<u>Item #1A</u>:

Report Of The PCZBA - February 16, 2016

Amendment To Zoning Code FAR Regulations Houses Larger Than 13,000 Sq. Ft. On Properties 8 Acres Or Larger

Village of Long Grove Illinois

MEMORANDUM

TO:	Village of Long Grove Planning Commission & Zoning Board of Appeals
FROM:	James M. Hogue, Village Planner
DATE:	January 25, 2016
RE:	Ordinance amendment to the Village Code for the Village of Long Grove, Title 5, Zoning Regulations including Section 5-11-5 (E) "Authorized Variations" and Section 5-3-12 "Bulk, Space and Yard Regulations" including footnote C and other regulations within the Village of Long Grove, Illinois to allow residence of greater than 13,000 square feet on property with a minimum lot size of 8 acres or greater.

History

At their January 12th 2016 Village Board meeting the Village Board made the following referral to the PCZBA;

Trustee Lyman moved to refer amendment(s) to Village Zoning Code regarding maximum floor area ratio (FAR) to the Plan Commission & Zoning Board of Appeals for consideration during their February meeting; seconded by Trustee Marshall.

ROLL CALL VOTE:
Trustee Jacob - aye; Trustee Yeager – aye; Trustee Marshall – aye; Trustee Lyman - aye; Trustee Borys- nay; Trustee Sarlitto - nay.
(Motion carried 4 – 2).

In 2015 a text amendment was proposed would allow "without limitation modifications to the maximum floor area, impervious surface coverage limitations, floor area ratio and other regulations" to allow residential structures of greater than 13,000 square feet village wide. At that time the Plan Commission recommended that no changes to the Long Grove Zoning Code regarding maximum floor area, impervious surface, lot coverage limitations, floor area ratio and other regulations be made.

At the June 9th 2015 Village Board meeting the Village Board accepted the recommendation of the PCZBA and to maintain the "status quo" with regard to the text amendment and no modification to the village code occurred. The Board did note that an "exception" on a case by case basis may be acceptable. An excerpt from the 6.9.15 Board minutes follows;

"Confirmation that an individual petitioner could request an exception, which would be reviewed as an exception. It could be a "text amendment" as an avenue of relief if a larger structure is desired. Attendee shared references to the Comprehensive Plan (referenced pages 6 and 305). Resident shared opinion that guidelines may need review to restrict size even more. Decision to keep as is; no vote at this time"

In 2007 the Village was considering a "major" amendment to the zoning code. During those

deliberations the issues of "bulk" loomed large and in particular floor area and lot coverage. Excerpts for those minutes dealing with the "bulk issues" (2.6.07 & 10.2.07) are attached for reference by the PCZBA. The concern was the "bulkiness" of structures on the "rural character" of the village. In general the concern was with large residences on smaller lots.

The results of those deliberations formed the current "bulk" regulations under which the village operates. In general, these regulations have worked well, particularly in dealing with large structures on small lots. The issue presently raised has been the maximum square footage limitation on larger lots of 8 acres and above as proposed. The current village code has a maximum cap of 13,000 square feet (minimum of 3 acres) regardless of how large the lot may be. To achieve the maximum floor area greater setbacks also apply.

Village Comprehensive Plan

Attached are two chapters from the current comprehensive plan which deal with Community Character (Chapter 6) and Neighborhoods & Housing (Chapter 7). These are included for reference by the PCZBA as the most relevant to the topic at hand, the complete comprehensive plan may be consulted as well however.

Regarding Community Charter, three interrelated aspects are noted; 1) The components of the community such as land use and intensity of use, 2) scale (i.e. how a building or space relates to both its inhabitants and to other buildings or spaces), 3) the design of development and contributions of design to the cohesiveness of the community (with an emphasis on clustering housing). This chapter notes out-of-character building scale has been problematic and in particular the scale of new residential structures in relation to older buildings.

Regarding Neighborhoods and Housing, it is noted that a diminishing supply of land has created a trend of "massive homes forced onto smaller lots". Open space opportunities, buffers, vehicular access within residential neighborhoods (i.e. narrow streets) and community & neighborhood identity as characterized by "suburban estate" character with open space has been identified as "typical" of the neighborhoods in the village.

Lot Inventory- Parcel of 8 acres or Greater

Utilizing the Lake County GIS staff has identified a total of 54 parcels of 8 acres of greater. These are divided between built parcels (28) and vacant parcels (26). All vacant parcels are zoned either under the R-1 or R-2 District classification (including PUD's). Many of the vacant parcels contain land areas of twenty (20) acres of more and may be considered at some point in the future for additional subdivision and residential development. Many of the larger parcels are controlled by the Brickman and McGinty Nurseries or are located along Midlothian Road on the north side of the village (See attached Map –"Vacant Parcels of 8 acres or more).

A built parcel is defined as a parcel which has a structure of some sort on it. Some contain residential structures others contain non-residential structures. Some are used by nurseries and even commercial uses (i.e. Jay's Camp, Ballybunion, Leidners Flower Farm, Valentino Vineyards, MAT Holdings, etc.) All are zoned under the R-1 or R-2 District classification including PUD's. Of the 28 built parcels 21 contain 10 acres or more. Additionally 15 of the 21 parcels contain just one single family dwelling. Many of these are located along south side of Cuba Road and south of Rt. 22 near Willowbrook Road. (See attached Map –"Built Parcels of 8 acres or more).

The McCue horse farm property was not considered in these calculations.

Current Bulk Regulations

Bulk Regulation as currently established by the Village Code are as follows;

5-3-12: BULK, SPACE, AND YARD REQUIREMENTS:

The building height, lot, yard, floor area ratio, coverage, and spacing requirements applicable in the residential districts are set forth in the following table. Footnote references appear at the end of the table.

	R1	R2	R3
Maximum building height (feet)[1]	35	35	35
Minimum lot area[2]	3 acres	2 acres	1 acre
Minimum yards and setbacks[3,4]:			
Front and corner side (feet)	100	75	50
Side (feet)	50	40	30
Rear (feet)[5]	50	40	30
Conservancy area/scenic corridor	See note 4		
Maximum gross floor area[6]	See note 6		
Maximum impervious surface coverage[7]	40%	40%	40%
Minimum spacing between principal and accessory buildings (feet)	20	20	20

Exceptions And Explanatory Notes:

1.Height Limitation For Accessory Structures: The maximum building height of any accessory structure shall be 15 feet unless otherwise permitted pursuant to section 5-9-1 of this title.
2.Nonconforming Lots: See section 5-10-5 of this title for lot requirements with respect to legal nonconforming lots of record.
3.Permitted Obstructions In Required Yards: See section 5-9-8 of this title for certain structures and uses that may be located in certain required yards.
4.Special Conservancy Area And Scenic Corridor Setbacks: Special setbacks for conservancy areas and scenic corridor areas established in title 7 of this code shall control over the yard and setback requirements established in this table.
5.Rear Yard Regulations For Certain Accessory Structures And Uses: Accessory structures and uses (except for tennis courts, playing courts, swimming pools, and guesthouses) may be located in required rear yards, provided the accessory structure or use is located not less than 30 feet from any lot line.

6.Maximum Floor Area: The maximum floor area for a lot in any of the residential zoning districts shall be calculated based on the lot area. The calculation of lot area will exclude 50 percent of the wetlands and conservancy district areas on a lot, except in the cases of: a) lots in planned unit developments to which the 50 percent exclusion under subsection 5-11-18(E)2(m)(1) of this title has been applied; b) any lot that had been improved with a single-family detached dwelling prior to February 24, 2009; or c) any lot created as part of a plat of subdivision approved prior to February 24, 2009.

(a)For any lot that meets all of the setback requirements for the underlying zoning district, the maximum floor area is set forth in the following chart:

Lot Area	Calculation For Maximum Floor Area
10,000 square feet to 43,559 square feet	5,500 square feet building size plus 0.098 square foot of floor area for each square foot of lot area over 10,000 square feet
43,560 square feet to 130,679 square feet	8,800 square feet building size plus 0.025 square foot of floor area for each square foot of lot area over 43,560 square feet
130,680 square feet and greater	11,000 square feet building size plus 0.022 square foot of floor area for each square foot of lot area over 130,680 square feet. Where a principal building is 11,000 square feet or greater, for each 1,000 square feet or fraction thereof over 10,000 square feet, the front yard setback shall be increased an additional 50 feet. In no case shall a principal building exceed 13,000 square feet

(b)For any lot in any of the residential zoning districts that does not meet 1 or more of the setback requirements for the underlying zoning district, the maximum floor area is set forth in the following chart:

Lot Area	Calculation For Maximum Floor Area
33,000 square feet to 43,559 square feet	3,500 square feet building size plus 0.134 square foot of floor area for each square foot of lot area over 10,000 square feet
43,560 square feet to 130,679 square feet	8,000 square feet building size plus 0.034 square foot of floor area for each square foot of lot area over 43,560 square feet
130,680 square feet and greater	11,000 square feet building size plus 0.022 square foot of floor area for each square foot of lot area over 130,680 square feet. Where a principal building is 11,000 square feet or greater, for each 1,000 square feet or fraction thereof over 11,000 square feet, the front yard setback shall be increased an additional 50 feet. In no case shall a principal building exceed 13,000 square feet

The maximum floor area restrictions contained in this paragraph (b) do not apply to any lot that either: 1) is developed with a single-family dwelling unit as of February 24, 2009; 2) is part of an approved planned unit

development or subdivision as of February 24, 2009; or 3) is part of an approved planned unit development within a woodland conservancy area for which specific building boxes are prescribed on the plat for purposes of preserving the wooded character of the development. These lots will be subject to the maximum floor area restrictions contained in the chart set forth in paragraph (a) of this note.

(c)No variance or other relief shall be granted from this note 6 except as permitted in an approved planned unit development pursuant to section 5-11-18 of this title.

