

Item #1:
Report Of May 1, 2012 PCZBA Meeting:
Sunset Grove Final Plat Amendment



**MEETING AGENDA OF THE
PLAN COMMISSION & ZONING BOARD OF APPEALS
REGULAR MEETING**

Tuesday, May 1, 2012 at 7:00 P.M.

Village Hall, 3110 OLD MCHENRY ROAD LONG GROVE, ILLINOIS

1. **Call to Order.**
2. **Consideration of a request for approval** of an amendment to the final plat of subdivision of property known as the “Sunset Grove P.U.D/ Subdivision” within the HR-1 Commercial District to be known as the “Sunset Grove First Resubdivision” on property commonly known as the “Sunset Grove Development”, Rt. 83 and Aptakasic Road, submitted by Lakewood Real Estate Solutions.
3. **Approval of Minutes; April 3, 2012 - Regular Meeting**
4. **Other Business;**
5. **Adjournment:**

Next Regular Meeting – June 5, 2012 - Village Board Representative; (5/8) Commissioner Kazmer.

The Village of Long Grove is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to phone David Lothspeich, Long Grove Village Manager at 847-634-9440 or TDD 847-634-9650 promptly to allow the Village of Long Grove to make reasonable accommodations for those persons.

**MEETING
PROCEDURES**

Plan Commission meeting follow the procedures outlined below. In the spirit of fairness to all parties, any of these procedures may be modified for a particular item at the discretion of the Chair.

1. Introduction of item by the Chair.
2. Village Staff’s summary of Petition.
3. Presentation by the Petitioner.
4. Public Testimony and Comment.
5. Cross-Examination.
6. Response by the Petitioner.
7. Questions by the Commission.
8. Commission Discussion and Deliberation.
9. Commission Action.



STAFF REPORT

TO: LONG GROVE PCZBA
FROM: JAMES M. HOGUE, VILLAGE PLANNER
DATE: 4.25.12
RE: PCZBA REQUEST 12-02 - Request for Re-subdivision; Submitted by Lakewood Real Estate Solutions

Item: PCZBA PETITION 12-02

Status: Request submitted 4/24/12. Referral by Village Board not required. Publication in newspaper not required as this is considered a minor PUD amendment (final plat must be considered by PCZBA however.

Proposal: Consideration of an amendment to the final plat of subdivision (Lot 1) of property known as the "Sunset Grove P.U.D/ Subdivision" within the HR-1 Commercial District to be known as the "Sunset Grove First Re-subdivision" on property commonly known as the "Sunset Grove Development", Rt. 83 and Aptakisic Road, submitted by Lakewood Real Estate Solutions.

HISTORY/STAFF REVIEW:

History:

The site is the location of the Sunset Grove Development which, upon completion, will contain six principal structures per the aforementioned PUD approval as follows;

Sunset Foods (anchor tenant); 48,055 sq. ft. w/ potential 15,000 sq. ft. addition.

Building "A" (retail uses anticipated); 17,000 sq. ft.

Building "B" (Bank and Mixed Retail Uses anticipated); 14,800 sq. ft.

Building "C" (Unknown; restaurant use contemplated); 9,000 sq. ft.

Building "D" (CVS Pharmacy) 14,392 sq. ft.

Building "E" (Cleaners & mixed use retail) 9,000 sq. ft.

The property is located on the southeast corner of Route 83 and Aptakisic Road. The property consists of 16 +/- acres of land area. The property is presently zoned HR-1 Commercial District & OS-P with a special use permit for a Planned Unit Development. The Village Board granted final PUD plan & plat approval in November 2008 (Ord. # 2008-O-27).

