

Long Grove Plan Commission & Zoning Board of Appeals (PCZBA) Rescheduled Regular Meeting Minutes – April 2, 2013

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

Absent: Commissioner Charles Cohn,

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 7:05 p.m.
- 2. New Business; Public Hearing** - Consideration of a petition for a Special Use Permit within the R-2 PUD District submitted by C.K. Concepts LLC (Mr. George Callas, Manager) to allow modification of the previously approved Special Use Permit/ PUD Ordinance 98-O-22 and site plan for lots 68 and 70 within the Preserves PUD, including but not limited to reconfiguration of the parking lot entrance, parking lot expansion, landscaping, parking lot lighting, the addition of approximately 1750 square feet of banquet facility space to be located in the basement of the existing structure as well as the addition of approximately 2,700 square feet of outdoor dining area for Double G's Restaurant and/or additional relief necessary and/or appropriate under the zoning code for properties known as 4868 Illinois Route 83 & 4869 Gilmer Road and zoned under the R-2 PUD District classification within the Village of Long Grove, Illinois.

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

Planner Hogue summarized his staff report noting the history of the property and that parking and access have historically been issues with the use of this property for restaurant purposes for a number of years. These constraints have also been noted as impediments to the viability of the restaurant operation as well.

He indicated the plans submitted by the petitioner serve to address both of these issues. Plans appear to be well thought out and strive to minimize impacts to abutting property and in particular residential properties to the south and west. Parking and landscape improvements as proposed meet or exceed the requirements of the Village Code.

The location of the proposed parking area on Lot 68 is such that impact to the largely wooded lot is minimized. The northerly two (2) acres is principally vacant grassland with few trees on this portion of the property. Arguably, the bio-swale and landscaping proposed to surround the parking area could be considered an improvement over the "natural" state of the area in its present configuration.

The petitioner is seeking relief from the previous conditions of approval per the Preserve PUD- Ord. 98-O-22. Most notably these include the change in use and division of a portion of Lot 68, the expansion of the restaurant use beyond the previously established maximum of 6,000 square feet for both the basement banquet facility and outdoor dining.

He noted the Standards for Conditional Use as well as the Standards for Outdoor Dining in the B-1 District. He suggested that the PCZBA consider the B-1 District Standards for the Outdoor Dining portion of the request as these anticipate outdoor dining adjacent to residential uses. Also, certain portions of the request, namely landscaping, parking lot lighting, signage and any exterior alterations to the restaurant will require Architectural Commission (AC) review. This review has set for the April 15th AC meeting.

Mr. George Maurides, attorney for the petitioner, then provided a PowerPoint presentation summarizing the proposal to the PCZBA and public present at the hearing. He noted that prior to the public hearing the petitioners had met with the HOA President and some residents of the Preserve Subdivision. He indicated the residents' response to the request was generally positive at that meeting. Additional signage is being requested at the new entrance to the restaurant on Gilmer Road as well.

Commissioner Parr questioned the need for the shed as identified on the proposed site plan. Mr. Maurides responded this was needed to store equipment for site maintenance.

Members of the public then expressed their concerns. Generally these dealt with the configuration of the proposed access and parking and the loss of trees on the property, noise from the outdoor dining, the pathway connection to Preserve Court and parking on that street, and additional screening (fencing) on the south property line adjacent to Preserve Court.

Mr. Steve Bell, 4860 RFD, indicated he was concerned with the "green" backdrop next to his property and the effect the parking area would have on his property value. He would like to see the restaurant reopen but feels the plans should be modified to move the entrance drive further from the western edge of the property and preserve more trees on-site.

Mr. Leo Varshavsky, 4800 RFD, is the property owner immediately to the south of lot 70. He is concerned with noise from the restaurant and garbage and debris from patrons. He would like to see additional screening or a fence along the south property line of Lot 70.

John Serafin, 4802 RFD, had questions about property maintenance, the use of the existing parking area, additional fencing, residents parking on Preserve Parkway to get to the restaurant, the pathway connection, drainage, and the name change of the restaurant from Gridley's to Double G's Roadhouse.

Mr. Marc Downs, HOA President for the Preserve, indicated the pathway connection was discussed by the residents at the meeting with the petitioners and was suggested by the residents of the subdivision to allow pedestrian access to the restaurant principally by them. As the roads are private any illegal parking on Preserve Court is an HOA issue.

Mr. Dan Docel, 4854 RFD, indicated the new parking configuration and entrance was a great improvement over what previously existed and will likely save lives. He liked the new access and parking configuration.

Mr. Maurides then summarized the request and indicated that the petitioner felt that the parking configuration as proposed was best from the access and traffic management perspectives. However, they were not opposed to modifications to the proposal which addressed the neighbors concerns to the greatest extent possible. The petitioners and their project consultants will meet with residents on-site to further explain the proposal and address any concerns prior to review by the AC on April 15th.

The PCZBA was supportive of the request as proposed noting it was a good plan as presented but shared the concern of tree preservation to the greatest extent possible. They noted many of the concerns of the neighbors could potentially be resolved with additional landscaping, fencing and berming which were issues for consideration by the AC. The PCZBA encouraged the petitioners to meet with the neighbors prior to the AC meeting of April 15th to try to resolve any outstanding issues prior to that meeting.

A motion was made by Commissioner Parr, seconded by Commissioner Rubin to recommend approval of the request as submitted subject to the following conditions;

1. Review and approval of the request by the Architectural Commission as applicable and specifically any additional landscaping, fencing and berming which address the neighbors concerns.
2. At such time at the Preserve HOA makes the Preserve Court pathway connection to the restaurant property (Lot 70) the petitioner shall complete the pathway segment/connection to the restaurant on Lot 70.
3. Approval of this request shall be subject to the review and approval by both the Village Arborist and Village Engineer.

On a voice vote, all aye; motion carried.

3. Old Business; Public Hearing – Continuation -Title 5, Chapter 12, Section 5-12-13 “Definitions” of the Zoning Regulations, for the Village of Long Grove, regarding definitions of restaurant types.

Village Attorney Del Percio presented draft definitions for consideration by the PCZBA. She noted these were drafted based upon the input provided by the PCZBA at the meeting of March 19th. The definition of “fast food” restaurants as it current exists is proposed to be modified. A new definition of “Restaruant, Limited Service” is proposed for inclusion in the zoning code. The definition for “Restaurant, Standard” was included as well for a reference. No changes to this definition are being proposed.

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

Upon review of the definitions as proposed by the Village Attorney the PCZBA was satisfied that there was a clear and distinct difference between the definitions of “fast food” and “limited service” restaurants.

A motion was made by Commissioner Parr, seconded by Commissioner Pelton, to recommend approval of the proposed definitions as presented (per document number 12728648_v1). On a voice vote, all aye; motion carried.

4. Approval of Minutes; March 19, 2013 - Regular Meeting

Planner Hogue indicated the Minutes from the March 19th Rescheduled Meeting had not yet been drafted. Therefore, there were no draft minutes for consideration by the PCZBA.

5. Other Business: None

6. Adjournment

Commissioner Rubin made a motion to adjourn, seconded by Commissioner Peltin, on a voice vote; all ayes; no nays. Motion carried. Meeting was adjourned at 8:40 p.m.

7. Next Regular Meeting: May 7, 2013 @ 7 p.m.

Respectfully Submitted,

James M. Hogue

Village Planner/PCZBA Secretary Pro-Tem