

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

**Regular Meeting Minutes – June 7, 2022**

**Long Grove Village Hall**

**3110 Old McHenry Road, Long Grove, Illinois 60047**

Present:

PCZBA Commissioners Helen Wilson, Chair, Magdalena Dworak-Mathews, Brooke Bauer and Jeff Kazmer.

Also Present: Brett Smith, PCZBA Secretary, Interim Planner Taylor Wegrzyn, planner for Mundelein

Absent: Richard Terrett, Sheldon Rubin and Charles Cohn

Visitors/Applicants: Kurt Wandrey, environmental planner, and Applicant - Jay Levine, owner of 2727 Route 53

**Call to Order:**

The meeting was called to order by Chairwoman Wilson at 7:03 pm.

**Visitor Business:**

There was no visitor business.

**New Business:**

**PUBLIC HEARING – PCZBA-22-06 – Public Hearing – Pinnacle Capital 2727 LLC – 2727 Route 53 – Text Amendment**

The Applicants and Visitors were sworn in.

Interim Planner Taylor Wegrzyn, planner for Mundelein, prepared a report. Applicant is asking for a text amendment for temporary uses in HR District. Property is located just north of the Menards on Route 53 and is currently occupied by four (4) tenants – Davey Tree, Conservation Landscape Services, Kamp K-9 and Perfect Turf. Property was annexed into Long Grove in 1998 as a greenhouse and rezoned to HR, Highway Retail, in 2010. First text amendment was in 2015 to permit temporary uses through 12/31/18. 2<sup>nd</sup> Text Amendment was in 2017 to allow “Contractor’s Office” through 12/31/23. In 2020, 3<sup>rd</sup> Text Amendment allowed a pet day care and grooming facility. The ordinance is currently set to expire on 12/31/23. Applicant initially asked for a 36 month extension. Village staff is recommending an 18-month extension instead to expire on 6/30/25. If approved, only the date of expiration within the Zoning Code would be changed, and no other changes to the Zoning Code are proposed.

Chairwoman Wilson swore in the Applicants. Mr. Wandrey commenced a presentation and stated that a lot of capital was spent to bring in the existing temporary uses. COVID has slowed down the redevelopment of the property. Applicant thinks that they will be able to find a better permanent use by 2025 and requests the additional 18-month extension accordingly. Chairwoman Wilson asked the

Commissioners if they had any questions for the Applicant. Commissioner Bauer had several questions regarding the length of the extension and what will happen with the current tenants if a permanent plan is approved by the end of the 18-month extension. A discussion with the Applicants ensued. Applicant stated that they could extend the existing leases through 12/31/26 if they received a 36-month extension. Commissioner Dworak asked if there are any existing vacancies at the property. Applicant stated that there is one space available and they are discussing with prospective tenants.

Chairwoman Wilson asked if the Commission was ready to make a motion to approve the proposal. Commissioner Bauer made a motion to extend through 12/31/26. Commissioner Kazmer seconded the motion. On a vote, the motion passed 4-0. The recommendation will be passed on to the Village Board at their next meeting and such findings will be passed on to the Village Board for the June 14, 2022 meeting.

**Approval of Minutes:**

The minutes from the February 15, 2022 meeting are up for approval. A few changes were discussed. Commissioner Dworak made a motion and Commissioner Bauer seconded the motion to approve the minutes. On a vote, the motion passed 4-0.

**Other Business:**

The proposed indoor firing range for the Menards outlot will be up for discussion at the next PCZBA meeting. Chairwoman Wilson would like to propose that the next PCZBA meeting be delayed until July 19, 2022. The Board discussed logistics for such meeting with Interim Planner Wegrzyn including changing the venue to a larger venue. For the June 14, 2022 Village Board meeting, Commissioner Kazmer will attend the meeting on behalf of the PCZBA. A discussion ensued regarding the indoor firing range proposal.

**Adjournment:**

The next meeting will be scheduled for July 19, 2022. Commissioner Kazmer moved to adjourn and seconded by Commissioner Dworak. On a vote, the motion passed 4-0.

The meeting was adjourned at 7:57 pm.

Respectfully Submitted,

*Brett Smith*

Brett Smith, PCZBA Secretary