

**Long Grove Plan Commission & Zoning Board of Appeals
(PCZBA)
Meeting Minutes – September 1, 2015**

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

Absent: Jodi Smith, PCZBA Secretary

Also present: Village Planner James Hogue; Betsy Gates, Village Attorney, and members of the public.

1. **Call to Order:** Chairman Phillips called the meeting to order at 7:04 p.m.
2. **Visitor Business:** Chairman Phillips asked if there was anyone in the audience who wished to address the Commission on a non-agenda item topic? There was no response to his invitation.
3. **Approval of Minutes; August 4, 2015 - Regular Meeting Minutes**

Typographical errors were noted in the August 4, 2015 draft meeting minutes. A motion was made by Commissioner Parr, seconded by Commissioner Kazmer to accept the August 4th 2015 draft meeting minutes as corrected. On a voice vote; all aye.

4. **PUBLIC HEARING** – Consideration of amendments to the Village Code for the Village of Long Grove, Title 5, Zoning Regulations, including without limitation modifications to allow certain temporary uses within the “HR” Highway Retail District and other applicable regulations within the Village of Long Grove, Illinois.

Chairman Phillips read the request into the record and swore in the witnesses to give testimony.

Planner Hogue then reviewed his staff report noting concerns about certain temporary uses as proposed by the petitioner. He noted uses closer to what existed on the “Geimer Property” were likely the least intrusive and impactful. He then noted concerns about outdoor storage of equipment and materials which had been problematic on the Geimer site in the past. Temporary uses which are largely indoors would likely be the least intrusive and objectionable from the Village perspective. He also indicated the PCZBA should consider the length of time (3 yrs) proposed for temporary uses by the petitioner.

While this application is targeted at the Geimer property, he cautioned that this would be a text amendment applicable to any presently zoned “HR” properties and any properties which may be zoned “HR” Highway Retail in the future. The PCZBA should also keep this in mind in reviewing the request. Any potential uses the PCZBA found as appropriate (outside of those indicated by the petitioner) would also be appropriate for discussion.

Mr. Kurt Wandrey, Principal, Environment Planning & Design, spoke on behalf of the petitioner. He stated the petitioner will be the future owner of the property located at 2727 Route 53 (former Geimer Greenhouse property) not just the contract purchaser. He noted that the petitioner was aware of and respectful toward the update of the Comprehensive Plan being undertaken by the Village. He noted

pursuit of permanent use for the “Geimer” property would not occur until such time as the planning process was completed.

He then reviewed his correspondence to Village Staff dated September 1st concerning potential temporary uses for the “Geimer” property which would be of interest to the property owner. He indicated a willingness to work within the established parameters for temporary uses to the greatest extent possible in establishing the text amendment.

Dr. Jay Levine, future property owner, indicated he has some ideas for the property and sees potential for commercial development at this location. As a permanent use for the property cannot be considered due to the plan update process he needs a revenue source to maintain and pay taxes on the property between the present time and when a permanent use is established for the property. He explained his goal is to stabilize the property by having a tenant on-site to deter the “attractive nuisance” factor which the property currently has. He would like to get a quick tenant into the building w/o having to invest substantial revenue into the property at this time. Then a permanent use for the property would be determined once the planning process by the Village is complete. He also explained his relationship in and the history of the Sunset Grove project.

After discussion the PCZBA has concerns with outdoor uses, particularly vehicle storage, from both an aesthetic and environmental perspective. They understood the position of the future property owner and were generally in favor of temporary uses located inside the existing structures on the property which did not require substantial vehicle storage or the storage of quantities of gasoline or oil on the property.

The petitioner concurred with this thought noting he did not want a use with that much environmental exposure on site. He is looking for a “soft” use of the property which can be established quickly after closing and generate some short term revenue for the site.

A motion was made by Commissioner Kazmer, seconded by Commissioner Cohn to recommend staff draft a text amendment for consideration by the Village Board to allow temporary uses in the HR Highway Retail District as identified in the September 1st letter to Village Staff minus bullet points 5 & 7 with limitations on the storage of heavy equipment on the property as well as storage of quantities of gasoline and oil on site. On a voice vote; all aye.

6. **Other Business:** Planner Hogue noted that a public hearing regarding the Fidelity Wes proposal on the Iverson property may be an agenda item in October depending on the completeness of the application to be submitted.

7. Adjournment

Commissioner Dvorak made a motion to adjourn, seconded by Commissioner Peltin, on a voice vote; all ayes; no nays. Motion carried. Meeting was adjourned at 8:05 p.m.

8. **Next Regular Meeting: October 6th, 2015 @ 7 p.m.**

Respectfully Submitted,

James M. Hogue

Village Planner/PCZBA Secretary Pro-Tem