



MEMORANDUM

To: Village President and Staff
From: Taylor Wegrzyn, VOM Planner
Date: Tuesday, October 10, 2023
Re: Planners' Report

This memo intends to update the Village Board as to the status of projects and activities of the Long Grove Plan Commission & Zoning Board of Appeals (PCZBA) and the Architectural Commission (AC).

PLAN COMMISSION AND ZONING BOARD OF APPEALS – October 3, 2023

Long Grove Fire Protection District – 5159 and 5161 Aptakisic Road.

History:

The Subject Property was once part of a larger farmstead. The farmstead was later demolished, and a single-family home was built on the Subject Property in 1974 after it had been further subdivided. The two-parcel property remains as a single-family dwelling to this day. The dwelling is currently occupied by renters.

The local April 2023 ballot contained a referendum vote concerning a request by the Long Grove Fire Protection District to issue \$16.5 million in bonds for the construction of a new fire station on the Subject Property. The current fire station was built in 1982 for an all-volunteer operation. The LGFPD desires to construct the new station to reduce response times, accommodate additional staff and equipment, provide better access to major roadways, and provide modernized facilities. The existing station at 1165 Old McHenry Road would be sold once the new station is built.

July 18, 2023 PCZBA Meeting

The PCZBA first considered the Applicant's petition on July 18, 2023 during the PCZBA's regularly scheduled meeting. During that meeting, Chief Paul Segalla provided testimony, members of the public provided commentary, and the PCZBA discussed the petition. A motion was made to continue the public hearing until the August 15th meeting to allow the petitioner an opportunity to provide additional information and to allow additional time for public commentary. That motion passed by a vote of 5-0.

August 15, 2023 PCZBA Meeting

The PCZBA continued the public hearing on August 15th and again heard testimony from both the petitioner and members of the public. The petitioners provided testimony as to why the proposed location suited the District’s needs and why the existing location was no longer suitable. Commissioners again inquired as to which other sites were considered by the District for the new fire station. The petitioners could not provide more information on the alternative sites considered. In general, the Commission expressed a desire for more information to be presented by the petitioner to substantiate that the proposed use would satisfy the standards for granting of a special use permit. A motion to continue was considered but withdrawn once the petitioner requested that a final determination be made that evening. Considering the petitioner’s request, a motion to recommend denial of the special use permit passed by a vote of 5-0.

August 22, 2023 Village Board Meeting

The Village Board, in response to additional materials provided by the petitioner after the PCZBA meeting concluded, held a discussion to provide guidance as to how to proceed with the petition and the PCZBA’s recommendation. The Board considered options to remand the petition back to the PCZBA to allow for additional information to be presented, to take into consideration the additional factors under the purview of the Board and make a determination, or to accept the PCZBA’s recommendation for denial and prepare an ordinance in line with that recommendation. There was lengthy discussion on what represented a complete application, what addition information would be helpful, general transparency of the request, and the authority and purview of both the PCZBA and Village Board in relation to the petitioner’s request. After substantial discussion, the Village Board could not reach a consensus and the matter was continued until the next Village Board meeting.

September 12, 2023 Village Board Meeting

The Village Board once again discussed the options before them relating to the LGFPD petition. It was noted that there are special considerations to be given to the District in regards to the suitability of a site for their public services; however, it was also noted that the Board desired for more information to be presented regarding the selection process and the development proposed. For this reason and others, the Village Board voted to remand the petition back to the PCZBA for further consideration and deliberations.

Request:

The applicant is seeking a Special Use Permit to allow for a Fire Station within the R2 residential zoning district. Section 5-3-6 of the Long Grove Municipal Code provides a list of Special Uses permitted within the Village’s three residential districts. Item (F)(1) lists fire and police stations as permissible special uses. No use-specific standards are required by the Zoning Code for this particular use. The Subject Property has the same zoning designation as the current fire station (R2). Except for the Village’s three residential districts, no other zoning district permits fire stations or allows for fire stations with a special use permit.