Previously a minor amendment was approved (without modification of the plat) modifying the previous PUD approval as it principally relates to "Building B". Building "B" as originally approved on Lot 1 of the Sunset Grove PUD was to contain a bank and mixed retail uses including two drive-up facilities. The bank, now Chase

Bank, wished to have a free standing building instead of being a part of the single Building “B” as originally approved. A minor amendment to the previously approved PUD was required and approved (Ordinance # 2010-O-32). The zoning data for “Building B” as originally approved and as previously modified (per the approval granted as Ord. # 2010-O-32) and proposed to be modified per the plat approval is listed in the following table;

Zoning Data

	Existing (Lot 1 unbuilt)	Proposed (Lot 1a & 1b)	Final Sunset PUD Approval (Lot 1)	Zoning Code (HR-1 Standard)*
Lot Area (Lot 1a & b)	1.92 Acres 83,719 sq. ft.	Lot 1a - 38,218 sq. ft. Lot 1b - 45,501 sq. ft.	1.92 Acres 83,179 sq. ft.	20,000 sq. ft.
Floor Area	N/A	Lot 1a - 4,250 Lot 1b - 10,250 14,500 (2 buildings)	14,800 (1 Building)	No Standard Identified
Lot Coverage	N/A	Lot 1a - 71.3% Lot 1b - 77.3%	71.8%** (75% Standard Identified in approval ordinance)	.60 (lot coverage)
F.A.R.	N/A	Lot 1a - 11 % Lot 1b - 22%	17.6% (28.5 Standard Identified in Approval Ordinance)	16%
Height	N/A	39.4' Tower Bldg "B" 26.0 Bldg "B" Height 26.5' (Chase Bank Bldg.)	Bldg. "B" (30' Building Height 41' tower Height identified in Approval Ordinance)	35 feet

* Standards may be modified by individual PUD approvals

** Entire Sunset Grove Site; not just Lot 1

Staff notes the impervious surface of Lot 1b is calculated at 77.3 percent. The overall lot coverage for the Sunset Grove development is approximately 72%. The lot coverage for individual lots is tied to the final PUD plans (see below). The 75% lot coverage standard applies to the entire development and not lots 1a & 1b individually.

Impervious Surface Coverage. Notwithstanding the provisions of Subsection 5-4-10(E) of the Zoning Code, the maximum impervious surface coverage for the Property shall not exceed 75% and the maximum impervious floor area for any one lot of record shall conform to the Final PUD Plans. For purposes of the calculations set forth in this Subsection W, impervious surface coverage shall include the pervious pavement shown on the Final PUD Plans.

The ordinance approving the minor PUD amendment may include language addressing this (other other standards) as part of the approval ordinance. The proposed amendment is in compliance with the Village Zoning Code as well as the Sunset Grove PUD approval ordinance.

Final PUD Plat

The Village Attorney has opined the following with regard to this request;

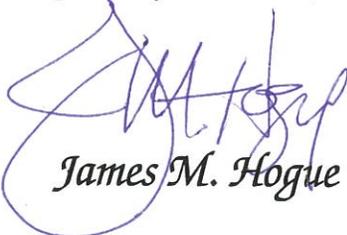
"The proposed resubdivision is a minor amendment, as acknowledged in Section Five of the First Amendment to the RDA. Further, the Ordinance No. 2008-O-27 recognizes that the development (including its subdivision) can occur in phases, and the resubdivision is reflective of the phasing of the approved construction of the overall development.

As a minor PUD amendment, this approval can go directly to the Village Board. It will be accomplished by ordinance.

