

**Long Grove Plan Commission & Zoning Board of Appeals (PCZBA)
Regular Meeting Minutes ---February 16, 2016**

Present: Chairman Fred Phillips, Commissioners Jeff Kazmer, Shelly Rubin, Michael Dvorak.
Also Present: James Hogue, Village Planner, Betsy Gates, Village Attorney, Jodi Smith, PCZBA Secretary, Village Board Trustees Sarletto, Yeager, and Marshall, and members of the public.

1. Call to Order: Chairman Phillips called the meeting to order at 7:10 p.m.

2. Visitor's Business: None

3. New Business:

PUBLIC HEARING: Consideration of a request for an 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.

Chairman Phillips read the request into the record and swore in witnesses who are to testify in this matter. Planner Hogue was asked to summarize the staff report prepared for this request. Planner Hogue reminded the board and the public of several requested amendments to the village code over the years, all relating to exceptions to the village code for relief if a large structure is desired on a small lot. During the prior deliberations, the issue of "bulk" became the main concern, particularly with large residences on smaller lots. Bulk regulations were determined and have worked well in dealing with large structures on small lots. This particular request, however, raises the issue of larger structures on larger lots of 8 acres and above. The current village code has a maximum cap of 13,000 square feet regardless of the lot size. The petitioner is requesting a variance for a structure of over 17,000 square feet on a lot over 8 acres. The villages 'bulk' regulations are summarized in the staff report. Planner Hogue further identified the concerns driving the bulk regulations, including the impact on the rural character of the community. The staff report sets forth the options relating to this request, which include maintaining the status quo and allowing no variations, considering additional standards for larger structures such as FAR, setbacks and caps, and finally, removing the 13,000 square foot cap and keeping all other bulk regulations in place. In response to questions from the board, planner Hogue identified two existing homes in Long Grove that are at 13,000 square feet and it is noted that no other residential structures in Long Grove exceed that number.

Attorney Gates clarified the purpose of the two Public Hearings at this meeting. This first public hearing is to address the request for a text amendment to permit the zoning variation, and if that passes, the second public hearing is for a variation pertaining to the residence at 3111 Old McHenry Road.

Paul Psenka, architect for the petitioner, emphasized that this is a unique situation in Long Grove. The existing code allows for the construction of a detached structure/garage without a variation request. However, the detached structure would create the appearance of even more mass than an attached garage. If attached, the square footage of the residence would increase to 17, 853.

Marsha Forsythe, 3111 Old McHenry Road, emphasized that there are very few lots in Long Grove, which would be affected by the amendment change. One single structure is more

aesthetically pleasing than two separate structures and a detached garage would diminish open space and require removal of very valuable trees. Ms. Forsythe further noted that the calculation of square footage in Long Grove is unusual and unfair in that it includes any enclosed space as square footage including a garage, an attic, and a porch with an overhang. These should not be considered as livable space. Long Grove's method of calculating square footage should be changed.

Mike Demar, 4965 Astor, stated that the village needs to consider particular circumstances that apply to unique lots and that builders would like that option for larger structures on larger lots. David Gayton, 1124 Robert Parker Coffin Road, stated that common sense needs to prevail and that he would like an aesthetically pleasing single structure home to versus two separate structures.

Rita O'Connor, Oak Hill, noted that the emphasis in Long Grove is on smaller homes. Lisa Schultz, 336 Country Lane, refers to the letter she sent to the commissioners for review. In particular the letter emphasizes community character, the comprehensive plan, the pastoral/rural feel of Long Grove, and the respect due to current residents where home size is an issue. She also emphasized, in her opinion, the lack of hardship in this instance.

Chairman Phillips closed the public hearing and opened the discussion up to the commissioners. Commissioner Dvorak stated that his opinion on bulk regulations has not changed and agreed with Commissioner Parr's email (which Commissioner Dvorak read into the record) stating that both he and Commissioner Parr oppose the proposed amendment and variation. Commissioner Rubin inquired as to the calculation of square footage and in response to questioning, Planner Hogue stated that the village did not change the calculation of square footage because the areas of the garage, attic, porch, etc. all add to the "bulk" of the structure.