Land Use, Zoning, and Locational Data:

1. Existing Zoning: R2 Single Family Residential
2. Proposed Zoning: Same
3. Surrounding Land Uses:

Direction	Existing Use	Land Use Plan/Zoning
North	Open Space	OS-P
South	Residential	R2
East	Residential	R2
West	Golf Range	R1 PUD

4. Location of Improvements: existing home to be demolished, new building structure proposed
5. Flood/Wetlands: According to LC Mapping, the existing pond is a designated wetland. There are is no floodway or floodplain present.
6. Bulk and Yard Regulations:
 - R2 District Standards:
 - a). Front Yard: 75 foot
 - b). Side Yard: 40 foot
 - c). Rear Yard 40 foot
 - d). 40% impervious coverage maximum

Analysis

Additional comments made by Staff during its review of the application are as follows:

Engineering:

- The water feature east of the parking lot and reserve bays is mapped as a wetland. This wetland will need to be studied and impacts permitted in accordance with Article 10 of the Lake County Watershed Development Ordinance.
- The approach for the stormwater detention needs to be identified.
- Coordination is needed with the Lake County Division of Transportation (“LCDOT”) for the access. The plan for the fire station needs to accommodate the imminent widening of Aptakistic Road. We strongly recommend the Fire Department coordinate with LCDOT so the access improvements can be coordinated so that LCDOT could construct the necessary improvements within the Aptakistic Road right-of-way.
- The improvements are on the western property line, which does not allow for transitional grading could result in offsite stormwater runoff, which will not be allowed.
- The plans will need to show the ADA compliant parking stalls along with the accessible route to the building and to the Aptakistic Road right-of-way, connecting to the future pathway.

Zoning Department:

- It is understood that alternative designs to the proposed structure are being considered. Any structure will need to comply with all bulk, yard, setback, design, and other regulations of the Zoning Code. Approval of a Special Use Permit does not exempt the proposed structure from complying with these standards. Additional zoning relief or other approvals may be necessary to construct the proposed structure depending on final design.

Comprehensive Plan and Planning Documents

The Village of Long Grove’s *Comprehensive Plan* indicates a residential use for this property on the Future Land Use Plan. While the Plan indicates the intent of the Village to have this property used for residential purposes it does not necessitate such use and divisions are permissible. Furthermore, a fire station is permitted as a Special Use within the R2 Residential District, but is not listed as a permitted or special use within any other district.

Many of the primary goals of the Comprehensive Plan reflect a desire to improve the appearance of the village and enhance the countryside character of residential areas. The Commission should consider whether the proposed use is consistent with this vision.

The Comprehensive Plan also specifically recommends that the Village support the Long Grove Fire Protection District to improve the Village's community facilities in accordance with the needs of the present and projected population.

The Plan also recognizes that it may be necessary to construct public facilities at a scale larger than that of surrounding residential developments. For this reason, it recommends that civic buildings "be buildings of importance to the public so that their difference has a symbolic meaning.

The subject property is not located within any subarea of the Comprehensive Plan.

PCZBA Motion:

The PCZBA voted to recommend approval, with conditions. Passed 4-1. After a lengthy deliberation and public comment period, the Commission made the motion to recommend approval. Commissioners in favor of the motion generally noted that the petitioners, as a separate government body, had discretion over the suitability of one site over another as it relates to providing their public services. The Commission also noted that the Village Code of Ordinances only permits a fire or police station within the residential zoning districts and considered that, given this standard, locating a fire station in the vicinity of residential properties is unavoidable. Furthermore, the Commission noted that the conditions of the subject property, with large amounts of green space, non-residential uses, and conservation areas surrounding it, provides a greater buffer from residential uses than most other properties within residential zoning districts. The dissenting vote expressed that they did not have enough information to recommend the project's approval. By a 4-1 vote, the Commission recommended approval of a Special Use Permit for the proposed LGFPD station at 5159/5161 Aptakistic Road, subject to the following conditions:

- (1) The LGFPD must seek relief from the appropriate boards in connection with the development of the property; and
- (2) Prior to the issuance of any building permit, the LGFPD must provide the following in a form acceptable to the Village:
 - a. A landscape plan;
 - b. To the extent their plan to develop the property impacts the nearby wetlands, a plan to mitigate that impact if necessary;
 - c. To the extent their plan to develop the property impacts stormwater runoff, a plan to mitigate that impact if necessary;
 - d. Sufficient information to establish that the ingress and egress from the site will be safe; and
 - e. Information concerning traffic patterns in the area of the site.

Next Steps:

VB consideration on October 10, 2023.

4359 IL Route 22 – Sai Shiv Mandir & Spiritual Community Center.

Staff are still awaiting receipt of a complete application and additional information from the petitioner for the property at 4359 IL Route 22 (Sai Shiv Mandir & Spiritual Community Center).

Once a complete application has been reviewed by staff, a new public hearing will be scheduled and noticed.

ARCHITECTURAL COMMISSION – October 16, 2023

TBD. No agenda items at this time.

PLAN COMMISSION AND ZONING BOARD OF APPEALS – October 17 2023

TBD. No agenda items at this time.