

**Long Grove Plan Commission & Zoning Board of Appeals (PCZBA)
Regular Meeting Minutes ---October 6, 2015**

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

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

1. Call to Order: Chairman Phillips called the meeting to order at 7:05 p.m.

2. Visitor's Business: None

3. New Business:

PUBLIC HEARING: Consideration of a petition for an annexation agreement, including a zoning text amendment, zoning map amendment, and Special Use Permit/Preliminary PUD approval including a reduction of the minimum buildable lot area of 33,000 square feet and a more that 20% deviation from the applicable setbacks for the underlying zoning district for the annexation and reclassification of unincorporated property into the Village of Long Grove from the "AG" Agriculture District and reclassification of property within the Village of Long Grove from the R-2 PUD District to the R-3 PUD District to allow for a residential PUD comprised of single family attached (duplex) and single 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 Phillips read the request into the record and swore in witnesses who are present to speak on this matter. Chairman Phillips asked Planner Hogue to summarize the staff report prepared for this petition.

Planner Hogue summarized the staff report dated September 28, 2015, which was distributed to all Commissioners along with documentation supporting petitioner's application. The petitioner is KC1 LLC (Fidelity Wes Builders). The property at issue is vacant property located at the intersection of Old Hicks and Checker roads. The petitioner is requesting an Annexation Agreement, including a zoning text amendment, zoning map amendment, and a Special Use Permit/Preliminary PUD approval, and additional relief necessary for the proposed PUD which would include single family attached residences (duplex) and single family detached dwelling units. The petitioner is requesting substantial zoning relief and amendments to the Village Code to allow this type of development. An analysis of the zoning and comprehensive plan considerations, as well as PUD review and analysis, is provided in detail in the staff report.

Mr. Mike Demar spoke on behalf of Fidelity Wes Builders. Mr. Demar described his community experience and strong ties to the community. The rationale for this PUD is empty nesters seeking to downsize and own maintenance free homes. Mr. Demar highlighted five important factors the board should consider when reviewing this development.

1. Desirability of location/transitional blending of housing from Menards to Country Club Estates.
2. A successful history of higher density housing in Long Grove (Fields of Long Grove as an example).

3. Attractiveness of the development/aesthetic continuity/higher end homes starting at \$599,000 for villas and \$899,000 for single-family homes.
4. Water will not be an issue with 30 wells on 40 acres.
5. Wetland and nature preservation on the site.

Kevin Lewis, project engineer, reviewed the lot plan and conceptual landscape plan. He identified wetlands and the plan to utilize the wetlands to collect storm water. He explained their proposed step-pool system of using wetland bottom ponds to slow water discharge.

Marshall Stanton, 1232 Manassas, believes it is an attractive PUD and believes that this is a direction in which our community may need to move. However, it may not be appropriate at this time. Steeple View Estates and similar properties remain primarily vacant and there are plenty of nearby communities that can satisfy empty nesters. In addition, our existing comprehensive plan is not in line with this type of development.

Garry Buzil, 2347 Bayberry Lane, stated that his primary objection to the project is the access roads, particularly on Bayberry Lane near his home. The traffic on Old Hicks into Rt. 53 is already exceptionally dangerous. Adding additional traffic to this area without a traffic signal is problematic. It creates a danger to bicyclists and pedestrians as well.

Pat Tode, 1206 Grant Place, representing Country Club Estates Board of Directors, is also opposed to the development. The existing rules and density requirements are what are best for Long Grove. These homes are duplexes regardless of how you dress them. Property values will plummet if Rt 53 comes through, and many empty nesters he spoke with are not interested in a duplex.

Peter Zalai, 2361 RFD, agrees with the previous comments and requests a full traffic study at Old Hicks and Rt. 53.

Michael Kirwan, 1231 Manassas, agrees with previous objections and reiterates that the Route 53 expansion is a major issue.

Tom Clark, 1519 Sumpter, noted that Fidelity Wes does exceptional work and the plan itself is attractive, but he is also concerned about traffic, safety and quality of life.

