Old Mchenry Rd.

Two members from the SAFEbuilt team, third party consultants for the Village of Long Grove were present to observe the meeting.

Katie Vokovich, Operations Manager

Karen Stone, planner

Katie Vokovich stated that SAFEbuilt will be doing building inspections and planning, and was taking over from Village of Mundelein. Chair Helen Wilson welcomed the SAFEbuilt team and mentioned that they were excited to have someone observe the meeting.

Next on agenda was a request for approval of two items from past, first was the minutes from Oct 3, 2023, meeting. Chair Helen Wilson was able to fill in the two names and requested a motion to approve the minute's .The motion was second and passed all in favor.

Second item was the approval of the minutes of the meeting from April 2, 2024 with minor modifications request from Commissioner Brooke Bauer, it was second and motion passed all in favor.

Visitor Business/Public Commentary:

There were no public comments and outside business.

Old Business:

Introduction: Was the continuation of PCZBA-02-2024, setback variation for 5147 Bridlewood, and Chair Helen Wilson, requested for the planners report.

Amanda Orenchuk, AICP said that Tim Verbke, planner presented the facts in the last meeting that the lot is in R-2 zone and a 2.4-acre lot, which does not meet the setback requirements of the R-2 zoning district.

At the last meeting, there was a request to provide the HOA covenant, the hardship and situational context with regards to adjoining properties and setbacks. The applicant submitted an updated application, HOA covenant, reviewed by the Village Attorney, Bob Pickrell.

Chair Helen Wilson swore in the petitioners for 5147 Bridlewood before the presentation from the petitioners.

**Gino Romozzi, Architect
Carl Bongiovanni-builder and
Vince Bongiovanni – builder.**

The Architect for the property Gino Romozzi said they have put together a proposal and walked through the changes.

He stated that as per the HOA covenant the garage addition needs to be cohesive to the existing residence. The garage has been reduced by 2'-0" in width and the location has moved increasing the setback to 18'-0" instead of 15'-0" that was previously shown. In addition, he stated that the topography shows ample space for the water to drain off and addresses drainage and grading.

He shared images of neighboring properties/ neighbors, showing how the addition is not visible and the immediate neighbor has no objection.

He shared the Architectural drawings that showed the cohesiveness of the addition of the garage and how the front and rear elevations tie in with existing home.

In addition, he shared an alternate plan in which they achieved the 40'-0" setback but the HOA was not in favor since the garage appeared detached and the breezeway was much longer.

Chair Wilson also asked the Architect to explain the item in, HOA covenant, which states any addition, needs to have a common wall and how they were satisfying that request. In response, the Architect mentioned by having a breezeway between the existing home and garage addition, it satisfies the covenant.

In the covenant section 7. Permitted use it states that no more than 4 parking spaces and no less than 2 parking spaces be allowed for the sole use of the occupants of the dwelling. Chair Wilson requested the garage addition, be approved by the HOA board and not the President.

Chair Helen Wilson requested the petitioner to explain the practical difficulty, Architect Gino Romozzi, said that shape of the lot and location of the septic tank and well add to the difficulties thus the request for setback variation.

Helen Wilson mentioned that if this is approved the commission would like a letter from the board and not just the president, since the covenant mentions HOA approval.

Chair Wilson clarified that the setback of 40'-0" will be maintained, except for the length of garage 18'-0"x30".67".

She asked if anyone had any questions and asked for a motion. The Attorney mentioned that motion be made with a caveat that two conditions are needed for approval one is that only garage encroach the 40'-0" setback and a letter from the HOA board.

Motion was second by Jeff Kazmer and approved.

New Business: PCZBA-03-2024-3370 Old McHenry Setback variation.

Chair Helen Wilson swore in two petitioners:

- Peter Hensler
Thomas Architects.
- Jonathan Bernstein
608 Sumac Rd, Highland Park.

Planners report: Amanda Orenchuk, stated that the applicant is seeking a 25'0" reduction in the front yard of his property for the addition of a detached garage. The lot is 6.5 acre in R-1 / Single family zone.