Bulk Regulations in other Communities (i.e. Kildeer & Hawthorne Woods)

Attached is a synopsis of the regulations from Kildeer (2 residential zoning districts) & Hawthorne Woods (2 single family districts & 1 multifamily district). An analysis of these regulations in contrast to the Long Grove regulations is also included. Kildeer and Hawthorne Woods were chosen for comparison as they are more similar to Long Grove than other surrounding communities.

Due to the differences in regulations an "apples to apples" comparison is not possible. For example, Kildeer has a FAR (Floor Area Ratio & Lot Coverage) and a minimum floor area but no maximum. Hawthorne Woods utilizes a only a maximum lot coverage calculation. In the analysis provided, page 2 of the April 9th memo is likely the most useful for comparison purposes. The comparisons have been generalized to apply the regulations of each village in a like manner in this table.

Conclusions

Historically the "bulk" discussions have focused on the large house - small lot scenario. The concern is the impact of this "bulkiness" on the "rural character" of the village and the openness associated with that character.

The 2007 revisions to the code have addressed this issue well. Little concern was given to the large house on large lot scenario as the character concerns are not apparent under this scenario.

One option for consideration therefore is the maintenance of "status quo" and not recommending any changes to the "bulk" regulations as listed above.

As a second option, consideration could be given to creating additional standards for this type of authorized variation which address the issues of scale, intensity and community character. In addition to the greater setbacks (already anticipated in the zoning code for front yards), landscaping (existing and/or proposed or required) may be considered. A Floor Area Ratio, in concert with other "bulk" regulations, may be a useful regulation as well. Architectural Commission Review may be a consideration as well. A cap on maximum square footage for a residence would presumably exist, or at least be considered, under this scenario.

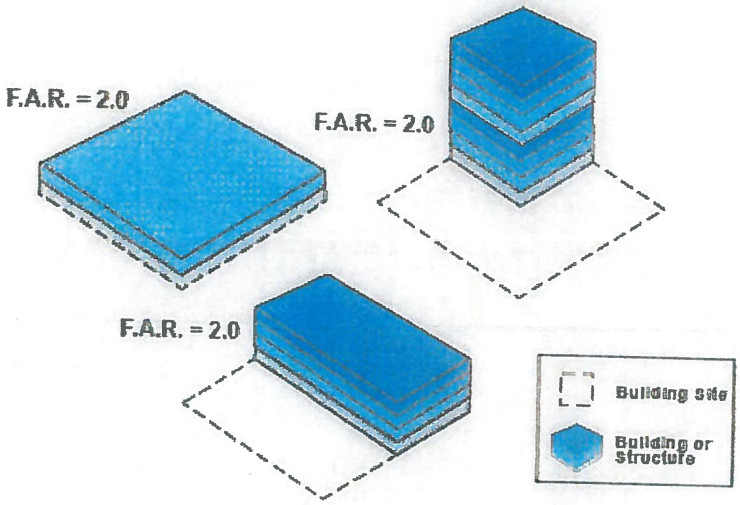
Finally, the simplest solution is to remove the 13,000 square foot cap from the current code but keep all other "bulk" regulations (including the greater setbacks for large structures). A minimum lot size, of eight (8) acres or greater would be required for such a variation to even be considered. Under this scenario lot coverage (.40) would be the principal limiting factor in house size on lot of 8 acres or more. . Architectural Commission Review would likely be a consideration under this scenario to address, scale, intensity and community character concerns.

Floor Area Ratio

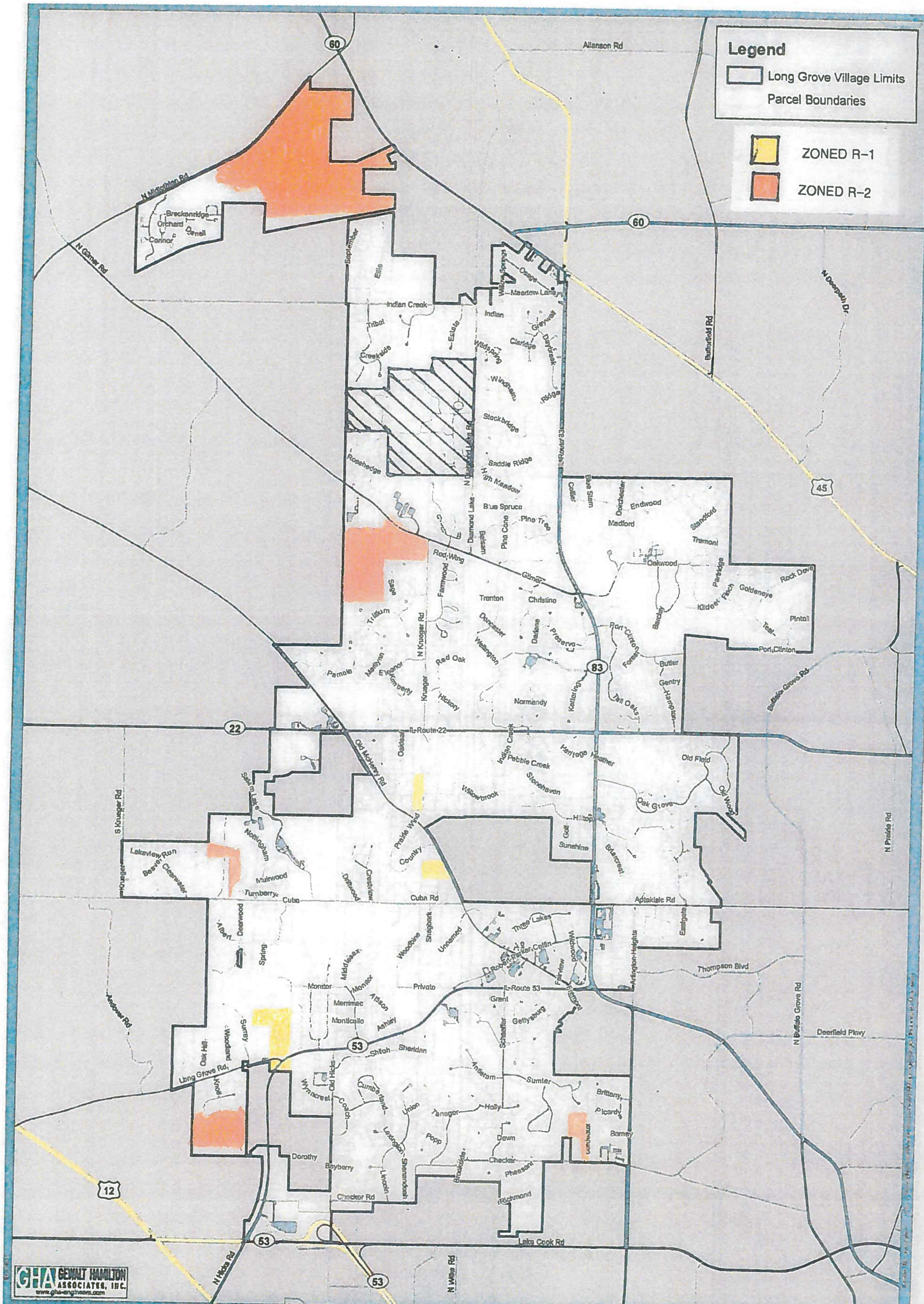
Floor Area Ratio (FAR) is a method used in zoning to control the floor space of a building relative to the size of the site on which it is located. FAR is determined roughly as follows:

FAR = area of all floors of a building / site area

A FAR of 2.0 means that the total floor area of the building is two times the area of the site on which it is located. The following diagram illustrates the definition of FAR:



FAR is meant to work together with the other regulations in a zone, including the allowable density, maximum height, and building setback requirements. Taken together, these development regulations result in buildings that are predictable in size and scale.

