

**Long Grove Plan Commission & Zoning Board of Appeals (PCZBA)
Regular Meeting Minutes ---November 3, 2015**

Present: Chairman Fred Phillips, Commissioners Jeff Kazmer, Shelly Rubin, Michael Dvorak, Bill Peltin, 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 7:06 p.m.

2. Visitor's Business: None

3. New Business:

PUBLIC HEARING: Consideration of a request for an amendment to a previously approved planned unit development/subdivision commonly known as "The Long Grove Commons" including amendments to the previously approved ordinance, plat and plans for an additional drive through for a donut shop (formerly the PNC Bank) and/or additional relief necessary and/or appropriate under the zoning code to allow amendment of the previously approved planned unit development on property currently zoned under the B-2 PUD District classification submitted by ECA Architects on behalf of Mr. Haresh Patel.

Chairman Phillips read the request into the record and swore in witnesses who are to testify in this matter. Planner Hogue was asked to summarize the staff report prepared for this request. In addition to the staff report, the board was provided with schematics of the proposed donut shop and surrounding properties, and also a copy of a Memorandum from Michael Werthmann to Eric Carlson dated November 3, 2015 summarizing the results of a preliminary traffic evaluation for the proposed Dunkin Donuts store. Planner Hogue noted that this is a request for a modification of the existing PUD primarily involving the location of the drive-through lanes for the Dunkin Donuts as well as minor modifications involving landscape and trash-enclosure. The plans were previously reviewed by the Architectural Commission, which recommended approval of signage and exterior modifications, as well as treatment of unused drive-through lanes subject to certain conditions outlined in the staff report. The primary issues to be considered by the zoning board include the hours of operation, parking needs, and affect on local traffic.

Commissioner Rubin asked for clarification of the access to the drive-through. Planner Hogue noted that the drive-through could potentially be accessed off of both Old McHenry Road and Rt. 22. Eric Carlson, Architect for the petitioner, testified that traffic is anticipated to be primarily off of Route 22, referring to page three of the traffic study provided to the board. The traffic will consist of mainly existing local traffic. It is anticipated that there will be 9-10 stacking spaces before it overflows into the parking lot. The busiest times are expected to be between 6:00 and 8:00 a.m., before the other businesses are open. The petitioner anticipates business hours to be from 5:00 am to 10:00 pm.

Commissioner Cohn is concerned about the aesthetics of the rock garden, particularly if it is under the existing canopy. A discussion ensued about other possible uses for the area but no practical uses are obvious. It is important to keep the existing architecture on the building intact and the AC is concerned with this area being maintenance free.

Commissioner Dvorak has no issues with the request other than the early morning traffic,

particularly exiting onto Old McHenry Road. Mr. Patel responded that they anticipate most of the morning traffic to be off of Route 22. Mr. Patel has 44 Dunkin Donut franchises, many nearby, and they are familiar with the traffic patterns. Commissioner Peltin has no issue with the proposed hours of operation.

Commissioner Rubin reiterated his concern about traffic but otherwise has no objections to the request.

Commissioner Kazmer reviewed the likely traffic flow and does not see much of an issue with access. Commissioner Kazmer also has no issue with the proposed hours.

Commissioner Peltin made a motion to recommend approval of (i) an amendment to the Long Grove Commons PUD Ordinance and Final PUD plans to include the additions and modifications proposed by the Applicant in connection with a coffee and donut shop on Lot 5; and (ii) a special use permit for a one-lane drive-through accessory to a coffee shop on Lot 5 and authorizing hours of operation of the coffee shop and drive-through from 5:00 a.m to 10:00 pm. 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.

Chairman Phillips summarized the status of the comprehensive plan update. The village has 4 proposals to consider. Two interviews took place on Monday and two more interviews will take place on Friday. It is expected that a recommendation will be made to the Village Board on Friday, and the Village Board will consider the recommendation next Tuesday and make a decision. It was discussed among the board, as well as Trustee Scarletto, the process to be taken once the planner is hired. It is expected that they will move quickly to start working on the process even before meeting with village representatives.

Commissioner Dvorak 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 Cohn. On a voice vote, all ayes. Motion passes.

5. Approval of Minutes: October 6, 2015 meeting.

A motion was made by Commissioner Rubin, seconded by Commissioner Kazmer, to accept the October 6, 2015 minutes with grammatical corrections. On a voice vote, all ayes. Motion Passes

6. Other Business:

a) Variation request to be considered in December.

b) Video gaming is likely to be referred back to PCZBA. Trustee Scarletto explained that the gaming was approved on a temporary basis until December 9th. The village board needs to act on this matter rather than let it expire. Video Gaming would require an amendment to the B-1 district zoning code. Commissioner Kazmer inquired as to any data on revenues from video gaming. Trustee Scarletto reported that the survey showed 67% of respondents are opposed to video gaming. During the trial period, approximately \$157,000 in profits is split between the village, merchants, state and operators. The village gets a small percentage of the profits. Approximately \$5,000. Payments to Long Grove have been

suspended since July because of the state budget issues and the village is not likely to ever see that money. It will not likely be paid in arrears. Merchant revenues are approximately \$91,000 to the tavern, \$25,000 each to the café and Chatter Box. Broken Earth earned the least.

7. Adjournment

Commissioner Rubin made a motion to adjourn, seconded by Commissioner Rubin. On a voice vote all ayes. Meeting is adjourned at 8:00 pm.

8. Next Regular Meeting: December 1, 2015

Respectfully Submitted, Jodi Smith, PCZBA Secretary