

**Long Grove Plan Commission & Zoning Board of Appeals (PCZBA)
Regular Meeting Minutes --- June 6, 2017**

Present: Chairman Fred Phillips, Commissioners Jeff Kazmer, Shelly Rubin, Magdalena Dworak, Charles Cohn, Helen Wilson, and Bill Peltin.

Absent; None

Also present: James Hogue, Village Planner, Betsy Gates-Alford, Village Attorney, and members of the public.

1. Call to Order: Chairman Phillips called the meeting to order at 7:03 p.m.

2. Visitors Business: Chairman Phillips asked if there was anyone from the audience who wished to address the Commission on a non-agenda item. Hearing none the meeting proceeded on to the next agenda item.

3. Old Business:

Consideration amendment to the Village Code for the Village of Long Grove, Title 5, Zoning Regulations, including without limitation modifications to Chapter 3, Residential Districts, and Chapter 11, Zoning Administration and enforcement to allow for the creation of a new zoning district and/or special use and planned unit development standards and procedures to provide for conservation oriented, cluster type residential developments and modification of other regulations as required to accommodate such developments within the Village of Long Grove, Illinois. (TO BE CONTINUED TO THE SEPTEMBER 5th 2017 PCZBA MEETING)

Planner Hogue indicated that at the May 2nd regular meeting the PCZBA opened the public hearing and directed staff to draft Ordinance language specific to the Herons Creek Reserve proposal. The hearing was continued to the June 6th meeting date.

At the May 9th Village Board meeting the Village Board had concerns with a text amendment of this nature in light of the update to the comprehensive plan. The Board directed the PCZBA to continue this hearing to the September 5th Regular Meeting date.

Commissioner Wilson made a motion to continue this item to the September 5th Regular Meeting, seconded by Commissioner Cohn. On a voice vote, all ayes.

4. New Business

Consideration of a request for a modification of the final PUD approval ordinance to allow a maximum of 18.5% of the floor area within the Sunset Grove Development, located at Illinois Route 83 & Aptakisic Road, to be non-retail space, and/or additional relief necessary and/or appropriate under the zoning code, for property zoned under the HR-1 Highway Retail District/ PUD classification within the Village of Long Grove submitted by Mr. Kurt Wandry on behalf of the Sunset Grove LLC.

Mr. Kurt Wandry, representing the Sunset Grove LLC, explained the request noting the since the inception of the Sunset Grove Development in 2009 they were approaching the “final lap” in the build out process. He noted the SUP approval for the Sunset Development and the limitations on non-retail uses. Originally these standards were achievable, however, 8 years later the market dynamics have rapidly changed. The ratio of retail to non-retail space has become problematic.

Mr. Wandry indicated that the Sunset Grove LLC would like to the have the flexibility of having 18.5% of the floor area in the development devoted to non-retail uses. This is in contrast to the 18,500 sq. feet of non-retail space allowed under the SUP approval for the development. The HR-1 District would allow a maximum of 18.5% of a development to be non-retail and the LLC would like to maintain this standard. Tennant interest in the remaining space in the development is for non-retail users.

He reiterated the changing dynamic of the retail market place and urged a relaxed approach be taken for the remaining unoccupied space in the development. Occupancy of the structures would allow for a better dynamic in the development and provide opportunities for “cross-pollination” that is retail sales generated by trips to non-retail destinations in the development. This may allow for better sales through traffic generated by occupancy.

If retail uses were available, the property owners would pursue that option; to date the leasing agents have done a good job of attracting retail uses to the development.

Attorney Gates-Alford added that the 18.5% non-retail requested by the applicant is the same number allowed by right in the HR-1 District. The restriction placed on the development was part of the PUD approval and not the Village Code. She also noted potential benefits to the village in terms of property tax (to other entities) and the TIF District.

Commissioner Wilson asked with emphasis of the update to the comprehensive plan on economic development and new revenue producing opportunities; how do we justify the requested changed in light of the revenue needs of the village?

Commissioner Peltin noted there are market forces at work here; the property will not be occupied without the requested changes. If retail alternatives were available, the applicant would have pursued those uses instead.

Dr. Jay Levine, Sunset Grove LLC, indicated that increased traffic in the development will spur other sales which not have otherwise occurred; the “cross-pollination” factor. The influx of the people into the development will help with the overall revenue stream and tax revenue from the development. Occupied space in the development also reflects well on the health and vitality of the development.

Mr. Wandry added that the issue was planning versus zoning. The comprehensive plan sets the stage for policy. Zoning regulations implement that policy. The 18.5 % non-retail standard is established by the zoning code. The old standard, adopted per the PUD ordinance is outdated and no longer applicable. The change in retail dynamic is the cause for this. Allowing greater non-retail uses will be beneficial to the overall health of the development and spur retail sales through increased traffic into the shopping center.

Trustee Mike Sarlitto opined that any change that brings a good amount of additional traffic into the development is desirable. Vacant space offers zero benefit to the village; occupied space

provides an opportunity for sales within the development that may not have otherwise occurred.

Commissioner Cohn noted retail uses are the most desirable however, market forces will dictate the types of uses in the market place; the proposed change is the best that can be done at this time by encouraging more foot traffic in the development. Uses that complement the existing retail base are desirable.

Commissioner Rubin then made a motion to approve the request as submitted, seconded by Commissioner Kazmer. On a voice vote all aye.

Chairman Phillips then closed the public hearing.

5. Approval of Minutes; May 6th 2017 Regular Meeting ;

As the minutes were lengthy and distributed at the meeting the consensus of the PCZBA was to defer consideration of the minutes to the July 18th Meeting.

6. Other Business;

a. Update – Proposed amendments to the Village of Long Grove Comprehensive Plan

Chairman Phillips explained the “Public Hearing” draft of the plan was complete will be posted to the Village web page.

Planner Hogue noted that two versions will be posted the “clean” draft and the “track changes” draft which identifies the changes made to the previous plan document. He noted hard copies will not be provided and urged the PCZBA to review this document prior to required public hearings for approval of the document. A date certain had not been set but August would be the most probable time to begin the hearing portion of the process.

He indicated to the Commission that the regular and special meeting dates would likely be utilized to facilitate the public hearing/approval process for the plan update.

Chairman Phillips indicated he had been in contact with Village President Jacob and it was suggested the PCZBA and Village Board hold a joint “get acquainted” meeting prior (6:00 PM) to a Village Board meeting.

Several meeting dates were discussed. Several Commissioners noted difficulty in getting from work (downtown) to Village Hall by 6:00 PM. The PCZBA concluded that July 11th was a workable date for both the “get acquainted” and “hand-off” meeting for the plan update.

Planner Hogue the brought up a request by Swanson Development for a special meeting to consider amendments to their proposal.

After discussion of possible meeting dates it was determined that, a special meeting was just not doable for the entire commission. The Swanson petition would be considered at the July 18th meeting (held as the regular meeting date fell on the 4th of July Holiday).

Commissioner Wilson indicated she would be on vacation and not available on the 18th.

Adjournment

Commissioner Rubin made a motion to adjourn, seconded by Commissioner Dworak. On a voice vote, all ayes. Meeting was adjourned at 7:55 pm.

Next Meeting: Special Meeting - July 18, 2017

Respectfully Submitted,

James M. Hogue,

Village Planner