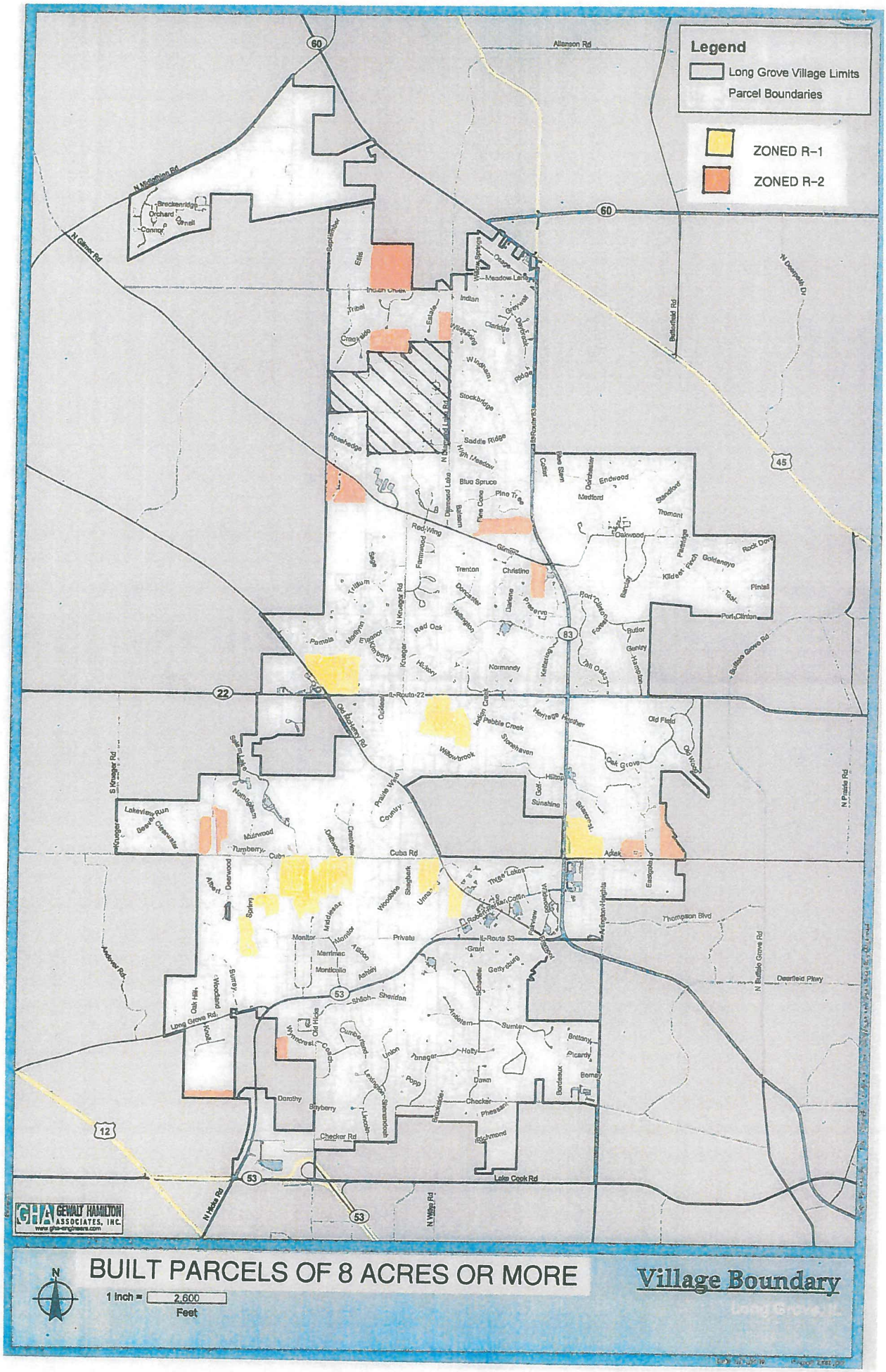


VACANT PARCELS OF 8 ACRES OR MORE

1 Inch = 2,600 Feet

Village Boundary

Long Grove, IL


Legend
Long Grove Village Limits
Parcel Boundaries
ZONED R-1
ZONED R-2
BUILT PARCELS OF 8 ACRES OR MORE
1 inch = 2,600 Feet
Village Boundary
GHA GEWALT HAMILTON ASSOCIATES, INC.
www.gha-engineers.com
Allanson Rd
N Midlothian Rd
N Gilmer Rd
Breckenridge
Orchard
Connor
Ellis
Indian Creek
Meadow Lane
Indian
Tribal
Craig Lee
Estate
Greywall
Claridge
Wildflower
W Indianwood
Ridge
Stockbridge
Saddle Ridge
High Meadow
Rosehedge
N Diamond Lake Rd
IL Route 83
Blue Spruce
Pine Tree
Pine Cove
Diamond Lake
Barrett
Red Wing
Farmwood
Sage
Gunnison
Trenton
Christine
Dorchester
Darlene
Preserve
Wellington
Red Oak
Pamela
Mayflower
Elsenor
Knaeger
Hickory
Normandy
Kettering
Oak Oakley
Century
Butler
Hampden
Port Clinton
Forest
Barclay
Kildeer Perch
Partridge
Goldeneye
Rock Dove
Pintail
Teal
Oakwood
Medford
Dorchester
Endwood
Thornton
Stanford
Caster
Shire
Buffalo Grove Rd
N Knaeger Rd
S Knaeger Rd
IL Route 22
Old Rte 22
Old Quentin Rd
Pebble Creek
Merrilee
Heather
Old Field
Old Quentin
Willowbrook
Stonehaven
Oak Grove
Hillside
Golf
Sunshine
Prairie Wind
Country
Lakeview Run
Beaver Creek
Nottingham
Muirwood
Turnberry
Cuba
Cuba Rd
Deerwood
Creekside
Oakwood
Adlai
Estates
Three Lakes
Rock Creek
Carlton
Fairview
Arlington Heights
Thompson Blvd
N Prairie Rd
N Buffalo Grove Rd
Deerfield Pkwy
Albert
Spring
Middlesex
Monitor
Merrimac
Monticello
Ashley
Private
Woodbine
Slaghark
Uma
Grant
Gettysburg
Schaefer
Alison
Andrews Rd
Oak Hills
Woodland
Laurel
Long Grove Rd
Shiloh
Sheridan
Andersam
Sumter
Brittany
Picardy
Bernay
Holly
Union
Manager
Dawn
Checker
Pheasant
Richmond
Bordeaux
Wyncrest
Old Hicks
Cobblestone
Dorothy
Bayberry
Lexington
Stockdale
Checker Rd
Lake Cook Rd
N Hicks Rd
N Wilke Rd
IL Route 53
45
60
12
22
53
83

PSENKA ARCHITECTS Inc.
40 Landover Parkway (Suite 4)
Hawthorn Woods, IL
(847) 756 4700

Text Amendment Synopsis

The Village of Long Grove

12-21-15

Regarding:
3111 Old McHenry Road
"Attached Garage"

(a) The specific feature or features of the proposed use, construction, or development that require a variation.

-The addition of an attached garage would put the existing home over the allowable F.A.R.

(b) The specific provision of this code from which a variation is sought and the precise variation there from being sought.

-Amendments to the Village Code for the Village of Long Grove, Title 5, Zoning Regulations, including Section 5-11-5 (E) "Authorized Variations" and Section 5-3-12 "Bulk, Space and Yard Requirements" including footnote C and other regulations within the Village of Long Grove, Illinois to allow residences of greater than 13,000 square feet on property with a minimum lot size of 8 acres or greater.

(c) A statement of the characteristics of the lot that prevent compliance with the provisions of this code.

-The location of existing residence limits the ability to attach a garage.

(d) A statement of the minimum variation of the provisions of this code that would be necessary to permit the proposed use, construction, or development.

-See proposed text amendment.

(e) A statement of how the variation sought satisfies the standards set forth in section 5-11-15 of this code.

-N/A

(f) A survey, certified by a registered land surveyor, showing existing lot lines and dimensions, lot area, all easements, all public and private rights-of-way, and all streets across and adjacent to the lot.

-Attached to submission

(g) A statement concerning the conformity or lack of conformity of the approval being requested to the official comprehensive plan and the official map of the village. When the approval being requested does not conform to the official comprehensive plan or the official map, reasons justifying the approval despite such lack of conformance.

-See proposed text amendment.

Sincerely,

Paul A. Psenka

Village of Long Grove Illinois

MEMORANDUM

TO:	David Lothspeich; Village Manager
FROM:	James M. Hogue, Village Planner
DATE:	April 9, 2015
RE:	Review of Maximum Dwelling Unit Size

Per your request I have reviewed the bulk regulations for Hawthorne Woods, Long Grove and Kildeer as they relate to maximum dwelling unit size. My findings are as follows;

BACKGROUND

Attached are table which identify the applicable bulk regulations as they pertain to maximum dwelling unit size for each of the three communities reviewed. Of the only Long Grove establishes a "maximum" dwelling unit size but no minimums. The other communities establish minimums but no maximum for dwelling units. Maximum dwelling unit size is calculated on a combination of the "bulk" regulations on a given piece of property. Of the three communities only Kildeer has an FAR as part of their zoning regulations.

ANALYSIS

Making an "apples to apples" comparison of the various community regulations is difficult. Principally this analysis looks at lot coverage and floor area restrictions as applicable. Included below are generalizations regarding maximum dwelling unit sizes for the three communities based upon 1, 3 & 5 acre lots.

Lot Coverage (in Sq. Ft.)		HW		LG	KD
	R1	R2	R3		
Lot Area					
1 Acre – 43,560 Sq. Ft.	6,534	10,980	19,602	17,424	15,246
3 Acres – 130,680 Sq. Ft.	19,602	32,670	58,806	52,727	45,738
5 Acres – 217,800 Sq. Ft.	32,670	54,450	98,010	87,120	76,230

FAR & Lot Size (Kildeer Only)						
Lot Area x FAR (.30) = Max Structure Size			Minus Max. Lot Coverage			Equals Available Lot Coverage
1 Acre – 43,560 Sq. Ft. x .30	=	13,608	- 15,246		=	2,178
3 Acres – 130,680 Sq. Ft. x.30	=	39,204	- 45,738		=	6,534
5 Acres – 217,800 Sq. Ft. x .30	=	65,340	- 76,230		=	10,890

Maximum Structure Size Long Grove Only	
Lot Area	Max. Structure Size (in Sq. Ft.)
1 Acre – 43,560 Sq. Ft.	5,500 + 3,298 = 8789
3 Acres – 130,680 Sq. Ft.	8,800 + 2,178 = 10,978
5 Acres – 217,800 Sq. Ft.	11,000 + 1917 = 12,917*

*Greater Setbacks apply to achieve a structure size over 11,000 sq. ft.

Maximum Lot Coverage Hawthorne Woods Only	R-1	R-2	R-3
Max. Lot Coverage	.15	.25	.45
Lot Area x Max Coverage			
1 Acre – 43,560 Sq. Ft.	6,534	10,890	19,602
3 Acres – 130,680 Sq. Ft.	19,602	32,670	58,806
5 Acres – 217,800 Sq. Ft.	32,670	54,450	98,010

Hawthorne Woods Bulk Regulations	R1 (Art. "A")	R2 (Art. "B")	R3 (Art. "C)
Maximum building height (feet)	35	35	35
Minimum lot area*	40,000 Sq. Ft	20,000 Sq. Ft.	20,000 Sq. Ft.
Lot Width	130'	100'	100'
Lot Width (Cul-de-Sac)	90'	60'	-
Minimum yards and setbacks:			
Front and corner side (feet)	30'	30'	30'
Side (feet)	20'	15'	15'
Rear (feet)	50'	40'	40'
Cul-de Sac (Front Yard)	50'	50'	50'
Maximum impervious surface coverage	15%	25%	45%

* Sanitary Sewer Connection Required

Zoning District	Calculation For ***Mimimum*** Floor Area
R-1 (Art. "A") Ground Floor)	1 Story; 1700 sq. ft. Greater that 1 Story; 2200 sq. ft.
R-2 (Art. "B") Ground Floor	1 Story; 1500 sq. ft. Greater that 1 Story; 1800 sq. ft.
R-3 (Art. "C") Ground Floor	No standard Identified; this is a multi-family dwelling district.