Commissioner Kazmer prefers to keep the statue quo and wants to keep the "bulk" down. Upon further discussion and questioning from trustee Yeager, Planner Hogue clarified that no residence can currently be in excess of 13,000 square feet. However, an accessory structure that is detached does not count in that calculation and is required to only comply with accessory status, such as, it has to be subordinate in size to the primary structure with a 15 foot height limitation and it must be an accessory to the principal use of the property. Typically, the accessory structure is a garage or a shed.

Commissioner Dvorak made a motion to recommend that no text amendments be made to the Long Grove Zoning Code regarding the size of residences on lots that are 8 acres or more in size. Seconded by Commissioner Kazmer. On a voice vote, three ayes. Commissioner Phillips abstains. Motion passes.

4. PUBLIC HEARING: Consideration of 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.

Chairman Phillips read the request into the record and swore in witnesses who are to give testimony in this matter. Planner Hogue summarized his staff report and noted that the house at issue is currently at 12,905 square feet and the proposal brings the square footage up to approximately 17,000 square feet. The property is on 10 acres of land. The request is predicated on approval of the text amendment, which was just voted down. Planner Hogue did add that this attached garage does appear to be the minimum amount of relief requested for this type of

structure. Paul Psenka spoke on behalf of the petitioner and noted that he is very concerned about the character of the house. From an aesthetic standpoint, an attached garage actually gives the appearance of less bulk. It also has the least amount of impact on the property.

Ms. Forsythe further emphasized the positive aspects of having an attached garage and its aesthetic value.

Commissioner Kazmer make a motion to recommend denial of the applicant's request for a variation from the maximum floor area requirements for the property located at 3111 Old McHenry Road. Seconded by commissioner Dvorak. On a voice vote, three ayes. Chairman Phillips abstains. Motion passes.

5. Old Business: Public Hearing continued: Consideration of an update and proposed amendments to the Village of Long Grove Comprehensive Plan submitted by the Village of Long Grove.

Planner Hogue and Chairman Phillips summarized the status of the comprehensive plan update. Last week the first stakeholder interviews were conducted to give consultants an idea of the issues in the community. Stakeholders included community leaders, public agencies and others involved in economic development. The next step is the formation of a steering committee to make recommendations to the plan commission. Two more evening stakeholder sessions will take place in the near future. The calendar will be updated and the website is in process. Lisa Phillips objected to the composition of the stakeholder meeting and believes it does not accurately represent the community. Planner Hogue replied that he idea of the stakeholder meetings is not political but geographical and included key community players and are targeted to specific interests. Further discussion ensued among board members, trustees and Ms. Phillips regarding participation in the process and the stakeholder meetings.

Residents will have the ability to comment on the website.

Commissioner Rubin made a motion to continue the public hearing regarding updates and proposed amendments to the Village of Long Grove Comprehensive Plan until April 5, 2016 at 7:00 p.m. Seconded by Commissioner Dvorak. On a voice vote, all ayes. Motion passes.

5. Approval of Minutes: January 5, 2016 meeting.

A motion was made by Commissioner Kazmer, seconded by Commissioner Rubin, to accept the January 5, 2016 minutes with grammatical corrections. On a voice vote, three ayes. Chairman Philips abstains. Motion Passes

6. Other Business:

The former Midwest Bank building is scheduled to be demolished next week to make way for the Harbor Chase development on the property.

7. Adjournment

Commissioner Kazmer made a motion to adjourn, seconded by Commissioner Rubin. On a voice vote all ayes. Meeting is adjourned at 8:45 pm.

8. Next Regular Meeting: March 1, 2016

Respectfully Submitted, Jodi Smith, PCZBA Secretary

