

Long Grove Plan Commission & Zoning Board of Appeals (PCZBA)

Regular Meeting Minutes – March 2, 2021

Long Grove Village Hall (virtual)

3110 Old McHenry Road, Long Grove, Illinois 60047

Present:

PCZBA Commissioners Helen Wilson, Chair, Jeff Kazmer, Charles Cohn, Magdalena Dworak-Mathews, Brooke Bauer, Sheldon Rubin and Richard Terrett.

Also Present: Village Planner James Hogue, Brett Smith, PCZBA Secretary, and Attorney Betsy Gates-Alford of the Filippini Law Firm

Absent: None

Visitors/Applicants: Larry Dziurdzik (landscape architect for the Applicant), Steve Cross (engineer for the Applicant), and David Shaw (attorney for the Applicant) (collectively, the “Applicants”), Amy Zitella (visitor), Michael Elliott (visitor), Ted Lazakis (visitor), Daniel McMillan (representative of the Applicant), Howard Michael (visitor), Brad Dooley (visitor)

Call to Order:

The meeting was called to order by Chairwoman Wilson at 7:03 pm. Due to the Governor’s statewide disaster declaration relating to the COVID-19 pandemic and current public health guidelines for social distancing, Chairwoman Wilson determined that it is not prudent for the members of the PCZBA or staff to convene in-person for tonight’s meeting. Therefore, the members of the PCZBA are attending this meeting by video conference. Those same conditions require barring access to the public for in-person attendance. In light of those limitations, the public is invited to attend and listen to the meeting through Zoom platform or by phone as indicated on the meeting agenda. To comply with the Open Meetings Act requirements for virtual meetings, the meeting is being recorded.

Visitor Business:

There was no visitor business.

New Business:

PUBLIC HEARING – Consideration of the reclassification of property from the R-1 PUD District to the R-2 PUD District classification (with a density bonus) and preliminary PUD plan/plat approval to allow for the creation of a 19 lot single family development (to be serviced by a private water system and public sanitary sewer) for vacant property on the south side of Cuba Road to be known as the Philip Estates PUD submitted by the Philip Estates L.L.C. (formerly known as the Canterbury Parc PUD).

The Applicants and Visitors were sworn in.

Village Planner Hogue prepared a report. The property contains 34.82 gross acres and is currently zoned R-1 PUD and received final approval as the Canterbury Parc PUD in 205. The property is presently vacant.

The Canterbury Parc PUD permitted 12 single family homes. Applicant is requesting reclassification to R-2 PUD with a density bonus to allow for 19 single family homes. Setbacks will be maintained to the R-2 standard. This property is identified in the 2018 master plan for single family home purposes. Village Planner Hogue believes that the Applicant's proposal satisfies the Village's requirements and provides for sufficient open space. Lots will range from 40,000 to 51,000 square feet with an average of 43,000 square feet (just about an acre). Applicant proposes to use the full density bonus to fit 19 separate lots. Storm water management will be accomplished by a detention pond on the property. The Village Engineer has reviewed the proposal and it satisfies detention capacity standards. There are wetlands on the property and are contained within an outlot and will be protected in compliance with applicable stormwater regulations. A low volume of traffic is anticipated by this proposed development and no upgrades to Cuba Road will be necessary. A secondary access point will be provided and will tie into a proposed pathway system. The internal streets will be maintained as private. The property abuts the Route 53 ROW corridor and having a pathway along the western border of the property will potentially be able to connect with a potential pathway along such ROW corridor. Applicant has provided an agreement with a neighboring development to allow for a private water system per the terms on an easement. A 6-inch water line would connect into the neighboring development's water system. A resident in the neighboring development is disputing the validity of the easement agreement and such dispute is not being considered as part of this meeting. Conditions can be placed upon approval by the PCZBA for the proposed development. Landscaping plan has been reviewed by the Village arborist and the CSCC and will need to be reviewed by the Architectural Commission. A monument sign has been proposed and will require approval. The Village Engineer has comments but views the proposal as feasible. The proposal is in conformance with the Comprehensive Plan.

David Shaw, attorney for the project, pointed out differences between this proposal and the Canterbury Parc development. Being connected to Lake County sewers makes it much more marketable along with connecting to the private water supply from the neighboring development. The easement agreement detailing the specifics of the agreement between the two parties can be specified if desired. Chairwoman Wilson asked the Commissioners if they had any questions for the Applicant at this time. No commissioners had questions at this point.

