

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

**Regular Meeting Minutes – April 4, 2023**

**Long Grove Village Hall**

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

Present:

PCZBA Commissioners Helen Wilson, Chair; Magdalena Dworak-Mathews; Jeff Kazmer; and Richard Terrett.

Also Present: Interim Planner Taylor Wegrzyn, planner for Mundelein; Robert Pickrell, Village Attorney

Absent: Brooke Bauer, Charles Cohn, and Sheldon Rubin; Brett Smith, PCZBA Secretary

Visitors/Applicants: Dan Cunningham, Chris Stewart, Josh Terpstra, and Steve Skinner representing the applicant; and members of the public.

**Call to Order:**

The meeting was called to order by Chairwoman Wilson at 7:00 pm.

**Visitor Business:**

There was no visitor business.

**Approval of Minutes:**

The minutes of the August 2, 2022 meeting were postponed until the next meeting of the PCZBA.

**New Business:**

**PUBLIC HEARING – PCZBA-01-2023 – Public Hearing – Royal Melbourne LTD P/S – 4700 Royal Melbourne Drive – PUD Major Change**

The Applicants and Visitors were sworn in.

Interim Planner Taylor Wegrzyn, planner for Mundelein, prepared a report. The applicant is asking for a Major Change to the Royal Melbourne Planned Unit Development to accommodate the installation of four platform tennis courts, a tennis lodge building, and two pickleball courts. A small kiddie pool and some patio would be demolished to make way for the new facilities. The lodge is approximately 1,300 square feet in size, would match the design and colors of the existing bath house, and would have a kitchen, seating area, restroom, and lockers.

The public hearing was opened by the Commissioners and all who desired to testify were sworn in.

Dan Cunningham and Josh Terpstra provided an explanation of the project. They explained the differences between the different sports and the courts used for each. The platform tennis courts are heated, fenced, and lit. Platform tennis will be played through the winter months, opposite of pool season. The lodge

structure will also support the pool functions and is built 24" above the pool deck to give a panoramic view.

Village Attorney Robert Pickrell asked the applicant to confirm whether the request was for preliminary and final plat. Dan Cunningham confirmed that their request was for both preliminary and final approvals.

Commissioner Kazmer asked whether there had been a survey of the members of the club to determine whether they wanted the proposed facilities. Steve Skinner, CEO of KemperSports, replied that they regularly receive feedback from club members and platform tennis has been one of the most frequent requests. Pickleball is a more recent phenomenon but has garnered similar, repeated interest from club members. It did not require a vote of club members and the subdivision is independent from the club.

Debbie, a neighboring property owner, expressed concerns about the amount of light generated from the platform tennis courts. Dan Cunningham noted that the lights are on timers which are only on when the courts are actively in use. Commissioner Terrett asked whether the timers ever go past 9:00 P.M. Chris Stewart, KemperSports, noted that the club complies with all the ordinances and will continue to do so whether that is 9:00 P.M. or 10:00 P.M. or some other time. Dan Cunningham confirmed that the lights are only on when the courts are being played on and will otherwise time out and turn off.

Chairwoman Wilson inquired how they will prevent more than eight people from being on a court at once. Dan Cunningham noted that the courts are designed to withstand much more weight than eight people and are engineered for wind loads as well. Chris Stewart also added that the tennis manager position will be modified to a new position for all paddle sports. This will give their staff better management capabilities with the expanded offerings. Chairwoman Wilson also asked whether the proposed improvements would exceed the maximum stormwater discharge standards of the existing PUD. Dan Cunningham confirmed that it would comply with the standards.

Christ Stewart noted that they have paid their deposit for a tree removal permit and the Village is working with them to reevaluate the landscaping conditions or payments in-lieu of landscaping required once the building project is completed. Chairwoman Wilson inquired whether residents of the subdivision had a say in the proposal. The applicants confirmed that they did not. It was reviewed with the Village.

There was a discussion about the sound generated by pickleball courts. Allen, a resident nearby, noted that this was his greatest concern. Steve Skinner said that they have managed several other sites and the sound complaint most often occurs near properties with twenty or more pickleball courts. This site only has two. Marietta, a neighbor, asked whether trees can be replanted to make up for those lost. She suggested that the area along golf course hole number 10 was perhaps the most important location. Josh Terpstra noted that the site plan shows a new landscaping area along Royal Melbourne Drive. It is to be determined what goes in there but they can work to maximize its impact on noise and light pollution. There is no lighting at the pickleball courts. Wendy, a member of the public, noted that pickleball had been played in the parking lot within the last two years and wondered if the noise from those games had been heard by the residents.

Allen, member of the public, also noted his concern about parking outside of the designated spaces. Chris Stewart noted that four to five spaces will be removed to accommodate the pickleball courts. There are only two pickleball courts which will not generate a lot of additional parking needs and the platform tennis will be used only when the other facilities are not in high demand.

The public hearing was closed.

The Commissioners agreed that a buffering plan to mitigate any sound or light pollution needs to be submitted to staff. Commissioner Kazmar made a motion to recommend approval of the PUD Major Change to the Royal Melbourne Planned Unit Development with the condition that a buffering plan to address sound and light pollution be submitted to staff. Commissioner Terrett seconded the motion. The recommendation and findings will be passed on to the Village Board at a future meeting.

**Other Business:**

None.

**Adjournment:**

The next meeting will be scheduled for April 18, 2023. Commissioner Kazmer moved to adjourn and seconded by Commissioner Dworak. On a vote, the motion passed 4-0.

The meeting was adjourned at 7:58 pm.

Respectfully Submitted,

*Taylor Wegrzyn*

Taylor Wegrzyn, Interim Planner