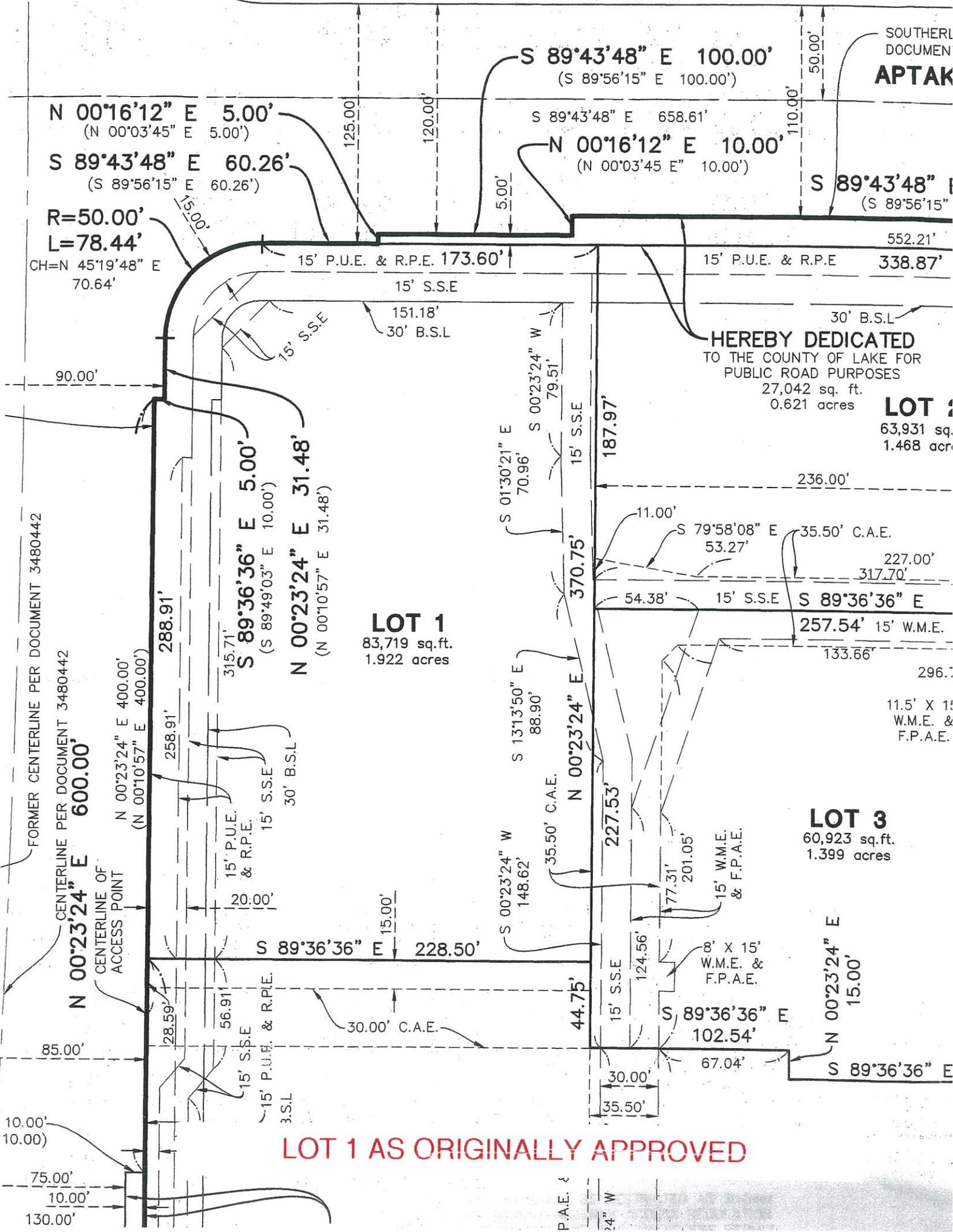
Although the zoning aspect under the PUD can proceed directly to the Village Board, the actual plat of resubdivision does need to be processed through the Plan Commission under State law (the Village is non-home rule). Such approval is essentially a ministerial act, and there will be no need for a preliminary plat in light of the existing site improvements. It too will be approved via ordinance, which can be combined with the ordinance for the minor PUD amendment. No public notice or public hearing will be required."

A revised final PUD plat of re-subdivision is attached. Review of the plat indicates the plat is in conformance with the Village Subdivision Regulations and is approvable.

Respectfully Submitted,



James M. Hogue
Village Planner



N 00°16'12" E 5.00'
(N 00°03'45" E 5.00')

S 89°43'48" E 60.26'
(S 89°56'15" E 60.26')

S 89°43'48" E 100.00'
(S 89°56'15" E 100.00')

N 00°16'12" E 10.00'
(N 00°03'45" E 10.00')

S 89°43'48" E
(S 89°56'15" E)

R=50.00'
L=78.44'
CH=N 45°19'48" E
70.64'

15' P.U.E. & R.P.E. 173.60'

15' P.U.E. & R.P.E. 338.87'

