Village of Long Grove Illinois

MEMORANDUM

TO:	Village President and Village Board
FROM:	James M. Hogue, Village Planner
DATE:	July 10, 2015
RE:	Board & Commissions Report for 7/14/15

This memo is intended to update the Village Board as to the status of projects and activities of the Long Grove Plan Commission & Zoning Board of Appeals (PCZBA), Conservancy & Scenic Corridor Committee (CSCC) and the Architectural Commission (AC).

PCZBA; Regular Meeting 7.7.15 (2 Action Items) – Held at Gewalt-Hamilton Offices, Vernon Hills.

1) **PUBLIC HEARING: Consideration of a request for a Temporary Moratorium on Development Activities in the Village of Long Grove submitted by the Village of Long Grove.**

Chairman Phillips swore in witness and opened the public hearing.

Attorney Gates explained the purpose of the moratorium indicating that this item had been referred to the PCZBA by the Village Board for public hearing. She noted the moratorium went hand in hand with the update of the Comprehensive Plan (the second agenda item) and is designed to reduce the possibility of new development proposals being submitted "under the wire" and resulting in development which may be non-compliant with the recommendations of the new Comprehensive Plan for the Village.

The function of the PCZBA was to review the "critical development areas" identified by staff and determine if these (or other areas) were suitable to be put under the moratorium and to gain public input on the subject.

She further noted that public notice for the meeting (15/30 day publication requirement) stated that the meeting would take place at Village Hall. Due to renovations at Village Hall the meeting location was changed after publication took place. To avoid any issues with the publication requirements and the Open Meetings Act she suggested the hearing be opened and public comments be accepted but that this item be continued to a meeting date specific to allow republication to take place so as to avoid any Open Meetings Act conflicts.

Mr. Michael Sarlitto, Long Grove Village Trustee and speaking as a Trustee, provided testimony as to why the Village Board was considering the moratorium. Essentially he indicated that there were new trustees in place and many issues for them to consider including capital improvements, roads and infrastructure among others. Also, a Village questioner was being distributed to residents on these issues

as well as others. The moratorium was considered to allow some "breathing room" for the Village Board to help them determine what direction the village is heading. Some of these issues have impacts to the Comprehensive Plan for the Village as well. Per Trustee Sarlitto, "functionality", "relativity" and "brand" were three important areas for village consideration.

Ms. Marcia Marshall, 4512 RFD, urged tabling (on behalf of Lisa Schultz-Phillips who was unable to attend) of the discussion so interested residents could participate in the process.

Mr. Michael Demar, Fidelity Wes Builders, indicated the word "moratorium" had a negative connotation and scares people in the local development community. On the other hand, he acknowledged that review of the current development policy is a good idea and certain areas of the village need to be reviewed and evaluated.

Ms. Chiqui Johnson, 5244 RFD, indicated only the "Summary" of the Village Comprehensive Plan was available on-line and not the entire document. She would like to be able to review the entire document.

Village Planner Hogue indicated to the best of his knowledge the entire plan document was posted to the web page and that he would double check on that item.

Chairman Phillips then solicited comments from the PCZBA members.

Commissioner Kazmer noted that Mr. Demar raised a good point, particularly in light of the efforts of the village to be more developer friendly. On the other hand not a lot of new development proposal have come before the PCZBA in recent months. On a temporary basis a moratorium may not be a bad thing.

Commissioner Rubin questioned when the moratorium would start and would it affect building permits on property which had already been zoned.

Attorney Gates responded that while there is presently a hold on new development applications the moratorium takes effect when approved by the Village Board (and for a duration as established by the board) however applicants could appeal to the Village Board for consideration of a development proposal during the moratorium. The moratorium would also apply to vacant zoned properties identified as "critical development areas".

Commissioner Cohn sees no harm with the moratorium as proposed in the critical development areas.

Commissioner Peltin disagrees noting the perception associated with a moratorium is bad. It puts the "brakes" on many things and project the image that the community is hesitant to embrace development. He does not like the concept of a moratorium and indicates it is too "blunt" of an instrument for consideration. Development is market driven not dictated by village planning and development policies.

Commissioner Rubin then made a motion, seconded by Commissioner Peltin, to recommend denial of the temporary moratorium.

The issue is that vacant undeveloped property should be considered under the moratorium but property which has already been subdivided and entitled (i.e. "zoned") should be allowed to develop as approved and not be considered as part of the moratorium.

On a voice vote, 2 aye, 1 nay, 1 abstention, the motion failed for lack of a majority vote.

A second motion was made by Commissioner Cohn, seconded by Commissioner Kazmer to recommend continuation of the public hearing to the August 4th meeting date to allow for republication of the legal notice. On a voice vote, all aye.

2) **PUBLIC HEARING: Consideration of an update and proposed amendments to the Village of Long Grove Comprehensive Plan submitted by the Village of Long Grove.**

Chairman Phillips swore in witness and opened the public hearing.

Planner Hogue explained this was the very initial step in would likely be a 6 to 9 month process. As such, this will be an on-going agenda item until such time as the PCZBA makes their recommendations to the Village Board on the matter.

The Village has published an RFQ soliciting consulting services to assist in the project. He briefly reviewed the Scope of Work outlined in the RFQ noting identification of stakeholders and further public input would be one the first tasks for the consultant once on board. This scope would likely become more refined during the RFQ\RFP process. The citizen survey is also being coordinated with this process and the results of the survey will be provided to the consultant for consideration in the planning process. In his opinion the survey would likely generate more questions than answers however.

A review and analysis of the elements of the current plan should be undertaken as part of this process and include recommendations and modifications to meet current community needs as well as providing a clear vision for the future of the village.

He noted a strong emphasis on economic development will be a component of this plan due in part to the failed property tax referendum. Opportunities which may arise in the planning sub-areas as identified by the village may offer the greatest development potential. Downtown Long Grove should also be considered in sub-area analysis. He emphasized that striking a balance between high quality development opportunities while preserving the established community character will be a challenge this plan and the consultant will need to address.

Mr. Mike Demar, Fidelity Wes Builders, noted the moratorium was proposed for 90 days while plan completion may take 6 months or more. He questioned what happens in the interim and how does the moratorium end?

Attorney Gates reiterated the duration of the moratorium was a Village Board decision.

Trustee Sarlitto noted the moratorium was necessary to allow the village to "do it right" in public and transparent forum and allow the Village Board to make decisions in a timely fashion. From his perspective the moratorium should not be extend any longer than needed.

Commissioner Kazmer acknowledged the need to revisit commercial areas from the planning perspective but questioned changes to residential areas of the village which are largely established.

A motion was made by Commissioner Cohn, seconded by Rubin, to continue this item to the August 4th PCZBA Meeting and allow republication of the meeting notice to occur. On a voice vote, all aye.

AC; - Next Regular Meeting; 7.20.15 CSCC; - Next Regular Meeting; 7.15.15