Steve Cross, civil engineer consultant for the project, presented next. He reiterated that the public sewer system tie-in and the private water supply tie-in makes this project much more marketable. He believes the proposal really fits the topography and natural features of the property. Lots of buckthorn on the property that needed to be managed has been cleared out and the property has been opened up with many trees that weren't previously identified and influenced the proposal. They also used new rainfall data to determine location of the proposed homes.

Larry Dzijrdzik, landscaper architect for the project, presented next. He has been working on this project since 2007. The plan works well with the existing trees (about 185 total trees on the property). The plan will keep 132 protected trees. Mr. Dzijrdzik went over the site plan and showed the location of such trees and how the plan has been structured to preserve as many historic trees as possible. There will be a limestone walking path along Cuba Road and the western property line. Outlot G is the main detention area with lots of existing trees.

Chairwoman Wilson asked if any commissioners had questions for the Applicants. Commissioner Rubin had a question about the lots where existing trees are shown on the areas where a house will be most likely built. Mr. Dzijrdzik stated that some of those trees are in fair to okay condition and may need to be removed anyways and that since they will be selling the lots, the home owners will be making the

decisions on what trees to remove. Any tree that will be removed will be required to be replaced by a new tree per Village regulations. Commissioner Kazmer had a question regarding the width of the pathways. Village Planner Hogue thinks the pathway system is really nice and potentially can be connected to several other existing pathways. The Applicant would like to keep the pathway at a 4 foot width as opposed to 6 feet and then 5 feet wide along Cuba Road. Commissioner Cohn had questions regarding the actual development of the subdivision and potential for berms along the Rt. 53 ROW. Commissioner Bauer had questions regarding the pathway width, the conservancy easement and the drainage tiles. Village Planner Hogue stated that the Pathways Commission did not review these plans but that is not a requirement for PCZBA approval. Discussion regarding Commissioner Bauer's questions ensued. Chairwoman Wilson had no further questions.

There are several visitors and Chairwoman Wilson asked if the visitors had any questions. Brad Dooley owns property to the south of the property. His concerns included access to Spring Valley Road and privacy issues. Applicant confirmed that future homeowners will not have access to Spring Valley Road and that they are maintaining many trees along the south border of the property. A discussion ensued regarding Mr. Dooley's concerns including a discussion regarding the "density bonus" with Village Planner Hogue and a discussion regarding potential liabilities with respect to the pond on Mr. Dooley's property. Amy Zitella, an adjacent property owner, had concerns about water flow on the outlots onto her property which the Applicant attempted to answer. A discussion between the two parties ensued. Michael Elliot had several questions (he is on the Economic Commission of Long Grove and lives in Glenstone) regarding storm runoff flowing to the north and the sewer and water connections which the Applicant attempted to answer. A discussion between the two parties ensued.

Chairwoman Wilson asked if the Commissioners had any additional questions. Commissioner Rubin asked if anyone other than Mr. Goldberg had sent in letters regarding the proposal. Village Planner Hogue said that no other residents responded. Commissioner Cohn had a question regarding potential flood issues. The Applicant responded to Commissioner Cohn's question. Commissioner Bauer asked about the permitting process, setbacks and water usage. Village Planner Hogue and Applicant responded to Commissioner Bauer's questions.

Chairwoman Wilson asked if the Commission was ready to make a motion to approve the proposal. Commissioner Kazmer recommended conditions to approval (CSCC recommendations, review of landscape plans by Village arborist, all necessary approvals of the utility mains, drinking water satisfies all necessary standards and regulations, referral to Architectural Committee with respect to landscaping and signage). Commissioner Bauer asked if the storm water management should be an additional condition. Village Attorney Gates-Alford said that it is something to be reviewed by the Village engineer instead and recommended a condition that storm water management has to comply with the existing regulations. Commissioner Kazmer made a motion to recommend approval of the proposal subject to the conditions previously stated. Commissioner Bauer seconded the motion. There was no further discussion on the motion. On a roll call vote, the motion passed 7-0. Village Planner Hogue will make a report of the findings of the PCZBA and such findings will be passed on to the Village Board for the 2nd meeting in March.

Approval of Minutes:

The minutes from the November meeting and December meeting were previous meeting are still being reviewed and will be approved at the next PCZBA meeting. Commission Cohn made a motion and Commissioner Terrett seconded the motion. On a roll call vote, the motion passed 7-0.

Other Business:

None.

Adjournment:

The next meeting is currently scheduled for April 6, 2021. Commissioner Kazmer moved to adjourn and seconded by Commissioner Rubin. On a roll call vote, the motion passed 7-0.

The meeting was adjourned at 9:12 pm.

Respectfully Submitted,

Brett Smith

Brett Smith, PCZBA Secretary