HEREBY DEDICATED
TO THE COUNTY OF LAKE FOR
PUBLIC ROAD PURPOSES
27,042 sq. ft.
0.621 acres

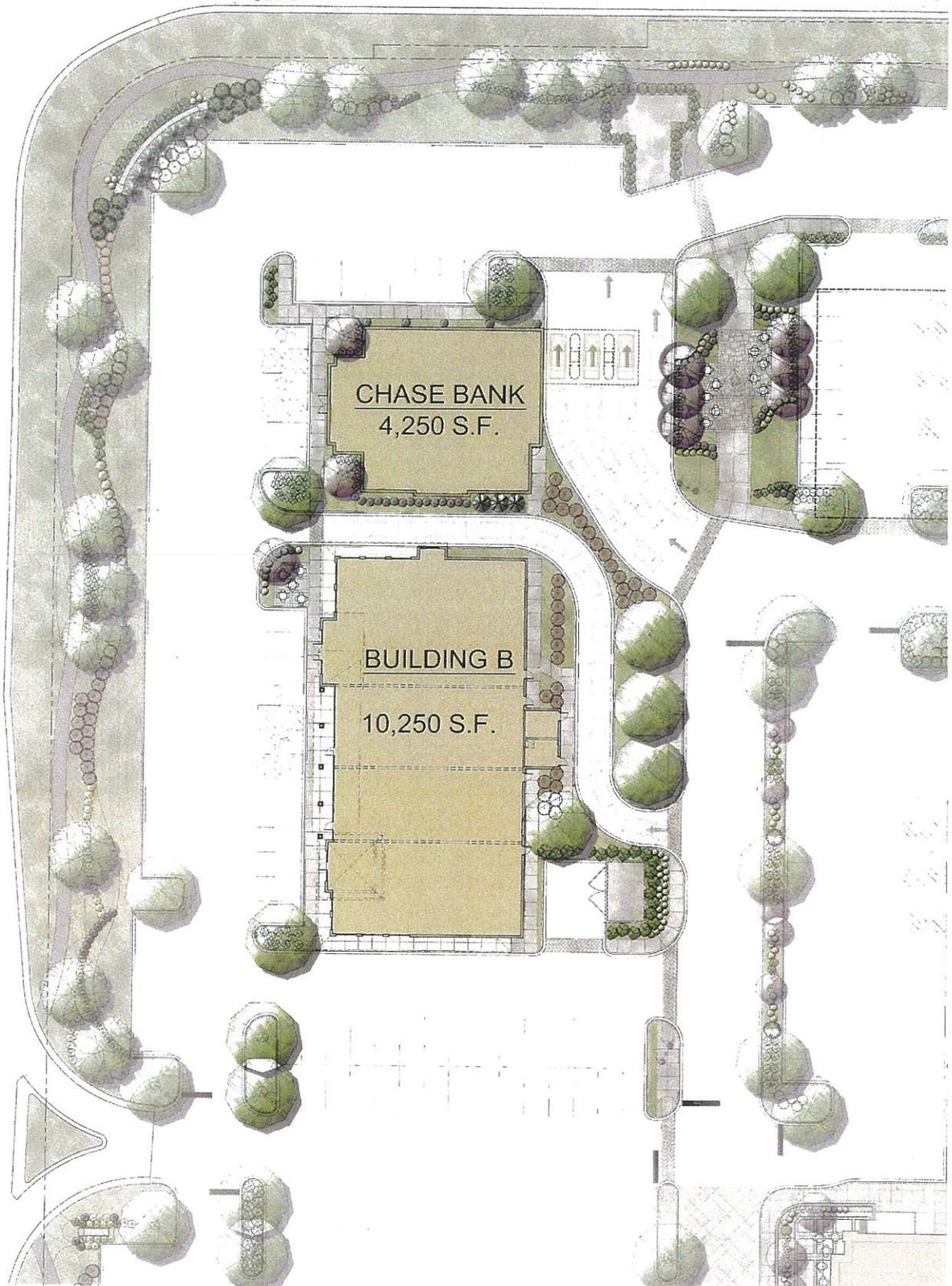
LOT 2
63,931 sq.
1.468 acres

LOT 1
83,719 sq.ft.
1.922 acres

LOT 3
60,923 sq.ft.
1.399 acres

LOT 1 AS ORIGINALLY APPROVED

APTAKISIC ROAD



LOT 1 - SITE PLAN

EXHIBIT 4
SUNSET GROVE
LONG GROVE, ILLINOIS

SUNSET GROVE, LLC.



OKW Architects

DATE: 13 JULY 2010

PROJECT NUMBER: 04053

