



MEMORANDUM

TO:	Village President and Village Board
FROM:	James M. Hogue, Village Planner
DATE:	August 6, 2014
RE:	Board & Commissions Report for 8/12/14

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 8.5.14 - (4 Action Items)

a) **PUBLIC HEARING: CONTINUATION - 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 swore in witnesses. The petitioners then gave a presentation regarding their response to the issues raised by the public at the hearing of July 1st 2014.

Jordan Glazov, petitioner, presented a power point presentation which addresses the following issues;

- Parking (increased from 65 to 84 spaces)
- Ingress/Egress/Headlight projection (modified to right-in/right out – conceptually accepted by IDOT).
- Sanitary Sewer Capacity (development & existing residences anticipated to utilize 720 PE of the 900 PE on the Killdeer line)
- Stormwater flooding into Wynncrest (engineering and grading of site will eliminate this concern; must develop to WDO standards).
- Water Usage (project will be served by 1100 ft. Deep well; no impact to shallow aquifer – shallow well to be used only to replenish pond levels for secondary fire suppression).

- Tree Removal (petitioner proposes tree planting, forestry management plan, forestry maintenance plan at a cost of \$414,370; total costs for landscaping/ tree removal \$568,370).
- Need and appropriateness at site (market need for this product; confirmed by Village ED consultant; does not necessarily address appropriateness of the proposed use at this site).
- Alternative uses; Single Family/Retail (2 acre lots not feasible; no financial benefit to taxing bodies; greater tree removal impacts; tax benefits; LGSC -\$400,000 w/no impact to schools; SFR \$150,000 w/impact to schools; Retail; poor access to site; loss of all trees; excessive parking/lighting requirements, noise, hours of operation, not consistent with adjacent land uses & current zoning).
- Alternative locations; Geimer Property (not feasible; impacted by Menard's traffic; too far from Historic Downtown to provide benefit; site will be impacted by RT.53 extension).
- Negative Effect on Property Values; (comparable senior living facilities have no discernible adverse impact on neighboring property values; low intensity use, minimal traffic, lighting & noise; Screened from adjacent properties, architecturally compatible with Village).
- Benefit to Long Grove (address need for senior care; potential increased downtown sales activity, real estate tax benefits other than the Village; Best Forest Management Practices Plan)

Numerous residents were present largely from the Mardan Estates and Wyncrest Subdivisions. Residents raised concerns with regard to traffic safety and site access, stormwater management/wetlands, water usage and fire protection, tree preservation, and line capacity, the need for such a use at this location and impacts to the residential character of the area among others. A petition against the proposal (approximately 75 signatures) was presented to the PCZBA. Two residents of the area spoke in favor of the proposal.

After discussion, particularly with regard to site access, the PCZBA made the following motion;

To recommend approval of (i) a text amendment to the zoning code authorizing parking and floor area variations for nursing homes operating under a SUP in the R-2 District; (ii) finding all the required standards are met for: (a) the issuance of a SUP for a nursing home consisting of a senior living center with memory care and assisted living facilities, 9b0 a parking variation, and (c) a floor area variation, all in accordance with the plans submitted for property located on the south side of Route 53 between Mardan Drive and Long Grove Road; and (iii) recommending approval of such SUP and zoning variations subject to the following conditions;

1. The petitioner shall comply with the recommendations of the Village Arborist;
2. Engineering plans shall be approved by the Village Engineer;
3. If IDOT approves a four-way access at Long Grove Road the petitioner shall relocate their access to that point;
4. Access must be from the west side of the of the property to the Long Grove traffic signal creating a four way intersection into the property with intersection improvements to be financed by the petitioner.

On a roll call vote; Commissioners Cohn, Dvorak & Kazmer aye, Commissioners Parr & Rubin nay, Commissioner Peltin absent; motion carries.

b) PUBLIC HEARING: CONTINUATION - 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.

It was noted that a quorum was not available for the July AC meeting and that meeting was cancelled. The AC will consider this item at their August 18th regular meeting assuming a quorum is available.

The PCZBA moved to further continue this item to the September 2nd regular meeting to allow AC consideration of the issue.

The public hearing was continued until the September 2nd 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.

The PCZBA moved to further continue this item to the September 2nd regular meeting (due to time constraints).

The public hearing was continued until the September 2nd regular PCZBA Meeting.

d) PUBLIC HEARING – Consideration of a proposal for additional amendments to Title 5 of the Village Code for the Village of Long Grove, regarding Permitted and Special Uses within the B-1 Historic District, and more specifically, additional uses as proposed by the Long Grove Business and Community Partners.

Nancy Fino, Local Merchant and Chairman of the Economic Development committee of the LGBPC presented three issues to the PCZBA for consideration. These included;

- 1). The percentage of off-site sales for businesses in the B-1 District;
- 2). Regulating non-retail uses (i.e. enforcing the 20% cap); and;
- 3) The minimum space for an establishment (250 Sq. Ft.) in the B-1 district.

After discussion it was determined that Ms. Fino conduct further research and would go back to the LGBCP with those findings. The PCZBA will then reconsider these matters at the September 2nd meeting.

The public hearing was continued until the September 2nd regular PCZBA Meeting.

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

CSCC; - Next Regular Meeting; 8.20.14; AC - Next Regular Meeting; 8.18.14