Kildeer Bulk Regulations	R1	R2
Maximum building height (feet)	35	35
Minimum lot area	1 acre	1 acres
Lot Width	150'	150'
Lot Depth	175'	175'
Minimum yards and setbacks:		
Front and corner side (feet)	75'	75
Side (feet)	35'	35'
Rear (feet)	50'	50'
Maximum impervious surface coverage	35%	35%
F.A.R.	.30	.30

Zoning District	Calculation For ***Minimum*** Floor Area
R-1 (Ground Flr).	1 story structure; 2500 sq. ft. Greater than 1 story; 1500 sq. ft.
R-2 (Ground Flr).	1 Story Structure; 2000 sq. ft. Greater than 1 story; 1500 sq. ft.

(b)For any lot in any of the residential zoning districts that does not meet 1 or more of the setback requirements for the underlying zoning district, the maximum floor area is set forth in the following chart:

Lot Area	Calculation For Maximum Floor Area
33,000 square feet to 43,559 square feet	3,500 square feet building size plus 0.134 square foot of floor area for each square foot of lot area over 10,000 square feet
43,560 square feet to 130,679 square feet	8,000 square feet building size plus 0.034 square foot of floor area for each square foot of lot area over 43,560 square feet
130,680 square feet and greater	11,000 square feet building size plus 0.022 square foot of floor area for each square foot of lot area over 130,680 square feet. Where a principal building is 11,000 square feet or greater, for each 1,000 square feet or fraction thereof over 11,000 square feet, the front yard setback shall be increased an additional 50 feet. In no case shall a principal building exceed 13,000 square feet

The maximum floor area restrictions contained in this paragraph (b) do not apply to any lot that either: 1) is developed with a single-family dwelling unit as of February 24, 2009; 2) is part of an approved planned unit development or subdivision as of February 24, 2009; or 3) is part of an approved planned unit development within a woodland conservancy area for which specific building boxes are prescribed on the plat for purposes of preserving the wooded character of the development. These lots will be subject to the maximum floor area restrictions contained in the chart set forth in paragraph (a) of this note.

Village of Long Grove Illinois

3110 Old McHenry Road 60047-9635
Phone: 847-634-9440 Fax: 847-634-9408
www.longgrove.net

RECEIVED
JAN 05 2015
VILLAGE OF LONG GROVE

PLAN COMMISSION ZONING BOARD OF APPEALS GENERAL ZONING APPLICATION

1.0 General Information (See Subsection 5-11-8(E) of the Long Grove Zoning Code).

1.1 **Applicant Name:** Marsha L. Forsythe.

Address: 3111 Old McHenry Road, Long Grove 60047

Telephone Number: 847-287-8898 Cell E-mail Address: mforsythe@indeck-power.com

Fax number: 847-541-8305

Applicant's Interest in Property: Owner / Resident

1.2 **Owner (if different from Applicant).**

Name: N/A

Address: _____

Telephone Number: _____ E-mail Address: _____

Fax number: _____

1.3 **Property.**

Address of Property: 3111 Old McHenry Road

Legal Description: Please attach Parcel Index Number(s): 1530100005

Present Zoning Classification R1 Size of Property (in acres) 9.9 or 10 per RE tax rec

Has any zoning reclassification, variation, or special use permit/PUD been granted for the Property?
Yes:_____ No: X

If yes, please identify the ordinance or other document granting such zoning relief: _____

Describe the nature of the zoning relief granted: Text Amendment / Variation

Present use of Property:

Residential X Commercial_____ Office_____ Open Space _____ Vacant _____

Other (explain) _____

Present zoning and land use of surrounding properties within 250' of Property:

	Zoning Classification	Land Use
North:	R1	School Parking Lot / Residential
South:	R1	Church / Residential
East:	R1	Empty Lot / Forest Preserve
West:	R1	Residential

1.4 **Trustees Disclosure.**

Is title to the Property in a land trust? Yes_____ No X

If yes, full disclosure of all trustees, beneficiaries and their legal and equitable interests is required. Attach a copy of all documents showing ownership of the Property and the Applicant's and/ or Owner's control of or interest in the Property.

1.5 **Requested Action (Check as many as are applicable).**

_____ Appeal

X Variation

_____ Zoning Map Amendment (rezoning)

_____ Preliminary PUD Plat

_____ Code Interpretation

_____ Special Use Permit (non-PUD)

X Zoning Code Text Amendment

_____ Final PUD Plat

1.6 **Supplemental Information (General):****

Every Application filed shall, in addition to the data and information required above, provide the following general information when applicable to the use or development for which approval is being sought:

(a) A description or graphic representation of any development or construction that will occur or any use that will be established or maintained if the requested relief is granted.

(b) A table showing the following, as applicable:

- the total lot area of the lot, in acres and in square feet; and

- the total existing and proposed lot area, expressed in acres, in square feet and as a percent of the total development area, devoted to: residential uses, business uses; office uses; college uses; institutional uses; open space; rights-of-way; streets; and off-street parking and loading areas; and

- the existing and proposed number of dwelling units; and gross and net floor area devoted to residential uses, business uses, office uses, college uses, and institutional uses.

(c) A table listing all bulk, space, and yard requirements; all parking requirements; and all loading requirements applicable to any proposed development or construction and showing the compliance of such proposed development or construction with each such requirement. When any lack of compliance is shown, the reason therefore shall be stated and an explanation of the village's authority, if any, to approve the Application despite such lack of compliance shall be set forth.

(d) The certificate of a registered architect or civil engineer licensed by the State of Illinois, or of an owner-designer, that any proposed use, construction, or development complies with all provisions of this code and other village ordinances or complies with such provisions except in the manner and to the extent specifically set forth in said certificate.

(e) A landscape development plan, including the location, size and species of plant materials.

1.7 **Supplemental Information (per specific request):**

__X__ Appeals, Code Interpretations, and Variations: See 5-11-8(E)3, 4, & 5 of the Zoning Code and Form "A"

_____ Special Use Permit (non-PUD): See 5-11-8(E)7 of the Zoning Code and Form "B"

_____ Zoning Map Amendment (rezoning): See 5-11-8(E) 8 of the Zoning Code and Form "C"

__X__ Zoning Code Text Amendment: See Form "D"

_____ Preliminary PUD Plat: See 5-11-18(D)(2) of the Zoning Code and Form "E"

_____ Final PUD Plat: See 5-11-18(D)(3) of the Zoning Code and Form "F"

** The scope and detail of information shall be appropriate to the subject matter of the Application, with special emphasis on those matters likely to be affected or impacted by the approval being sought in the Application. Information required in the application shall be considered the minimum information required for filing an application. Additional information including but not limited to graphic depictions, environmental impacts, plans for sewer and water service and storm water management, photometric plans, traffic studies and effects on property values, among others, should also be considered and may be helpful in detailing the Application.

Special Data Requests. In addition to the data and information required pursuant to this Application, every Applicant/Owner shall submit such other additional data, information, or documentation as the

building superintendent or any board or commission before which the Application is pending may deem necessary or appropriate to a full and proper consideration and disposition of the particular Application.

1.8 **Consultants.**

Please provide the name, address, and telephone number of each professional or consultant advising Applicant with respect to this Application, including architects, contractors, engineers or attorneys:

Name: Psenka Architechts
Professional: Architect
Address: 148 W. Station Street Barrington, IL 60010
Telephone: 847-756-4700
E-mail: ppsenka@comcast.net

Name: _____
Professional: _____
Address: _____
Telephone: _____
E-mail: _____

Name: _____
Professional: _____
Address: _____
Telephone: _____
E-mail: _____

Name: _____
Professional: _____
Address: _____
Telephone: _____
E-mail: _____

1.9 **Village Officials or Employees.**

Does any official or employee of the Village have an interest, either directly or indirectly, in the Property? Yes: X No: ____

If yes, please identify the name of such official or employee and the nature and extent of that interest. (Use a separate sheet of paper if necessary.)

Commissioner for the Long Grove Fire Protection District.

1.10 **Successive Applications (5-11-9).**

Second Applications Without New Grounds Barred. Whenever any Application filed pursuant to this code has been finally denied on its merits, a second Application seeking essentially the same relief, whether or not in the same form or on the same theory, shall not be brought unless in the opinion of the officer, board, or commission before which it is brought there is substantial new evidence available or a mistake of law or fact significantly affected the prior denial.

New Grounds to Be Stated. Any such second Application shall include a detailed statement of the grounds justifying consideration of such Application.

Summary Denial With or Without Hearing. Any such second Application may be denied by the building superintendent summarily, and without hearing, on a finding that no grounds appear that warrant a new hearing. In any case where such Application is set for hearing, the owner shall be required to establish grounds warranting reconsideration of the merits of its Application prior to being allowed to offer any evidence on the merits. Unless such grounds are established, the Application may be summarily dismissed for such failure.

Exception. Whether or not new grounds are stated, any such second Application filed more than two years after the final denial of a prior Application shall be heard on the merits as though no prior Application had been filed. The Applicant or Owner shall, however, be required to place in the record all evidence available concerning changes of conditions or new facts that have developed since the denial of the first Application. In the absence of such evidence, it shall be presumed that no new facts exist to support the new petition that did not exist at the time of the denial of the first Application.

2.0 **Required Submittals (See Specific Supplemental Information Form for filing Fees).**

X Fully completed Application with applicable supplementary information

X Non-refundable Filing Fee. Amount: $ 100.00

X Planning Filing Fees. Amount: $ 1000.00

X Minimum Professional Fee/deposit Escrow. Amount $ 5000.00

3.0 **Certifications.** The Applicant and Owner certify that this Application is filed with the permission and consent of the Owner of the Property and that the person signing this Application is fully authorized to do so.