Chair Helen Wilson requested the Architect to give a brief overview of the hardship and reason for the setback variation request.

Chair Wilson asked where the access is for the property. Staff had questions about the access as well. It was not clear from the plans or the available documents relating to easements. The property is not accessible via the 33'-0" easement. There is a diagonal drive and an east-west driveway. The east-west driveway is for the southern and eastern property owners. Commissioner Bauer stated that it is common to find these drives in older farm properties. She also asked about the sale of the properties and its history. Staff advised there was not history that was privy to the Village.

The southern and eastern properties are largely owned by one entity.

At one point in history there were structures. The structures were demolished between 2007 and 2008, before the current owner purchased the site in 2022.

Petitioners and interested parties were sworn in.

Architect Peter Hensler mentioned that the site is 6.5 acres wooded and a portion has wetlands where a single family home is proposed. The entry point is through the side property line (west) per the easements. This property has large number of trees and to limit the disturbance to trees the detached garage (within front yard)) and the home are being proposed in the current location.

Chair Wilson wanted to know since there is almost 6.5 acres, why is this the only location this structure (a secondary garage) can be placed? Staff advised this was also a question from staff.

She advised the petitioners that saw the standards for granting a variation. The Commission would like to hear how they adhere to these standards.

One clarification from Peter Hensler – the red circle are not trees to be demolished, but trees that are suspect of dead or diseased.

Their belief that the lot line treated as the front yard is the side yard. That is how they are designing the house, with the front facing the west. The southern property line in their opinion is the side property line.

The applicant affirmed the east-west drive they do not have access to that easement. Their drive approaches at an angle from the corner.

Commissioner Bauer stated there was a stream and water issues on the property. Most of the land is unbuildable.

The petitioner stated there is a wetland and stream on the property. The diagonal hatch is wetland.

Amanda Orenchuk stated because it is the narrowest and closest to Old McHenry Road.

Chair Wilson and Commissioner Bauer stated there is a question as to what should be considered the front yard. An interpretation is necessary. If the west line is the front yard, then the south yard would be the side yard.

There was a discussion by the Commission on how the different yard lines are determined. Village Attorney Robert Pickrell consulted the Municipal Code. The Building Superintendent would make the interpretation; however, there is no one in the position of Building Superintendent.

It was recommended to consider the case with the southern line as the front yard, but the Attorney will look into the interpretation issue.

Commissioner Kazmer stated he would rather see the garage in the proposed location than in another location on the site.

The floor was opened to public commentary.

Benjamin Mathew – will everything be built at the same time? The answer was yet.

The petitioner added that the location for the garage is because that is a location where trees were already recommended to be removed. This would prevent further tree removal.

Commissioner Kazmer made a motion, it was seconded by Commissioner Bauer to grant a variation to allow a garage to encroach into a front yard setback by 25 feet.

Ayes: Wilson, Bauer, Cohen, Dvorak, Kazmer, Smith

Nays: None

Absent: None (Terrett resigned for move)

Additional Business:

Chair Wilson said that at past meetings for the Commission and the Village Board this is a frequent issue.

Long Grove Code does require a sign, but it does not have a size requirement for the signs. When Jim Hogue was with the Village the signs were huge and you could see them. The last time the signs were seen was when the outlot by Menards was under consideration. Somehow they disappeared. Now they are tiny. Something you would see for an election person. It was blown over by the wind. It was ridiculous. What I have been told is that we meet the requirement because there is not statement in the Code for a standard. It is proposed to have a standard. A recommendation would need to go through the Village Trustees. Right now we have people coming to the Village Board meetings and complaining about not being able to pick out the property because it is so small.

Under 5-11-16(C) the PZC can file an application seeking an amendment to the Code.

The Commission agreed this could be a future item on the agenda.

The next Board Meeting was supposed to be covered by Rich Terrett, but Helen Wilson will cover it.

Adjournment:

Commissioner Kazmer motioned, Commissioner Cohen seconded adjournment of the meeting. It was approved 6-0.

The meeting was adjourned at 8:35 pm.

Respectfully Submitted,

Archana Sakhuja

Archana Sakhuja, PCZBA Secretary