

**Item #1:**  
**Report Of PCZBA Meeting - November 3, 2014**



## MEMORANDUM

**TO:** Village President and Village Board  
**FROM:** James M. Hogue, Village Planner  
**DATE:** November 6, 2014  
**RE:** Board & Commissions Report for 11/11/14

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 11.4.14 - ( 1 Action Item)

- 1) Consideration of the final site plan, landscaping, lighting, signage and elevation plans as part of an application by Harbor Retirement Associates for an amendment to the previously approved Special Use Permit and Planned Unit Development known as the Fairfield Village Planned Unit Development and within the R-2 PUD District to provide for a senior living center with Memory Care and Assisted Living Facilities for the property at 1190 Old McHenry Road, submitted by Harbor Retirement Associates.**

Planner Hogue to summarize the staff report prepared for this petition. Planner Hogue stated that in general, the final plans and plats are in substantial compliance with the preliminary submittal. The biggest unresolved issue is the location of the cell tower on both a temporary and permanent basis.

Peter Pluskwa of Cemcon, Ltd. Spoke on behalf of petitioner. Mr. Pluskwa displayed renderings of the site plan and discussed the location of the building, the access points, number of units, setback requirements, access roads, parking, easements, storm water management, drainage and pathways. Mr. Pluskwa reiterated that HRA is seeking variances for parking spaces and building height. Mr. Pluskwa discussed the enhancement of existing landscaping and protected trees as well as signage. Mr. Pluskwa also noted discussions with the fire department and locations of fire hydrants as well as utility service to the property which has been determined to be adequate to meet the needs of the proposal.

Ati Rahimpour, of Solomon Cordwell Buenz, spoke on behalf of petitioner. Ms. Rahimpour presented additional renderings of the proposed site and stated that HRA is working with the AC to meet the AC's concerns. HRA has been able to resolve the monotony issues as requested by the AC, in order to make the building look less institutional and more residential. Dormer elements were introduced around the building to soften the look of the roof and make it look more residential. The main entrance and monument are designed to blend in with the Sunset Grove architecture. The monument sign will be similar to Sunset Grove and will be illuminated and surrounded by plantings to hide the lighting. Two secondary signs will have similar lighting features. Planner Hogue noted that photometric plans were provided and the light does not escape from the site per the requirements of the Village Code.

The remaining significant issue is the location of the cell tower. Attorney Gates reiterated that the temporary location, and final disposition, of the tower must be approved by the PCZBA and the village board. HRA, when it becomes owner of the property, will be responsible for petitioning the PCZBA for approval of the temporary location. James Richards, HRA representative, stated that HRA absolutely does not want the tower permanently on the property. T-Mobile is in negotiations with the current owner regarding the temporary location of the tower and is looking for a permanent location. Planner Hogue noted that the tower location requires a special use permit and T-Mobile will eventually have to make that application. Attorney Gates suggested requiring removal of the tower as a condition to final approval by the board.

A general discussion ensued regarding how to ensure that the tower is permanently removed from the site. It was decided that the best option is to impose a deadline for removal of the tower. Using a date of May 1, 2016 would give T-Mobile 1 ½ years to arrange relocation. The board generally agrees that 18 months is reasonable. Once this date is set, HRA must ensure that T-Mobile lease conditions include termination of the lease by this date.

A motion was made by Commissioner Rubin to recommend approval of the final PUD plat for the requested amendment to the Fairfield Village Planned Unit Development subject to i) the conditions set forth in the Staff Report prepared by Planner Hogue, dated October 29, 2014, and ii) approval by the village engineer, village arborist and AC as noted therein, and iii) the condition that the T-Mobile cell tower be permanently relocated off site by May 1, 2016. Commissioner Dvorak seconded the motion. On a voice vote all ayes. Motion passes.

**PCZBA; Next Regular Meeting 12.2.14 CSCC; - Next Regular Meeting; 12.3.14;  
AC; - Next Regular Meeting 12.15.14**



VIEW FROM SOUTH EAST  
11.10.2014

PROPOSED SCHEME

HARBOR RETIREMENT ASSOCIATES  
Linda George, Director