3.1 The Applicant certifies that all information contained in this Application is true and correct to the best of Applicant's knowledge.

3.2 The Applicant acknowledges that the Village may seek additional information relating to this Application and agrees to provide the Village with such information in a timely manner. Failure to provide such information may be grounds for denying an Application.

3.3 The Applicant and Owner agree to reimburse the Village for any and all costs relating to the processing of this Application, including any consultants' fees. By signing this Application, Applicant and Owner agree to be jointly and severally liable for such costs, and Owner further agrees to the filing and foreclosure of a lien against the Property for all such costs plus all expenses relating to collection, if such costs are not paid within 30 days after mailing of a demand for payment.

3.4 The Applicant agrees that the Village and its representatives have the right, and are hereby granted permission and a license, to enter upon the Property, and into any structures located there on, for purposes of conducting any inspections that may be necessary in connection with this Application.

3.5 **The Owner, Applicant, and/or designated representative is *required* to be present during the meeting.**

Marsha L. Forsythe
Name of Owner

Signature of Owner 1-5-16 Date

Marsha L. Forsythe
Name of Applicant

Signature of Applicant 1-5-16 Date

LEGAL NOTICE
VILLAGE OF LONG GROVE, ILLINOIS
NOTICE OF A PUBLIC HEARING FOR CONSIDERATION OF AMENDMENTS TO THE VILLAGE CODE FOR THE VILLAGE OF LONG GROVE, TITLE 5, ZONING REGULATIONS WITHIN THE VILLAGE OF LONG GROVE, ILLINOIS AND A REQUEST FOR A VARIATION TO ALLOW A RESIDENTIAL DWELLING OF GREATER THAN 13,000 SQ. FT. ON PROPERTY WITH A MINIMUM LOT SIZE OF 8 ACRES OR MORE AND ZONED R-1 SINGLE FAMILY RESIDENTIAL AT 3111 OLD MCHENRY ROAD WITHIN THE VILLAGE OF LONG GROVE.

PUBLIC NOTICE IS HEREBY GIVEN that on Tuesday, February 2, 2016 at 7:00 p.m., public hearings will be held at the regular meeting of the Plan Commission & Zoning Board Appeals of the Village of Long Grove, Lake County, Illinois, at the Long Grove Village Hall, 3110 RFD, Long Grove, Illinois 60047, (unless otherwise posted) in connection with proposals for 1) amendment to the Village Code for the Village of Long Grove, Title 5, Zoning Regulations, including Section 5-11-5 (E) "Authorized Variations" and Section 5-3-12 "Bulk, Space and Yard Requirements" including footnote C and other regulations within the Village of Long Grove, Illinois to allow residences of greater than 13,000 square feet on property with a minimum lot size of 8 acres or greater; and 2) a request for a variation to permit a residence of greater than 13,000 sq. ft. on property containing ten (10) acres +/- and zoned within the R-1 Residential District and located at 3111 Old McHenry Road within the Village of Long Grove, Illinois.

Reclassification of the subject property is not requested. The subject property, being considered for variation as noted above, is legally described as follows:

LEGAL DESCRIPTION

That part of the Northwest Quarter of Section 30, Township 43 North, Range 11, East of the Third Principal Meridian described as follows: Beginning at a point which is North 72 degrees 40 minutes East 315.36 feet from a point on the West line of the Northwest Quarter, 2,070.9 feet South of the Northwest Corner of said Northwest Quarter; thence North 00 Degrees 8 minutes East, 1,181.2 feet; thence North 84 degrees 11 minutes East, 71.82 feet to the centerline of the road; thence south 48 degrees 43 minutes east on the centerline of said road, 534.67 feet; thence South 6 degrees 21 minutes West, 807.82 feet; thence South 88 degrees 24 minutes West, 211.63 feet; thence north 16 degrees 20 minutes West, 26.4 feet; thence South 72 degrees 40 minutes West 174.38 feet to the place of beginning, in Lake County, Illinois.

Commonly known as: 3111 Old McHenry Road
PIN: #15-30-100-005

Persons attending the hearing shall have the opportunity to provide written and oral comments and questions concerning the proposed amendments.

The Plan Commission & Zoning Board of Appeals reserve the rights to continue the hearing to a later date and time should that become necessary.

James M. Hogue, Village Planner Village of Long Grove
Published in Daily Herald January 16, 2016 (4430116)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt.Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora

County(ies) of Cook, Kane, Lake, McHenry and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published January 16, 2016 in said DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Baetzgen
Authorized Agent

Control # 4430116

LONG GROVE PLAN COMMISSION
FEBRUARY 6, 2007 MEETING MINUTES

Commissioners Present: Eduardo L. Acuna, Charles Cohn, Joe Di Iorio, Tobin Fraley, Robert Jenkins, and Wendy Parr.

Commissioners Absent: Shelly Rubin

Chairman Present: Fred Phillips

Also Present: Village Superintendent Bob Block, Village Planner James Hogue, Plan Commission Secretary Jeff Kazmer, and Village Attorney Julie Tappendorf

1. **Call to Order:** Chairman Phillips called the meeting to order at 8:05 p.m.

2. **PUBLIC HEARING; CONTINUATION – Consideration of Comprehensive Amendments to the Village of Long Grove Zoning Code.** *Discussion by full PCZBA.*

   Chairman Phillips opened the Public Hearing Continuance by informing the audience that the Commission will continue where they left off. He also informed the audience that the Plan Commission was a recommending body, and that the Village Board would have final approval on the proposed Zoning Code. He then informed the audience that anyone in attendance that was sworn in at the last hearing is still under oath. He then swore in any new attendants that wished to give testimony to provide honesty.

   Attorney Tappendorf stated that the Commission received a new letter from the LGBCP, which raised some new issues. She said that these issues could take some time to discuss and recommended saving them for later. She said that the Commission would start where they left off, with the open issues in Village Planner Hogue's memo.

   1. The Commission would refer to the Village Board whether or not the Village Board wanted to review events, or if they should be reviewed by staff.
   2. The Commission proposes no Architectural Board review of single family homes. The Village will wait for the Illinois Legislature to make a ruling on the subject.

   Commissioner Acuna asked whether PUDs would get Architectural Board review.

   Attorney Tappendorf replied that they would if it is a condition of the PUD.

   3. Swimming pools are covered in the Building Code. The language should be the same in the Zoning Code.
   4. Concerning the regulations for O and OR, the regulations were crafted to fit the two existing properties in those districts to put them in compliance.

5 & 6. Height and floor area are the two biggest issues. Included in the memo are samples of current and proposed regulations, as well as regulations of nearby towns.

Commissioner Dvorak asked if there was a formula that the towns used to base their regulations on.

Attorney Tappendorf replied that she was not familiar with these particular formulas.

Superintendent Block said that he would give a brief history of the thirty five foot height regulation as he remembers it. In the sixties, fire departments were required to carry a thirty-five foot ladder. Many communities adopted the thirty-five foot height regulation so fire departments could reach the roofs of homes and ventilate them in the event of a fire.

There was some discussion by the Commission. It was noted that Long Grove measures height from the lowest point of the structure.

Commissioner Acuna stated that the intent of the Commission was to reduce bulk in sub-acre lots. He then asked if there were any lots in Long Grove less than 10,000 square feet.

Superintendent Block replied that he believes the only smaller lots were in the Indian Creek subdivision, but they have Lake County sewer and water.

Commissioner Acuna said he believes that any empty lots not governed by PUD regulations must conform to any new height requirements in the proposed Zoning Code.

Superintendent Block stated that there are approximately 240 unbuilt lots in Long Grove. In a PUD, the Village can regulate lot and home size. The Ravenna subdivision was a court ordered judgment as to the number of lots and home size. He then gave a summary of home size and setback requirements in the Ravenna subdivision. He said he believes a thirty-one foot mean roof height would not allow a home with a walkout basement to be built. He said he believes that if the terrain of a lot supports a walkout, then it should be allowed to be built.

Commissioner Acuna stated that he agrees that the proposed Zoning Code should allow an exception for roof height for a walkout.

Commissioner Cohn also agreed to an exception for roof height for a walkout.

Commissioner Dvorak said he agrees with the proposed approach to walkouts.

Commissioner DiIorio said that other surrounding suburbs have relatively flat land that does not support walkout lower levels.

There was some discussion among the Commission.

Commissioner Di Iorio said that he agrees with the exception for walkouts.

Dave Korshak, of 3878 Woods End, a resident and a builder, said he likes high roof lines and thinks the Village would be lowering home values by adopting the proposed height regulations.

Mark from Reese Classic Homes, said that Barrington adopted similar restrictions some years ago. All the homes then began to look alike, with the same gutter lines. He said that the restriction ruined the architecture. Roof height dictates the architecture and limiting it limits creativity.

Susan Coveny, of ReMax Prestige Realty, said that this is a bad market with high taxes. These new regulations will drive customers away. She stated that if the Village passes these new regulations, it will ruin the market in Long Grove.

Peter Di Iorio, a builder, said the competition is in Barrington, Kildeer, and Deer Park. Customers won't want to build here with the new restrictions. It is unfair to change the rules mid-stream. Long Grove already penalizes for garages and two story spaces. Builders around the country are building houses with ten foot ceilings. This cannot be done with a thirty-one foot height restriction.

Commissioner Fraley read an excerpt from the Long Grove Comprehensive Plan, describing the Village's uniqueness, rural charm, open space, and its occurrence through thoughtful planning. He stated that we were trying to create something different and special. Long Grove is not one of those other communities.

Commissioner Acuna said that the changes to height are on sub-acre lots. The Commission is discussing possible walk-out/lookout exceptions. The purpose of these proposed regulations is to control the sense of scale on lots which are relatively small.

Attorney Tappendorf said that language could be drafted to exempt PUDs that have already been approved.

