

**Long Grove Plan Commission & Zoning Board of Appeals (PCZBA)
Regular Meeting Minutes ---June 2, 2015**

Present: Chairman Fred Phillips, Commissioners Jeff Kazmer, Shelly Rubin, Wendy Parr, and Charles Cohn.

Also Present: James Hogue, Village Planner, Betsy Gates, Village Attorney, Jodi Smith, PCZBA Secretary, and members of the public.

1. Call to Order: Chairman Phillips called the meeting to order at 7:04 p.m.

2. Visitor's Business: None

3. New Business:

a) PUBLIC HEARING: Consideration of a request for a special use permit to allow permanent outdoor dining at "Broken Earth Winery" 215 Robert Parker Coffin Road and zoned under the B-1 zoning district classification as submitted by New Midwest Capital L.L.C.

Chairman Phillips read the request into the record and swore in witnesses who are present to speak on this matter. Chairman Phillips asked Planner Hogue to summarize the staff report prepared for this petition. Planner Hogue first noted that the petitioners had sought to establish outdoor dining on a temporary, annual, basis but could not meet the separation requirement from a residential zoning district. The code allows for an owner to apply for a special use permit for outdoor dining where the temporary dining request does not meet the standards. The standards for the outdoor dining request are similar to those for temporary outdoor dining. All standards are met by this request except for the separation requirement, which involves the location of the residential properties to the east and north of the premises. Planner Hogue summarized the description of the outdoor seating area and the hours of operation. The proposed seating is confined to the front porch of the Winery and does not interfere with surrounding properties. Sufficient screening exists and the seating should not impact nearby residences.

Marsha Forsythe, co-owner of the Winery, noted that the current patio holds six tables but that it is narrow and allows the placement of only two chairs per table. Petitioner may want to put additional tables on the property in front of the Winery where grass currently exists. The neighbors have no objection to the outdoor seating.

Chairman Phillips opened the discussion to questions from the board.

Commissioner Kazmer agrees that this is a good use of the space and that it enhances the downtown. Commissioner Rubin has no objections and thinks it is a great idea.

Commissioner Parr agrees with Commissioners Kazmer and Rubin. Commissioner Cohn is in agreement if no neighbors objected.

Attorney Gates advised that any additional seating could not be on the grassy area but must be on concrete and Ms. Forsythe agreed that this would be the case. A discussion ensued regarding the amount of seating requested. The petition requests seating for 16 patrons, however, petitioner would like the board to consider allowing additional seating for up to 24 patrons as allowed by the code. The code currently allows 6 tables with maximum seating of 24 patrons for outdoor seating. Commissioner Kazmer made a motion to recommend approval of a special use permit for 215 Robert Parker Coffin Road to allow the

establishment and maintenance of permanent outdoor dining on the existing front deck of the principal structure subject to the condition that applicant may increase seating for up to 24 patrons subject to Village Manager Approval. In addition, any tables not on the patio must be located on concrete. Commissioner Rubin seconded the motion.

On a voice vote, all ayes. Motion passes.

b) PUBLIC HEARING: Consideration of amendments to the Village Code for the Village of Long Grove, Title 5, Zoning Regulations, including without limitation, modifications to the maximum floor area, impervious surface coverage limitations, floor area ratio and other regulations.

Chairman Phillips read the request into the record and swore in witnesses who are to give testimony on this matter. Chairman Phillips asked Planner Hogue to summarize the staff report prepared for this petition. In addition to the staff report, Planner Hogue distributed the current Code regulations, a comparison to neighboring communities, Plan Commission minutes from September 4, 2007 and February 6, 2007, along with letters sent to the board regarding this petition from Chiqui and Brian Johnson, Lisa Schultz, and Mike Dvorak.

Planner Hogue summarized his staff report. At the April 4, 2015 village board meeting, this matter was referred to the Plan Commission for its recommendation. Currently the code sets a cap of 13,000 square feet for residential dwellings. The zoning board in 2007, and at other previous times, considered an amendment to the zoning code regarding “bulk” and floor area and lot coverage. The issue raised by this petition regards the maximum cap of 13,000 square feet as it relates to a larger lot size. Comparisons to Kildeer and Hawthorn woods is difficult because those communities have different regulations.

Planner Hogue summarized three possible scenarios.

First, the board could do nothing and leave the requirement at 13,000 square feet. (Attorney Gates advised that doing nothing amounts to recommending the proposed change and that a decision to not make a change would require a motion to that effect).

Second, The board could consider a sliding scale for larger lots, specifically considering larger structures for larger lots.

Third, the board could recommend no square footage cap for structures on 5-acre lots or more.

Commissioner Rubin asked why this amendment request was brought to the board.

