

Item #1:
Report Of PCZBA Meeting - July 1, 2014



MEMORANDUM

TO:	Village President and Village Board
FROM:	James M. Hogue, Village Planner
DATE:	July 2, 2014
RE:	Board & Commissions Report for 7/8/14

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 7.1.14 - (3 Action Items)

a) **PUBLIC HEARING: Consideration of a request for a Special Use Permit within the R-2 Residential District and/or additional relief necessary and/or appropriate under the zoning code including but not limited to parking and floor area to provide for a Senior Living Center with Memory Care and Assisted Living Facilities for property located on the south side of Route 53 between Mardan Drive and Long Grove Road, submitted by the Long Grove Senior Care LLC.**

Chairman Phillips opened the hearing and Staff gave an overview of the project. The petitioners then gave a presentation regarding their request.

Numerous of the public were present largely from the Mardan Estates and Wynncrest Subdivisions. Residents raised concerns with regard to traffic safety and site access, stormwater management/wetlands, water usage and fire protection, tree preservation, sanitary sewer connection and line capacity, the need for such a use at this location and impacts to the residential character of the area among others.

The PCZBA encouraged the petitioner to meet with residents to discuss these issues and seek viable resolution of these issue to the satisfaction of both parties as a well as present additional information to the PCZBA regarding water usage, fire protection, ingress & egress to the site, sanitary sewer service, additional parking and tree preservation.

The public hearing was continued until the August 5th regular PCZBA Meeting.

b) PUBLIC HEARING: Consideration of a proposal for amendments to Title 5 of the Village Code for the Village of Long Grove, including definitions, modifications in section 5-11-4 and more specifically Section 5-11-4(F)(2) regarding Architectural Commission jurisdiction within the B-1 Historic District within the Village of Long Grove.

Planner Hogue noted this had been scheduled for public hearing (per Village Board referral in May) for consideration by the PCZBA in response to requests from downtown building owners wanting to replace their existing wood deck and railing with the high density plastic (wood looking) material. Their goal is to replace with something that doesn't require as frequent maintenance and to comply with the Village's recent and ongoing property maintenance inspections while maintain the character of the building.

The PCZBA asked if the AC had been apprised of this request and if so what their reaction to it was. Planner Hogue indicated that as this was an amendment to the zoning code it was matter for PCZBA consideration and not necessarily the AC.

The PCZBA was reluctant to take action on this matter without the input of the AC. The PCZBA directed staff to present this item for AC consideration at the next AC meeting and present that information to the PCZBA at their next meeting.

The public hearing was continued until the August 5th regular PCZBA Meeting.

c) PUBLIC HEARING - CONTINUATION; Consideration of amendments to the Zoning Code of the Village of Long Grove in light of the adoption of the Illinois Compassionate Use of Medical Cannabis Pilot Program Act, 430 ILCS 130/1 et seq., including specifically whether to include state-authorized medical cannabis dispensing organizations and medical cannabis cultivation centers as special uses in non-residential zoning districts in the Village.

Village Attorney Filippini reported that the State of Illinois had not completed the final revisions to the "Cannabis Pilot Program Act". As such it is still premature for the PCZBA to act on this request. He recommended the public hearing be continued to the next regular meeting of the PCZBA.

The public hearing was continued until the August 5th regular PCZBA Meeting.

CSCC; - Next Regular Meeting; 7.16.14

AC - Next Regular Meeting; 7.21.14