

**Long Grove Plan Commission & Zoning Board of Appeals (PCZBA)
Regular Meeting Minutes ---January 5, 2016**

Present: Commissioners Jeff Kazmer, Shelly Rubin, Wendy Parr, Charles Cohn, Michael Dvorak, and Bill Peltin.

Also Present: James Hogue, Village Planner, Betsy Gates, Village Attorney, Jodi Smith, PCZBA Secretary, and members of the public.

1. Appointment of Chairman *pro tem*. Commissioner Cohn nominates Commissioner Peltin as Chairman *pro tem* for purposes of this PCZBA meeting. Seconded by Commissioner Kazmer. On a voice vote, all ayes.

2. Call to Order: Chairman *pro tem* Peltin called the meeting to order at 7:10 p.m.

3. Visitors Business: None

4. New Business:

a) Public Hearing; Consideration of a petition for annexation, zoning map amendment, and special Use Permit/Preliminary PUD approval including the annexation and reclassification of unincorporated property into the Village of Long Grove from the "AG" Agriculture District to the R-2 PUD District to allow for a residential PUD comprised of family detached dwelling units as submitted by the KC1 LLC (Fidelity Wes Builders) on property commonly known as the Iverson Property located at the corner of Checker Road and Old Hicks Road.

Chairman *pro tem* Peltin swore in witnesses who are present to testify in this matter.

Planner Hogue summarized the December 21, 2015 staff report that was distributed to the Commissioners prior to this meeting. In addition to the staff report, other documents including copies of proposed site plans, pathway segments, water well opinion, traffic impact statement, and engineering report, were distributed to the Commissioners prior to this meeting.

Planner Hogue summarized that the property at issue is at the corner of Checker Road and Old Hicks Road, adjacent to the Menard's Property and the Long Grove Country School. The petitioner is seeking a special use permit and preliminary PUD approval, including a 15% density bonus and setback relief. The relief being sought is permissible under the current zoning code. The development would include 18 detached, single-family homes. The updated traffic study shows a minimum traffic impact from this proposed development. The staff report further details the specifics of the request and indicates no major issues with the preliminary PUD plan. Certain issues, including the size and location of the proposed conservancy and pathways, should be considered by the CSCC. For example, the pathway is still under discussion as the village engineer suggests a 10-foot "looping" pathway, which the developer believes may be difficult to construct given the swale for water flow abutting the property. Commissioner Parr inquired as to the rationale for the 15% density bonus. Planner Hogue described the density bonus using a carrot and stick analogy. In order to get a higher quality development, the village offers a density bonus. It is not automatic and the zoning board can deny it. Attorney Gates explained that the density bonus is related to the quality of the development. It is a relatively loose standard. For example, without the density bonus, petitioner will be allowed 15 homes on 2-acre lots,

but with less open space and common areas. The density bonus allows slightly smaller lots but adds more enhanced landscaping, pathways and aesthetics throughout the development.

Mike Demar of Fidelity Wes described his development plan. He noted that the development will maintain the high quality standards as other developments his company has built in Long Grove. There will be no adverse water flow effects and in fact, neighboring properties will be helped by the conservancy plans and sewer extension. The traffic problems already exist and are unavoidable. However, the zoning code allows for this property to be a residential development and it will eventually be developed with residences. The homes will be priced starting at \$800,000 without upgrades.

Garry Buzil, 2347 Bayberry Lane, questioned how deep the well will be and whether it will affect his water. Mr. Demar responded that the Snelten report indicates that shallow wells between 200-300 feet will be sufficient. However, Mr. Demar will follow up on Mr. Bazil's concerns with Snelten and report back to Mr. Bazil personally on this issue.

Peter Zalai, 2361 Old Hicks Road, is concerned that additional million dollar homes off of his street will adversely affect the value of the older homes.

Sharon Dalcompo, 2359 Bayberry Lane, is concerned about the buffer and the length of time it will take for the landscaping and conservancy to mature and look attractive. Planner Hogue responded that with maintenance and new plantings, the roadside buffer will be much improved and of a higher quality than it is now. Ms. Del Compo also objects to the name "Karen's Corner" as not fitting in with the names of Long Grove developments in general.