Planner Hogue explained that this was brought up by the Village Board for consideration, as there is a concern that our lot restrictions could drive potential buyers away from Long Grove.

Chairman Phillips opened the meeting to comments from the public.

John Marshall, Village Trustee, stated that his job on the board is zoning and building. He has heard from many potential homeowners who want to build bigger homes in Long Grove. He noted that we are considerably restricted because our structure size includes garages, porches, attics, etc. and that this reduces the home size significantly. Mr. Marshall would prefer gradient allowances with an ultimate cap.

Mike DeMar, 4965 Astor, is a resident and builder in the area. He sees the community going in two directions. Bigger homes on bigger lots to attract those particular buyers, as well as higher density properties for homeowners who want to downsize. Chairman Phillips stated

that a discussion of higher density properties would have to be deferred to later date as this petition relates only to the larger lots and structures thereon.

Lisa Schultz, 3316 RFD, summarized the letter that she sent to the board regarding her objections to increasing floor area. Her foremost concern is that of keeping our community in conformance with the comprehensive plan and maintaining the pastoral areas. Additional concerns are outlined in detail in her letter.

Marsha Forsythe, RFD, spoke in favor of increasing the square footage cap. Ms. Forsythe noted that the larger properties at issue are not in neighborhoods. 10 acre lots can be divided into 3 lots with three driveways, three pools, etc. and it would look much better for the community from a pastoral perspective, to have only one residence on the large lot. The value of homes in the areas would increase. Ms. Forsythe noted that FAR is a significant issue since it includes attic space, garage space, and other areas that are not "living space".

A discussion ensued among the board and public regarding other homes and properties in Long Grove that could give insight into this issue. The sizes of several homes and lots were noted. It was generally discussed that larger homes on larger lots do not look out of place and are not necessarily unsightly, but are not really necessary or desirable in our community.

Pam Besbeas, a Long Grove resident and merchant, maintains that large homes that abut the street are unsightly but larger homes on large lots do not seem as massive. There is a big difference between homes on ten -acre lots versus two- acre lots. The discussion continued over building on a ten -acre lot versus subdividing the lot or building additional structures on the property.

Greg Bernadette, a Long Grove resident and real estate agent in the area, noted that larger homes within scale on a larger lot benefits the neighborhoods. Sometimes requiring separate structures such as a 6 car garage is more unsightly than allowing it to be included in the primary residence.

Ms. Forsythe urges the board to consider a sliding scale to accommodate homeowners with lots of ten acres or more.

Chairman Phillips opened the discussion to comments from the board. Commissioner Kazmer is still undecided. He would like to see more examples of larger homes on larger lots. Chairman Phillips responded that it is not an issue of how those homes look, but rather it is a conceptual issue and how larger homes would fit in with the comprehensive plan. Commissioner Rubin stated that precedent has been set and this has already been debated. He would not change anything. Commissioner Parr asked if permission to build a larger home could be granted by way of a special use permit request. Attorney Gates replied that this is not an option. Our code allows for no variations or exceptions.

Commissioner Cohn wants to maintain the status quo and not change the code. Chairman Phillips reiterated that we are only making a recommendation to the Village Board and that the final decision on this issue will be theirs. Commissioner Rubin made a motion that the Plan Commission recommends 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. Commissioner Cohn seconded the motion.

On a voice vote all ayes. Motion passes.

4. Old Business: None

5. Approval of Minutes: May 5, 2015 meeting.

A motion was made by Commissioner Rubin, seconded by Commissioner Parr, to accept the May 5, 2015 minutes with any grammatical corrections. On a voice vote, all ayes. Motion passes.

6. Other Business:

Planner Hogue expects a petition from Mr. DeMar regarding higher density development, particularly on the Iverson property east of Geimer, by the Country School off of Old Hicks. He proposes an annexation for duplexes. A discussion ensued regarding the possible need to review the comprehensive plan in consideration of this type of request. Issues for consideration for this and similar requests will be the particular location for the proposed development, conservancies, and the impact of route 53.

Attorney Gates reminded the board that the comprehensive plan is not binding but is merely a guide. The board can deviate from the plan, but the village ordinances work within the guidelines of the comprehensive plan. The comprehensive plan is subject to amendment where necessary and should be reviewed every 10 years per Illinois law. Chairman Phillips noted that a village wide survey is being mailed to residents. The survey will ask residents their opinions on several issues including higher density properties. He suggests waiting for the survey results before reviewing the comprehensive plan.

7. Adjournment

Commissioner Rubin made a motion to adjourn, seconded by Commissioner Kazmer. On a voice vote, all ayes. Meeting was adjourned at 8:15 p.m.

8. Next Regular Meeting: July 7, 2015

Respectfully Submitted, Jodi Smith, PCZBA Secretary

