

**MINUTES OF THE REGULAR MEETING OF THE
BOARD OF ZONING, PLANNING AND APPEALS**

CASE NUMBER: 20-ZPA-06-004

HEARING DATE: August 13, 2020

PROPERTY ADDRESS: 1890 Three Oaks Road

PETITIONER/OWNER: Cary Park District

PIN NUMBER: 20-07-100-009; 20-06-300-002; 19-12-228-017

REQUEST:

1. Approval of a map amendment to rezone upon annexation of the property into the Village of Cary from E-1 Single-Family Residential to the PO Park and Open Space District
2. Approval of a Planned Development containing zoning departures and use exceptions from the Unified Development Ordinance
3. Plat of Dedication

MEMBERS PRESENT: Kretschmer, Khoury, Williams, O’Laughlin, Jasper, Graziano, Dudek and Walrath

MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Brian Simmons
Director of Community Development

Chairman Khoury called the meeting to order at 7:00 PM. Chairman Khoury welcomed Member Dudek to the ZPA Board. After approving minutes from previous meetings Chairman Khoury called Village Case No. 20-ZPA-06-004.

Director Simmons stated the Petitioner, Cary Park District, is planning to develop the Cary-Grove Park property located on the northeast corner of First Street and Three Oaks Road. The seventy-five (75) acre property is currently located within unincorporated McHenry County and the petitioner is seeking to annex the site into the Village of Cary. Although parks are exempt from the Village’s planned development (PUD) requirements within the Unified Development Ordinance, the petitioner is seeking approval of a PUD to govern the future phased development of the site. The petitioner is also seeking approval of a map amendment to rezone the subject property upon annexation from E-1 *Single-Family Residential District* to the *PO Park and Open Space District*. The ZPA hearing was properly noticed in the July 16, 2020, edition of the Northwest Herald newspaper. In addition, the Petitioner has completed the required written notice to property owners within 250 feet and staff posted a public hearing sign on the Subject Property.

Dan Jones, Executive Director of the Cary Park District, introduced team members present, and gave an overview of the amenities of the proposed project and the need it will fulfill for Cary Park District residents. Mr. Jones reviewed for the Board the process undertaken by the Cary Park District for community input during the planning of this project and the approximate timeline for building the three phases of the proposed park facility.

Doug Fair, Hitchcock Design Group, presented details of the Master Plan for the parking and entrance of the proposed park project. Mr. Fair reviewed details of the land topography and landscape design through phase two of the project.

Mr. Frank Parisi, Williams Architects, presented details of the amenities to be offered at the proposed family aquatic center's pools and accessory buildings.

Director Simmons summarized application items 1, 2 and 3 on the petitioner's request to be voted on by the ZPA Board and reviewed the three phases of development. **Phase 1** – Parking lot, playground, walking/bike paths, and soccer fields constructed adjacent to Three Oaks Road. This initial phase was completed in 2005. **Phase 2** – Annexation of property into the Village of Cary. Construction of aquatic center with bathhouse, pools, concessions, parking lot and related improvements. Dedication of right-of-way for future extension of First Street along west property line. **Phase 3** – Construction of indoor recreation center, athletic fields, baseball fields, parking, and related improvements. This future phase may be broken into additional sub-phases depending on development of the site and recreational needs of the community.

Director Simmons reviewed details of specific UDO departures and use exceptions being requested by the petitioner.

Chairman Khoury opened the floor to Public Comment. With no comment from those present, Chairman Khoury closed Public Comment.

Discussion:

Chairman Khoury asked if security cameras would be installed around the pool. Mr. Parisi stated pool security cameras are not usually installed with this type of project.

Member O'Laughlin asked if the petitioner had received Fire Protection District support of the proposed project. Mr. Parisi stated the Fire Protection District is supportive of the requests.

Member O'Laughlin asked if Cary-Grove High School parking would affect parking availability for the aquatic center. Mr. Parisi stated high school and aquatic center schedules would rarely overlap and should not conflict with each other.

Member Williams asked if the park would interfere with peaceful enjoyment of the surrounding residential area. Mr. Jones stated public feedback did not bring up any issues or concern. Mr. Jones added there are strong buffers as well as physical distance between the aquatic park and the nearest residential neighborhood.

Member Graziano stated since there is only one point of access into and out of the facility there could be concerns with traffic flow from the facility onto Three Oaks Road after games and activities at the high school and the aquatic center. Member Graziano asked if alternative access points should be considered.

Mr. Jones stated there is a plan for alternative access points in emergency situations. Mr. Jones reviewed for the ZPA Board specifics of the proposed parks emergency access plans.

Member Graziano asked if any consideration was given to a year-round swimming facility. Mr. Jones stated during Park District Master Plan meetings and discussions, it was considered. General consensus was to move forward with the proposed plan.

Chairman Khoury entertained a motion.

Member O'Laughlin moved, seconded by Member Williams, a motion to recommend to the Village Board of Trustees 1) approval of a map amendment to rezone the subject property from E-1 Single-Family

Residential to PO Park and Open Space District upon its annexation into the Village, 2) approval of a plat of dedication, and 3) approval of the Cary Grove Park Planned Development, consisting of approximately seventy-five (75) acres of recreational land, located at 1890 Three Oaks Road, subject to the conditions listed in the staff report.

Aye: Williams, Khoury, Kretschmer, Graziano, Jasper, O'Laughlin, Dudek

Nay: None

Abstain: None

Absent: None

Motion Passed: 7-0

Director Simmons reviewed educational opportunities for ZPA members and future meeting dates.

Chairman Khoury entertained a motion to adjourn at 8:08 pm.

All Ayes by Voice Vote

Motion Passed

Respectfully submitted,



Susan Greene, Deputy Village Clerk