

**Long Grove Plan Commission & Zoning Board of Appeals (PCZBA)
Regular Meeting Minutes ---December 1, 2015**

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

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 Parr nominates Commissioner Rubin as Chairman *pro tem* for purposes of this PCZBA meeting. Seconded by Commissioner Dvorak. On a voice vote, all ayes.

2. Call to Order: Chairman *pro tem* Rubin called the meeting to order at 7:03 p.m.

3. Visitors Business: None

4. New Business:

a) Public Hearing; Consideration of a request for variation of the side yard setback requirement for property located at 7019 Meadow Lane and zoned under the R-2 zoning district classification from the required 40 feet down to 20 feet to allow for an addition to an existing single family residence and submitted by Mr. Henrik Enqvist, General Contractor on behalf of Mr. Brian Boehm property owner.

Chairman *pro tem* Rubin read the request into the record and swore in members of the public who were to testify in the matter.

Mr. Enqvist explained that petitioner is seeking a variation due to the unique characteristics of this property. The reason for the addition is to allow Mr. Boehm's mother to reside at the property. The home was built in the 1960's before the current zoning regulations were established. It is currently in non-conformity with the existing code in that the structure is only 20 feet from the property line rather than the current 40-foot requirement. There is also a wetlands issue concerning this property and therefore, the plans submitted to the village show the only logical location for the addition. Mr. Boehm further emphasized the importance of this addition as concerns his care for his mother, who would reside on the first floor of the addition.

James Mongoven, 7017 RFD is the adjacent landowner to the east of the property in question. He states that while there is some landscaping between the properties, the addition would double the existing length of his neighbors' home adjacent to this property, all of which would be 20 feet from his lot line.

Chairman *pro tem* Rubin opened the discussion to the Commissioners. Commissioner Kazmer noted that the addition would continue the existing non-conformity concerning the lot line. He asked Mr. Mongovan to clarify his concerns. Mr. Mongoven replied that he addition is out of character with the existing, nearby homes in the neighborhood and that the addition extends the home quiet a bit.

Commissioner Cohn stated that the house was built before the current zoning code and there appears to be no other option for expansion. He sees no harm to the property or adjacent properties.

Commissioner Dvorak is concerned with doubling the exposure/length of the home as viewed from the neighboring property. The length of the addition is a concern. Commissioner Parr has no objections. Planner Hogue did not receive any objections to the petition other than a homeowner concerned with a duplex appearance, which would be prohibited under the building code. Planner Hogue added that this is the most logical pace for the addition and is an authorized variation.

Commissioner Cohn made a motion to recommend approval of a variation reducing the side yard setback requirement from 40 feet to 20 feet for the property located at 7019 Meadow Lane. Commissioner Kazmer seconded the motion. On a voice vote, all ayes. Motion passes.

b) Public Hearing; Consideration of a request for a text amendment to Title 5 (Zoning Regulations) of the Village Code for the Village of Long Grove, regarding Permitted and Special Uses, to allow video gaming within the Village of Long Grove.

Chairman *pro tem* Rubin read the request in to the record and swore in witnesses who are to give testimony on this matter. Planner Hogue summarized the previous history of this request and stated that it has been in a trial period for 19 months. The gaming has generated some revenues, which are reported in the Staff Report distributed to the Commissioners prior to this hearing. Planner Hogue also noted that the village survey showed that 67% of those responding to the survey (which constituted 40% of those households that received the survey) opposed gaming. There have been no complaints, sheriff calls, or negative feedback reported concerning the machines.

The matter is opened to public comment.

Anthony Dean, 3231 RFD, questioned the revenues generated by the machines and noted that it is quite minimal and not worth the controversy the gaming has generated. He is opposed to the gaming.

Keith Stewart, village resident, spoke in favor of the gaming machines stating that the location of the gaming is tastefully done within the establishments and that it is additional recreation for regulars at these establishments. He commented on the difficulty of the merchants to continue in business and that we want to help the tavern in particular, which is an iconic mainstay of our community.

Mary Ann Ulrich, tavern owner, spoke regarding the benefits of the gaming machines. The gaming is not about a line item on the village budget, but rather the gaming has brought in patrons from outside Long Grove in a difficult environment for their business. The machines bring in additional revenue. There is no signage and no advertising and it is tastefully done. The survey is misplaced since only 40% of the residents have responded and the question on the survey was very ambiguous. It did not describe the minimal number of machines or their location.