Jonathan Muszczynski, 2357 Old Hicks Road, is concerned about the odor from the school affecting the lots and is also concerned about the one-acre lots vs. two-acre lots. Planner Hogue explained that density is the issue and that the lot size is averaged over the entire area of the development. The PUD with smaller lots allows for more open space.

Planner Hogue referenced for the record emails received concerning the petitioner's request from Catherine Duffin, Tina Fosco, and Chiqui Johnson.

Chairman *pro tem* Peltin opened the discussion to the Commissioners. Commissioner Kazmer noted the multitude of variables that could affect this development and would like to hear what the conservancy committee has to say along with recommendations of village arborists and the architectural commission.

Commissioner Rubin is concerned about traffic but concedes that this is acreage that was intended to be developed with residential units. The proposal is a good one subject to review.

Commissioner Parr would also like contingencies attached to any recommendation. Commissioner Parr is concerned about the location of the pathway and wants review by the CSCC. Commissioner Parr also would like to see confirmation on the shallow well issue and any possible affect on neighboring properties. Commissioner Parr is also not fond of the name "Karen's Corner". Lastly, Commissioner Parr wants to make sure that there is value in the 15% bonus.

Commissioner Dvorak stated that in his opinion, the 15% bonus is significant and the plan is well presented, but considers this a tough call particularly because of the increased traffic.

Commissioner Cohn is concerned with the impact of the Route 53 right away affecting potential homeowners. The project engineer responded that IDOT is responsible for the buffer between Route 53 and the homes when the road is built. In his experience this type of road has not been a deterrent to developers and buyers.

Chairman *pro tem* Peltin noted that this is supposed to be a residential site. The route 53 extension is beyond the purview of this commission and if the developer sees value in these lots, it is his choice. Chairman *pro tem* Peltin does not believe that the increased traffic from 18 homes should preclude this development, but agrees that the wells and conservancy issues do need to be addressed.

Chairman *pro tem* Peltin closed the public hearing.

Commissioner Parr made a motion to recommend approval of the following relief for the property at the northwest corner of Checker Road and Old Hicks Road: (i) a Zoning Map amendment rezoning the property to the R-2 District following annexation; (ii) a special use permit for a planned development and approval of the Preliminary PUD Plat and plans; (iii) a 15% density increase to allow 18 single family lots as depicted on the Preliminary PID Plat; and (iv) reductions to the underlying R-2 District building setback requirements not to exceed 20% s depicted on the Preliminary PUD Plat, subject to the following conditions:

- Review by the Conservancy/Scenic Corridor Easement Committee of the proposed scenic corridors and conservancy easements, including possible modification of pathways as proposed in the staff report recommendations;
- Review by the Architectural Commission of the preliminary plans, including landscaping and signage;
- Review by the Village Arborist of the landscaping and tree preservation plans;
- Review by the village engineer of the impact of the proposed wells on neighboring water supplies.

Commissioner Kazmer seconded the motion. On a voice vote, all ayes. Motion passes.

4. Old Business: Public Hearing (Continued): Consideration of an update and proposed amendments to the Village of Long Grove Comprehensive Plan submitted by the Village of Long Grove.

Planner Hogue reported that the consultants are continuing the behind the scenes work and that there is now a web page for resident input. A business survey is also being prepared. Commissioner Cohn made a motion to continue the public hearing regarding updates and proposed amendments to the Village of Long Grove Comprehensive Plan until February 2, 2016 at 7:00 p.m. Commissioner Dvorak seconded the motion. On a voice vote, all ayes. Motion passes.

5. Approval of Minutes: December 2, 2015 meeting.

A motion was made by Commissioner Parr, seconded by Commissioner Kazmer, to accept the December 2, 2015 minutes with a noted minor change and any grammatical corrections. On a voice vote, five ayes. Chairman *pro tem* Peltin abstains. Motion passes.

6. Other Business: Planner Hogue referenced a Letter from Commissioner Phillips regarding his unfortunate absence from this meeting and thanking the board for their understanding of his temporary absence.

7. Adjournment

Chairman *pro tem* Peltin made a motion to adjourn, seconded by Commissioner Kazmer. On a voice vote, all ayes. Meeting was adjourned at 9:10 pm.

7. Next Regular Meeting: February 2, 2016

Respectfully Submitted, Jodi Smith, PCZBA Secretary