Marsha Marshall, 4512 Red Oak Lane, states that we need to look to our comprehensive plan, which emphasizes quality single-family housing; the current plan is what residents expect.

Gerry Pruitt, 2331 Coach Road , would like to know what other prospects there are for this property if it is voted down.

Frank Sbragia, 2375 Checker Road, inquired as to whether the property could be developed with 2-acre single-family homes.

Camy Gould, 2230 Shiloh, noted that this is a relatively small and that this is an acceptable option for undevelopable property.

Chairman Phillips invited comments and questions from the Board.

Commissioner Kazmer noted that more density taxes our village roads and services. The community survey noted that some residents are in favor of higher density in limited areas but this in not one of those areas being considered in the review of the comprehensive plan. In addition, 75% of the residents who answered the survey oppose duplexes. This is not the right time for this project.

Commissioner Rubin received a letter from an empty nester in Long Grove who noted that taxes in Long Grove are too high for an empty nester. In addition, there is too much relief being requested in this petition, which could affect future petitions.

Commissioner Parr notes that in keeping with the comprehensive plan and resident sentiment, duplexes are not the way to go.

Commissioner Cohn concurs with previous comments and states that we need to consider the survey results and the new comprehensive plan before allowing this type of development on this property.

Commissioner Dvorak notes that there is a place in Long Grove for duplexes but not on this property. Route 53 expansion is a major issue and will affect the property values.

Chairman Phillips stated that the comprehensive plan is being updated but likes the idea of "The Glen-like" housing someplace in Long Grove.

Planner Hogue read into the record a letter from Tina Fosco, dated October 6, 2015, opposing the petitioner's request.

Chairman Phillips invited the petitioner to respond to the comments. A discussion ensued between Mr. Demar, the Board, Planner Hogue, and Attorney Gates, as to whether Mr. Demar may continue this hearing to submit a modified application eliminating the duplexes and building single-family homes. It was ultimately decided that the board should rule on the current petition as is, and allow Mr. Demar to file a new petition for a revised plan.

Commissioner Rubin made a motion to recommend denial of the zoning petition submitted by KC1, Inc. regarding property at the northwest corner of Old Hicks Road and Checker Road. Seconded by Commissioner Kazmer. On a roll call vote, the ayes are Commissioners Kazmer, Rubin, Parr, Cohn and Dvorak. 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 summarized the status of the comprehensive plan update. The village has asked potential consultants to put together cost sheets to be reviewed and discussed along with their qualifications. The village has 4 proposals to consider. The holidays will probably delay things. The proposal deadline was extended but the village is hoping to hire a consultant next month. Commissioner Cohn made a motion to continue the public hearing regarding updates and proposed amendments to the Village of Long Grove Comprehensive Plan until November 3, 2015 at 7:00 p.m. Seconded by Commissioner Rubin. On a voice vote, all ayes. Motion passes.

5. Approval of Minutes: September 1, 2015 meeting.

A motion was made by Commissioner Parr, seconded by Commissioner Kazmer, to accept the September 1, 2015 minutes as presented. On a voice vote, all ayes. Motion passes.

6. Other Business:

a) 2016 Meeting Calendar and VB Attendance Roster

Commissioner Kazmer made a motion to approve the 2016 calendar and attendance roster as presented. Seconded by Commissioner Dvorak. On a voice vote, all ayes. Motion passes.

b) 2015 Community Survey results.

Planner Hogue informed the board that the next village meeting has been rescheduled to Wednesday, October 14th at Kildeer School and the community survey results will be discussed. Commissioner Kazmer is scheduled to attend.

7. Adjournment

Commissioner Kazmer made a motion to adjourn, seconded by Commissioner Rubin. On a voice vote all ayes. Meeting is adjourned at 9:05 pm.

8. Next Regular Meeting: November 3, 2015

Respectfully Submitted, Jodi Smith, PCZBA Secretary