Bobbie O'Reilly, resident and business owner, has an office that overlooks the tavern. She noted that the tavern is fighting to survive and while the gaming is not a significant stream of revenue for these businesses, every bit helps in this environment. From her standpoint, the machines are almost invisible. They cannot be seen from the street and there is no signage. Ms. O'Reilly agrees that the survey was biased against these types of machines and that most residents have not even seen them. The gaming should continue to the extent it helps our businesses.

Nick Michaud, 3222 RFD, noted that the village has already addressed this issue and is opposed to the gaming. Jennifer Michaud agrees.

Lisa Schultz Phillips is opposed to the gaming. Ms. Phillips calls it a quick fix and not a long-term solution. Ms. Phillips is concerned with long grove's "brand" and requests that all letters submitted regarding this issue in previous hearings be included in this record.

Jean Forsythe, Broken Earth Winery representative, stated that the gaming machines are another way that business owners are trying to revitalize a dying community. The machines are tastefully placed and they bring in needed revenue especially in winter months. Mrs. Forsythe wishes that more residents would come into downtown and see the placement of the gaming machines before making objections.

Chip Ulrich, tavern owner, emphasized that it is extremely tough to own a business in downtown Long Grove and it is only getting worse. Buildings have been vacant for quiet a long time and it is difficult to survive. The gaming helps by bringing additional revenue to his business.

Keith Stewart added that during this 19 month trial period there has been no demonstration of a negative effect on the community.

Chairman *pro tem* Rubin closed the public hearing and opened the discussion up to the commissioners. Commissioner Cohn sympathizes with the businesses but notes that the revenue generated to the village and some of the establishments are negligible. The machines are a band aid for a couple of businesses. It is not Long Grove's "brand" and he is opposed to gaming.

Commissioner Dvorak is opposed to gaming and wants the village to remain unique.

Commissioner Kazmer was originally opposed to the gaming machines but has not seen any negative impact on the businesses or Long Grove during this trial period. Residents really do not discuss the gaming, the machines are not visible from the street, and it is not hurting anything. Rather, it is benefiting the shop owners. Commissioner Kazmer does not want the gaming expanded but Long Grove is changing and it can still be unique without being the same as the past.

Commissioner Parr is in favor of the gaming. The Long Grove businesses must be supported and the business owners are in the best position to decide what is best for their business. The gaming machines are not offensive. No one said gaming was a cure for Long Grove. Right now, our "brand" is "ghost town". We are no longer a "family" destination. We need more restaurants and bars and entertainment. The small shops are not going to make it as the trend is towards online shopping. Long Grove needs to support its restaurants.

Village Trustee Yeager stated that he reason for the trial period is to see what would happen, see the results. Although there is an inconsistent revenue stream, there are no aversive police issues. Unfortunately, there was no information regarding the machines published to the residents before the survey.

Trustee Scarlettto is opposed to video gaming in that it is not a significant revenue source for he village and is not the future of Long Grove.

Commissioner Cohn made a motion that video gaming not be added as either a permitted or special use in any zoning district. Commissioner Dvorak seconded the motion. On a voice vote, two ayes and two nays. Chairman *pro tem* Rubin votes aye. 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 Village has accepted Teska as the consultant for revision of the Comprehensive Plan. Teska is currently gathering information and background to bring to the table for discussion. Discussions should begin in January. Commissioner Kazmer made a motion to continue the public hearing regarding updates and proposed amendments to the Village of Long Grove Comprehensive Pan until January 5, 2016 at 7:00 p.m. Commissioner Parr seconded the motion. On a voice vote, all ayes. Motion passes.

5. Approval of Minutes: November 3, 2015 meeting.

A motion was made by Commissioner Cohn, seconded by Commissioner Kazmer, to accept the November 3, 2015 minutes with any grammatical corrections. On a voice vote, four ayes. Commissioner Parr abstains. Motion passes.

6. Other Business: None

7. Adjournment

Commissioner Parr made a motion to adjourn, seconded by Commissioner Dvorak. On a voice vote, all ayes. Meeting was adjourned at 8:17pm.

7. Next Regular Meeting: January 5, 2016

Respectfully Submitted, Jodi Smith, PCZBA Secretary

