

Long Grove Plan Commission & Zoning Board of Appeals (PCZBA) Rescheduled Regular Meeting Minutes – March 19, 2013

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

Absent: Commissioner Michael Dvorak,

Also present: Village Planner James Hogue; Marlo Del Percio, Village Attorney, and members of the public.

- 1. Call to Order:** Chairman Phillips called the meeting to order at 7:11 p.m.
- 2. New Business; Public Hearing (s) -** Consideration of a request for amendment(s) to the Village Code for the Village of Long Grove, and specifically:
 - a). Title 5, Chapter 12, Section 5-12-13 “Definitions” of the Zoning Regulations, for the Village of Long Grove, regarding definitions of restaurant types.

Planner Hogue explained the request noting that as a result of the public hearing in January the PCZBA suggested an amendment to the Village Zoning Code further defining the characteristics of “Fast Food” and “Limited Service Restaurants”. At their February 12th meeting the Village Board referred an ordinance amendment for the definitions of restaurants (i.e. limited service restaurants vs. fast food restaurants) to the PCZBA for public hearing.

Attorney Del Percio further explained the difficulties in making clear distinctions between the two types of restaurant use. She provided definitions which identified characteristics associated with fast food such as the type of food served and food being prepared in advance as key “overlaps” in fast food definitions.

The PCZBA reviewed the materials presented at the meeting including definitions provided by the Village Attorney for both “fast food” and “limited service” restaurants.

The PCZBA discussed the differences between the two noting the specific characteristics between fast food and limited service. The distinctions between the two were often not clear nor easily definable. Ultimately the PCZBA found that food products made substantially to order, eat in services utilizing non-disposable containers (such as baskets, trays or china and flatware), delivery, carry-out and eat in services as well as the potential to serve alcoholic beverages all were characteristics which separated a “limited service” restaurant from a “fast food” restaurant.

The PCZBA directed legal staff to prepare a definition for “fast food restaurants” to replace the current definition and create a new definition for “limited services restaurants”. The current definition of a “standard restaurant” in the zoning code will remain unchanged. The PCZBA continued this hearing to the April 2nd Meeting date to review the draft definitions and further discuss the issue.

- b). Creation of Alternative Energy Source regulations.

The PCZBA reviewed the draft energy regulations presented to them for discussion purposes. There was substantial discussion on wind powered energy devices including height, number of devices

allowed and types of devices among other things. There was less concern with solar and geothermal regulations as presented. The PCZBA requested additional information to be brought back to the May 7th Regular Meeting

A motion was made by Commissioner Rubin, seconded by Commissioner Kazmer, to the public hearing to the May 7th regular meeting date. On a voice vote; all aye.

3. Approval of Minutes; January 15, 2013 - Regular Meeting

A motion was made by Commissioner Rubin, seconded by Commissioner Kazmer to accept the January 15, 2013 draft meeting minutes as presented. On a voice vote; all aye.

4. Other Business:

Chairman Phillips presented information regarding membership on the Housing Appeals Board. He noted there was a vacancy on this board and representative from this general geographical area was need. He presented this information for anyone interested in serving.

5. Adjournment

Commissioner Rubin made a motion to adjourn, seconded by Commissioner Kazmer, on a voice vote; all ayes; no nays. Motion carried. Meeting was adjourned at 8:46 p.m.

6. Next Regular Meeting: April 2, 2013 @ 7 p.m.

Respectfully Submitted,

James M. Hogue

Village Planner/PCZBA Secretary Pro-Tem