Commissioner Acuna asked if we make exemptions for one subdivision, do we have to make an exemption for all.

There was some discussion.

Dee McLaughlin, of 4560 RFD, said that she appreciates beautiful architecture, but we are talking about lots of less that one acre. She said that she supports the proposal in keeping with the Comprehensive Plan and scale.

Lee Stein, 4459 RFD, in Royal Melbourne, said that everything should be to scale. The builders are right about scale, and the Village shouldn't be driving customers away.

Carolyn Denaro, 3327 RFD, said that she moved here from California, where many people built huge homes on postage stamp size lots to maximum land use. She thinks the Plan Commission should encourage larger lot size.

Mike DeMar, 7222 RFD, a resident and developer, thanked the Plan Commission for their work. He stated that he called twenty-two recent homebuyers in Long Grove. Eighteen answered the phone. Of them, two had no opinion, and sixteen were happy with the way things were. He said that in Revenna, none of the homes are taller than thirty-four feet to roof peak.

Commissioner Di Iorio said that the majority of subdivisions consist of lots less than one acre. Builders are not coming here with all the current restrictions Long Grove has.

Resident Brad Williams asked what was the catalyst that made the Village look at these new proposals.

Chairman Phillips stated that homes were looking out of scale. For the last year, the Plan Commission has held open meetings to discuss these issues.

Attorney Tappendorf said that the Comprehensive Plan states that there should be a balance between the housing market and the character of the Village. Consistency with the Plan is important asto why the Plan Commission is looking at the entire Zoning Code.

Commissioner Dvorak said that the Village thought that it might be straying from the Comprehensive Plan, and it was time to take a step back and look at the Zoning Code.

Mark from Reese Classic Builders said that the Village was penalizing builders after projects have started. He said that the projects that the Board approved should remain as is. The restrictions should be on new developments.

Commissioner Dvorak stated that this was not a knee-jerk reaction. A lot of time has been spent discussing these issues.

Commissioner Acuna stated that he has been on the Plan Commission for approximately five years. Bulk has always been an issue, but it has been hard to

define and change. The Village does not want to unduly prohibit builders and homeowners, but it must protect the character of the Village. He stated that he believes that the character of the Village has changed over the last ten to fifteen years, but the Plan Commission has a responsibility to follow the Comprehensive Plan.

Mike DeMar asked about sub-acre lots automatically being part of a PUD, and if so, cannot the Village regulate them anyway.

Commissioner Acuna said that the proposal is that only a percentage of the non-build able land would be counted when determining the build able area.

Don Silich, a custom home builder, said that the Village should keep the thirty-five foot roof height regulation. He said it was not about money for the builders, but about creativity.

Commissioner Cohn said that the new proposals are comparable to surrounding communities.

Chairman Phillips asked the Commissioners if they would like to take a vote.

There was some discussion about walkouts, lookouts, and bulk. Exposed lower levels with more than two feet above grade should be counted in the floor area ratio. Any side exposed more than two feet would add twenty-five percent of that level's floor area to the total, assuming a four sided structure.

Chairman Phillips asked the Commissioners for their recommendations.

The recommendations were a thirty-one foot mean roof height. An exception should be made for homes with a walkout or a lookout to have a thirty-five foot mean roof height. Any lower level with more than two feet exposed above grade would add twenty-five percent to the floor area for each side exposed, assuming a four sided structure. Definitions will be added for these regulations.

All on the Commission were in favor of the proposal. None opposed.

Attorney Tappendorf said that the next subject for consideration was floor area.

Commissioner Acuna said that changing the maximum floor area of homes on sub-acre lots would bring them closer to the regulations used in neighboring communities, but the main reason for changing them is to more closely follow the Comprehensive Plan.

Commissioner Di Iorio said that he was concerned about the ten thousand square foot lots. He said he believes that the proposed floor area for those lots is too small.

There was some discussion. There are very few unbuilt lots of ten thousand square feet or less in the Village.

Superintendent Block said that the Village prefers having a minimum of thirty-three thousand square foot lots in new PUDs.

Mike DeMar said that on a thirty-five hundred square foot house, when you subtract for a walkout, a two-story space, and a garage, you are left with only nineteen hundred square feet of living space. He said on a thirty thousand square foot lots, it works out to sixty one eighty, and when you subtract the above mentioned items, you are left with only thirty-two hundred square feet of living area. He asked if this is what the Commission wanted to do. He said that lots are very expensive.

Chairman Phillips asked the Commissioners if they are in agreement with the proposed floor area regulations.

All were in favor except for Commissioner Di Iorio.

Commissioner Di Iorio said that he wants four thousand, fifty-five hundred, and seven thousand square feet of floor area for the ten, twenty, and thirty thousand square foot lots respectively.

The majority of the Commissioners agreed on the original proposal.

Superintendent Block said these new regulations may block some home additions because of the maximum floor area ratio.

There was some discussion, and it was asked if a variation could be applied for.

Attorney Tappendorf said that only some variations are allowed for in the Code, including yards and signs, but not floor area ratio.

Commissioner Di Iorio said he wants covered, un-enclosed porches excluded from the floor area calculation if they are on the front side of the house.

There was some discussion on the architectural merits of front porches and their use as a gathering place.

Superintendent Block said that the most recent remodels included sunrooms, master bedrooms, bathrooms, extra garages, and kitchens.

Chairman Phillips asked the Commission for a vote on the proposed floor area regulations.

All were in favor except for Commissioner Di Iorio.

Long Grove Plan Commission & Zoning Board of Appeals (LGPCZBA)
October 2, 2007 Meeting Minutes

Commissioners Present: Jeff Kazmer, Wendy Parr, Joe DiIorio, Shelly Rubin, Robert Jenkins, Tobin Fraley, Charles Cohn

Chairman Pro-Tem: Shelly Rubin

Also present: Village Planner James Hogue, Planning Commission Secretary Terri Taylor, Village Attorney Julie Tappendorf

Also present in the audience: two members of the public

1. **Call to Order:** Chairman Pro-Tem Rubin called the meeting to order at 8:00 p.m.

2. **Public Hearing Continuation** of consideration of a proposal for various amendments to the Village Code for the Village of Long Grove, Title 5, Zoning Regulations including without limitation modifications to the maximum floor area, building height and other regulations within the Village of Long Grove, Illinois.

   Attorney Tappendorf presented the draft copy of Ordinance No. 2007-_ : An Ordinance Amending Various Provisions of Title 5 (Zoning Regulations) of the Long Grove Village Code. She pointed out that the most recent draft changes were called out in the document using bold italic for reference.

   Chairman Pro-Tem Rubin suggested that each changed item be presented/discussed and then voted upon individually after completion of the discussion for that item. On a voice vote; all aye.

   Under Amendment to Section 5-3-12, Attorney Tappendorf noted that a typographical error under (B) would be corrected to read (acres) and not (square feet).

   Attorney Tappendorf read aloud the proposed amendment to Section 5-3-12, (G), 6, i; regarding the calculation of Maximum Floor Area for lots that meet current setbacks.

   There was some discussion over how the wetlands automatically create limits to the setbacks without the additional exclusion verbiage.

   Commissioner Parr stated that Trustee Acuna had asked for this content to be added.

   Attorney Tappendorf said that this draft reflected any adjustments made during the interim meeting attended by Commissioners DiIorio and Parr.

   Discussion moved on to the next recommendation.

   Attorney Tappendorf read aloud the proposed amendment to Section 5-3-12, (G), 6, ii; regarding the calculation of Maximum Floor Area for lots that do not meet setbacks.

She said Trustee Hannon specifically wanted the PCZBA to discuss the italicized content contained in this part of the amendment. There was concern over whether the exclusion of 50% of wetlands and conservancy district areas should apply to all lots. She said that the stricter formula would not apply to existing lots with homes. She referred to the language in the amendment.

Discussion took place regarding grandfathering and the potential for disgruntled homeowners should this amendment be approved.

Attorney Tappendorf read aloud the proposed amendment to Subsection 5-11-18(E), 2, (i) – regarding space between buildings as well as building boxes in PUDs. The minimum distance between building boxes as well as the minimum distance between a platted building box and the adjacent right of way were missing from the draft copy. She stated that Bob Block would be providing the numbers.

Chairman Pro-tem Rubin motioned to approve, although data was pending. Discussion took place regarding the missing data. Attorney Tappendorf said it would be possible to approve this recommendation during the meeting, then the data could be added by Bob Block and if the PCZBA found concern with the numbers submitted, a written comment could be sent to the Board prior to their meeting for approval. On a voice vote; all aye.

Attorney Tappendorf read aloud the proposed amendment to Subsection 5-11-18(E), 2, (m) 1. – Residential District Density. The recommendation would be that new lots within a PUD are no smaller than one acre. Chairman Pro-tem Rubin motioned to approve. On a voice vote; all aye.

Commissioner DiIorio asked how a subdivision like The Fields would have worked out under this new district density formula. Attorney Tappendorf indicated that they could then utilize annexation and special circumstances.

Attorney Tappendorf read aloud the proposed amendment to Subsection 5-11-18(G): Authority to Vary Regulations, #2. These regulations would provide limits regarding variations that will not be authorized.

Some data was missing from the items 2a and 2c. Discussion took place resulting in the recommendation by Village Planner Hogue and Attorney Tappendorf that item 2a contain a percentage and not a specified amount of feet. They recommended 25% for 2a. Item 2c was recommended to be 22 feet by the village engineer.

Discussion took place regarding roadway width in general.

Two audience members, Melanie Seuss of 3434 RFD and Pierre Deorio of 405 Waterford, Inverness were sworn in. Commissioner Rubin requested that they provide their names and addresses for the record.

Melanie Seuss expressed concern over the narrow roadways in her Long Grove neighborhood.

Commissioner Rubin asked if there was a motion to approve. Commissioner Cohn motioned to approve the proposed amendment as it would read with data added. Motion was seconded by Commissioner Jenkins. On a voice vote; all aye.

Attorney Tappendorf then read aloud the proposed amendment to Section 5-12-13 regarding changes to some definitions within the Long Grove Zoning Regulations.

Pierre Deorio asked whether the changes to the definition for Exposed Basement would affect existing homes. Attorney Tappendorf responded that "yes" the way the new definition is written would affect existing homes. Deorio expressed concern that this would be going back on existing rules from the time homes were built. Attorney Tappendorf explained that individual PUDs may have been originally been approved using different conditions, but could not comment fully without the proper paperwork.

Discussion took place due to concern over the homes that would become nonconforming upon approval of this amendment.

Commissioner DiIorio motioned to recommend that verbiage be rewritten to grandfather existing buildings for additions or existing walk-out basements so they would not become non-conforming upon approval of this amendment. The motion was seconded by Commissioner Jenkins. On a voice vote 5 ayes, 4 nays (Commissioners Cohn, Fraley, Kazmer, and Rubin). Motion carried.

The Commission had not voted on the first amendment (regarding maximum floor area) discussed at the beginning of the meeting, so Chairman Pro-Tem Rubin brought discussion back to this topic. Commissioner Jenkins motioned for this to go back to the Board, seconded by Commissioner Kazmer. On a voice vote all ayes to send this back to the Board for their decision. No recommendation by the PCZBA on this amendment.

Attorney Tappendorf presented the amendment to Section 5-9-12, regarding " Public Assemblies" in which the Minimum Distance between Public Assembly Uses, would now read …within 750 feet of another public assembly… On a voice vote, all ayes.

3. Approval of Minutes September 4, 2007

Commissioner Fraley motioned to approve the minutes; seconded by Commissioner Parr. On a voice vote; all aye, two abstentions (Commissioners DiIorio and Jenkins who had not been present at that meeting).

4. Other Business

Village Planner Hogue asked if the Commission needed to consider moving the upcoming December 4 meeting to December 3 due to Hanukkah. The Commission felt it was not necessary.

5. Adjournment

Commissioner Jenkins made a motion to adjourn; seconded by Chairman Pro-Tem Rubin. All ayes no nays. Meeting was adjourned at 9:57 p.m.

6. **Next Scheduled meeting – November 6, 2007**

Respectfully Submitted,

Terri Taylor

Secretary, Long Grove PCZBA

Chapter 6

COMMUNITY CHARACTER

What type of community is the Village of Long Grove and in what direction is it headed? Answers to these questions are two of the most critical aspects of the Village's planning. The Village's past planning policies have been directed at preserving the Village's rural character; likewise, its preservation is viewed as an essential element of this plan. The 1980s and 1990s have been a period of unprecedented development which has stressed the Village's ability to preserve its rural character. In 1980, there were 559 residential dwelling units in Long Grove; in 1990, there were 1,421 (U.S. Census Bureau); in 1998, there were 2,000 (based on building permit data). As a result of this rapid growth, the Village of Long Grove has established policies that better protect, preserve, and enhance its character. [1991, 1999]

The term "community character" covers a broad spectrum of concerns. First and foremost, community character is a visual concept. In Long Grove, however, community character is more than just an aesthetic concern. Long Grove has worked hard to preserve the natural environment within its jurisdiction for reasons greater than its aesthetic value. Many residents live in and move to Long Grove because the Village takes responsibility for, and an active role in, preserving a healthy and quality living environment. Therefore, while the types of community character discussed herein are often arrived at from a visual perspective, they are also defined by land use, economic, social, and lifestyle terms. [1991]

The remaining undeveloped land in the Village shall continue to be developed with great care to ensure that the rural character of Long Grove is preserved. Regulations that give better definition to the Village's character and the intention of preserving and enhancing that character are needed. This need is felt by the Plan Commission and Village Board as these bodies review proposed developments. [1991]

If the Village wishes to maintain its "rural" characteristics, firmer regulations must be adopted that give definition to the character concepts the Village wants to promote. This Chapter lays the essential foundation for regulations that protect the Village of Long Grove's rich and unique community character. [1991]

Long Grove

In an era of unprecedented, unfettered development, Long Grove has retained the rural charm and natural groves of trees that have hallmarked the community since its inception. The Village has made a tremendous effort to preserve these characteristics. The effort has become much more difficult in recent years. Gone are the large farm fields that used to

characterize the community. Despite the preservation of 1,474 acres of scenic easements and nature conservancy areas, the Village needs to continue to explore new concepts to protect its countryside and to guard its rural character. [1991]

Recognizing that Long Grove is but a small portion of the entire region, serious consideration has been given to the Village's role, both in relation to surrounding communities and the entire Chicago metropolitan area, in formulating the Comprehensive Plan. The two major regional planning agencies in the Long Grove area are the Northeastern Illinois Planning Commission (NIPC), which plans for the entire Chicago metropolitan area, and the Lake County Regional Planning Commission, which is the planning mechanism of Lake County, Illinois. Both have actively implemented regional plans in which the Long Grove area is predominantly reserved as open space--free from intense development. [1979, 1991]

The situation in the County and the Chicago metropolitan area has changed significantly since the regional plans were first adopted. NIPC's Regional Open Space Plan, known as the "finger plan," showed Long Grove resting firmly in the middle of an open space corridor. The NIPC Regional Open Space and Recreation Policy Plan is an update to the finger plan and continues to expound the need for open space in northeastern Illinois. [1991]

Realizing the importance of retaining the open space character of Long Grove for the benefit of the entire region, the Long Grove Comprehensive Plan is designed to fulfill many of the "action recommendations" in the current regional open space plan. [1991]

Historically, the Village was built in the forested lands, thus creating an essentially invisible community. In addition, the Village made providing this open space an objective in the development process for the Village, thereby promoting what may be called a "green community" concept. The quality of life in the community is greatly enhanced by these open spaces. More importantly, Long Grove and other green communities answer an important regional need for open spaces separating the sprawling suburbs. [1991]

Long Grove has long maintained a desire to preserve the open spaces and semi-rural charm that has characterized the Village throughout its existence. At the same time, however, the Village desires to permit quality development within the Village. These two goals have remained unchanged as the most important goals of the Long Grove Comprehensive Plan. The Village needs to decide now the best course of action for continuing to achieve these goals. The Village actively continues to implement the Comprehensive Plan's goals and objectives to ensure the Plan remains an operational reality. [1991]

Community Character

There are three related components involved in describing community character. The first is a view of the large-scale components of a community (such as type of land use and intensity of use) to determine the type of community. A second crucial factor is the scale. A third aspect is the design of development and the degree to which it contributes to a cohesive community. [1991]

The theoretical elements of each component are described in Appendix B.

Community Scale

The scale concept addresses how a building or space relates both to its inhabitants and to other buildings or spaces. Scale, by its very nature, is subject to quantification, at least on a relative basis. There are several methods for measuring scale. Some relate the building or space to human beings, others relate buildings or spaces to each other, and still others relate the building to its land. These concepts are explored further in Appendix C. [1991]

Out-of-character building scale has been a problem in Long Grove. The scale of newer residential structures is much greater than the older buildings. [1991]

In general, a community may have occasional buildings that are out-of-scale with the remainder of the community, but they should be buildings of importance to the general public so that their difference has a symbolic meaning. [1991]

Action Program

With smaller portions of vacant land remaining and with development rapidly taking place, preserving the rural characteristics of Long Grove has reached a higher level of community importance. In some areas, regaining a lost localized rural character may be impossible. Therefore, this action program combines two strategies. The first is a positive shift in Village development regulations to ensure that new development enhances the remaining rural characteristics of the Village, with open spaces, clustering, and landscaping included. The second is the adoption of a strategy that attempts to regain lost rural character, possibly through the use of landscaping. The Village shall provide informational materials that encourage the regaining of the lost rural character of some areas of the Village so individual residents can take action. [1991, 1999]

A positive development strategy may require the clustering of residential development, in some cases, and the creation of larger, more visible, open spaces; improved scenic buffers and street treatments; and encouraging architectural designs that actually minimize the impact of the buildings. This strategy requires setting limits on building size which the Village set by ordinance, relative to residential structures, in 1990. [1991]

Clustering is a means of providing open space within a development by reducing the lot sizes or other requirements that would typically force all the land to be built upon. Clustering residential developments has mostly been used to maintain the overall low residential density of a site while preserving the conservancy soils. It also can be used effectively to create a more rural atmosphere. (1991]

Long Grove is viewed, by both its residents and visitors, not from subdivision streets but from the major roads. These views shall reflect a rural character. Small meadows along major roads must be continuous and of sufficient width to adequately preserve rural character--demonstrate how to use prairies to provide impact. Therefore, a goal of the Village is to protect these visual qualities through the public dedication of open space areas,

conservation areas, conservancy district easements and scenic corridor easements in these important areas of the Village. [1991]

In certain areas of the Village which have remained as vacant land, clustering can be used to maintain open land along roads and between nodes of development. The use of public sewers and/or land treatment systems is one method to encourage these developments. Clustering may also mean building on lots smaller than one acre while maintaining an overall rural density. In wooded areas, buildable lot size is one of the most important factors affecting development impact. In some circumstances, large lot sizes may not promote rural qualities. For the most part, large uninterrupted open spaces may only be achieved by cluster lots or highly restricted buildable areas on large lots. [1991]

Clustering also shall be supplemented with a revised landscaping philosophy for the Village. [1991]

Scenic buffers are another critical element in preserving rural character. The concept of scenic buffers and how they can be used in Long Grove is discussed in Appendix D. [1991]

Developments need hidden access for appearance and safety reasons. Land uses shall be required to take access from subdivision roads rather than the main roads. Drives should be combined or eliminated along major roads. The older areas of Long Grove demonstrate these qualities and actually make up what is perceived to be the image of Long Grove. Development that occurs in wooded areas is relatively easy to mask from view with large setbacks, but development in open areas needs to be treated differently. [1991]

In open areas, masking tasks are much more difficult. At even very low densities, the homes scattered across the landscape are very visible and quickly reach a point where the horizon is continually interrupted by buildings. Therefore, clustering and architectural restrictions are needed to preserve the landscape qualities. The architectural bulk regulation revisions to the Village zoning ordinance is a step in implementing this. Low buildings in natural colors, that are placed and vegetated so as to disappear into the landscape, shall be the rule rather than the exception. The large modern homes being built in the Long Grove environment tend to draw attention to themselves and thus, accelerate the erosion of a balanced countryside or rural landscape. [1991]

Chapter 7

RESIDENTIAL NEIGHBORHOODS AND HOUSING

Introduction

For much of Long Grove's history, agriculture was the major land use in the community. Within the last decade, this land use pattern has undergone rapid change. Residential land platting and construction of single-family dwelling units in these newly platted subdivisions has increased significantly. Long Grove has become a predominantly residential community, with nearly all of its total land in or platted for residential use. [1991]

Village Housing Construction Activity from 1980 to 1990

The 1980s was a decade of increased residential building activity. During this 10-year period, a total of 750 dwelling units were constructed. The increased rate of construction was most notable in the latter part of the decade beginning in 1986. From January 1, 1986 to December 1, 1990, 550 residential dwelling were constructed in the Village representing about 71 percent of all the housing starts since 1980. The period between 1990 and 1997 has seen a stable, but strong, number of housing starts of approximately 40 to 50 per year. [1991, 1999]

To put this recent Village housing construction "boom" into a broader perspective, one must also look at how many dwelling units were in the Village at the time of the last census. In 1980, the U.S. Census reported a total of 559 total residential dwelling units including occupied, vacant, and seasonal. In 1990, the Census reported 1,421 dwelling units. In 1998, the figure was estimated to be approximately 2,000. The number of residential starts experienced in the Village between 1980 and 1990 represented an increase in 154% in 10 years. Since 1990, the total dwelling units in the Village has increase to 2,000, a 40% increase in 8 years. The Village is expected to continue this rapid growth as new developments are approved. Even though this rapid growth is spread over the 18 square miles of the Village, due to its low density, it has caused no adverse impacts to the regional transportation system, school systems, or other regional services. It has provided considerable tax base for both regional and local needs. [1991, 1999]

Issues in Housing

As Long Grove matures as a residential community, new issues are brought into focus. Recently there has been a trend to build much more massive houses, some well over 10,000

square feet. The supply of land without severe resource limitations has dwindled; thus, there is less land available to develop. Consequently, massive homes are forced onto smaller lots. [1991]

Residential Privacy

Long Grove historically provided privacy in residential areas by scattering development through the wooded areas of the Village. Lots tended to be large, though homes were often modest in scale. Woodland or farmland separated the built-up residential neighborhoods. Privacy was adequately provided to residential dwelling units because of the preserved woodlands. [1991]

Family Activity and Recreational Areas

Except in clustered subdivisions where recreational space is provided within the adjoining common open space areas, family-oriented activity and recreational areas are best provided on the individual residential dwelling lot. Since the minimum residential dwelling lot sizes in the Village exceed one acre, except in Village approved cluster subdivisions, ample room is provided on these lots to accommodate many family-oriented recreational activities which may only be provided by park districts in other communities. [1991]

Many of the existing open spaces in the Village can be effectively linked together by open space corridors such as the Village-required scenic buffers and easements. These linkages also provide an opportunity to develop a natural resource-oriented trail system for passive recreational opportunities. Examples of passive recreation opportunities include hiking, cross-country skiing, nature study, and, perhaps, horseback riding. [1991]

Several examples of scenic buffers are illustrated in the Community Character chapter of the Village of Long Grove Comprehensive Plan. These scenic buffers are recommended to vary in width from 100 feet to over 400 feet and, thus, can easily accommodate a trail system. In some areas, scenic corridors can be effectively linked with the residential lots through the use of scenic easements which may be located contiguous to front, rear, or side lot lines of individual residential lots. [1991]

Vehicular Access Within Residential Neighborhoods

Long Grove's practice of encouraging private roads is beneficial to both the character and safety of the community. These private roads limit "through traffic" and typically serve only their abutting dwellings. The narrow winding private roads, while reducing sight distances in certain instances, also force a reduction in the overall traffic speeds. This decreases the stopping distance required for a moving vehicle and, hence, may improve overall road safety. This is particularly important because streets can be a major safety issue in suburban areas. Due to their proximity to front yards and their hard, flat surfces, they are seen as excellent playing areas by local children. [1991]

The rural quality of these narrow roads is a substantial feature in giving value to homes in

Long Grove. Wide streets, multiple lanes, and curbs are more appropriate for arterial roads and more urban uses. They do not add value to suburban homes. In Long Grove they are seen as contributing to the destruction of the character of a residential neighborhood, which reduces the value of the homes. [1991]

Proper landscaping, as discussed in Appendix E, is one way of protecting community character and value. It screens homes from the street, which reduces noise and increases privacy. From the street view, the rural character of the neighborhood is enhanced. [1991]

Community and Neighborhood Identity

As previously stated, the Village of Long Grove consists of a series of neighborhoods. They are characterized by residential uses, rural landscaping, open spaces between uses, and buffers separating the neighborhoods. Each neighborhood area derives its identity from a multitude of factors including the characteristics of the natural environment, lot size, distance between dwelling units, size of individual dwelling units, and the public street or private drive system. Typical neighborhoods tend to have a "suburban estate" character with open space. However, the features of Long Grove's neighborhoods have a rural element. This adds to the overall rural character which is not typically associated with true suburban development. (1991]

Long Grove Station

If a commuter rail station can be created at the northern end of the Village, a new neighborhood would be created. The Long Grove Station is a traditional neighborhood with homes located around neighborhood open space or natural area. The center of the neighborhood would adjoin the train station and consist of mixed retail, office, and residential uses. Higher density residential would surround the neighborhood center with the lowest density units to the north where similar development in unincorporated Lake County exists. This neighborhood would continue the commitment to preserving a rural setting along Midlothian Road and would provide approximately 48 percent open space to preserve important wildlife habitats. Appendix J contains the details on Long Grove Station. [1996]

January 25, 2016

Dear Chairman Phillips and Commissioners,

As we may have a conflict with attending your meeting on February 2, 2016, we are writing to you now regarding both New Business items on your agenda for that evening.

The issues on which we wish to present testimony are the requests to allow variances so that the square footage of a residence may exceed 13,000 sq ft on a property greater than 8 acres, and to allow one resident a variation to increase the square footage of a home already at the limit. We are against this idea for the following reasons:

1) You all considered this issue in May/June, 2015. You are aware that you and the Board said "no". Prior to that when I (Lisa) was on the Commission with many of you, we considered this same issue for maybe the 6th time. I recall that based on our consideration of the Comprehensive Plan calling for a "pastoral nature", the danger of what becomes of such properties when the owner moves on (unsalable/commercial use), and based on being responsible about increases in impervious surface in our Village which is largely wetland, we voted no - as did our Village Board. **That *6th time*, we SPECIFICALLY discussed and agreed to use language *purposefully disallowing* any variation to this ordinance to avoid precedent setting and "getting around" this law. Opening this door will change the nature of our Village in way that doesn't support The Plan or what residents just told us via survey.** Our Comprehensive Plan pretty much spells out that we do not want to be South Barrington, and our residents just confirmed it.

2) Setting an "8 acre" parcel limit is putting a burden on specific neighborhoods - not the entire Village. We are selecting certain residents for being affected by this. How many parcels are left and whom will they affect when these monster structures are built? And what is magic about 8 acres?

Our neighborhood has such a 10 acre parcel backing up to it and a home of that size would be completely out of character there and not appreciated by the neighbors. We all bought in the woods and in a neighborhood of all unique, not huge, homes because we like that look. There were rules to protect us from a huge monolith going there and we knew it. Whether you find such a structure attractive or not, please don't impose that on others - the Comprehensive Plan says "pastoral" not "big box".

We are very familiar with the topography and hydrology there and even with water management, we can be sure that such an impervious surface increase would further exacerbate substantial water flow issues and that homes would likely be damaged. The water balance is already extremely precarious and difficult to manage in any water event. Our water issues have been discussed for years and years and we know with certainty that they cannot be easily mitigated via engineering. We ask that you please go out and look at each parcel left in the Village and determine whether such a structure on each would be in keeping with each neighborhood that would be subjected to both the structure and the impervious surface increases (if you aren't comfortable already with saying "no").

3) Hardship. The Board just approved a variance for a family in Towner subdivision based on moving an aging parent into their home. That seems a reasonable hardship. Is it truly a hardship not to have an 8 car garage - especially given that one could build a free standing carriage house that would possibly be more attractive and save us all from the "monolithic" look? Our home has a 6 car garage that was accomplished by taking from living space and our total floor area is less than half the 13,000 square foot area - but we manage. It would be sad to me that we would be the Village that is in the news having called the need for a home larger than 13,000 square feet and an 8 car garage a "hardship".

4) Lastly, please review the survey results. This is not being requested by residents. It is being asked for by a single resident without hardship and a single Trustee, who, without more said, should recuse himself from this discussion. Another Trustee, immediately upon the Board's vote to approve this reasonable ordinance capping homes at 13000 sq ft, looked up and said to a particular audience member something to the effect of "don't worry, we can get around this"... out loud! And here were are again. Long Grove just voted in three Trustees by a landslide because they promised transparency and representation of the *majority of residents.* This is not in the best interest of the majority or Long Grove.

Please consider what you call "hardship". Please consider our home and the others that will be devalued by allowing a variance on just a few properties in our Village. It's just not the right thing to do and outrageously unnecessary. All of our LG neighbors bought their homes knowing the rules - please don't change them mid-game.

Thanks for your consideration and for representing the majority,

David Phillips and Lisa Schultz
3316 RFD