

Approved

**Village of Gurnee
Planning and Zoning Board Minutes
June 15, 2016**

1. Call to Order and Roll Call

The meeting was called to order at 7:30 p.m.

Planning and Zoning Board Members present: Chairman James Sula, Brian Baugh, Karyn Crawford, David Nordentoft, Josh Pejsach, and Edwin Paff

Planning and Zoning Members Absent: Richard McFarlane

Other Officials present: David Ziegler, Community Development Director; and Tracy Velkover, Planning Manager

2. Pledge of Allegiance

3. Public Comment

Mr. Sula asked if anyone from the public had any questions or comments regarding anything not on the evening's agenda. As there were no responses, Mr. Sula closed the floor to the public.

4. Approval of the June 1, 2016 PZB Meeting Minutes

Mr. Sula stated that, for the Minor Sign Exception for Floor & Décor, there is a statement by Mr. Paff that he "agrees with Mr. Sula that, because of the particular location of the store within the mall, the sign changes are in order" however, there is no reference earlier in the minutes that he (Mr. Sula) made that comment. He requested that that comment be included earlier in the minutes to correlate with Mr. Paff's statement.

Mr. Sula also pointed out that the representative for the Minor Sign Exception for Saratoga Square was not Mr. Passalino, but the owner's sign contractor. He asked if there were any more question/comments regarding the minutes. As there were none, he stated that a motion would be in order.

Mr. Baugh motioned, seconded by Ms. Crawford, to approve the Planning and Zoning Board's June 1, 2016 meeting minutes, as amended.

Voice Vote:

All "Ayes," no "Nays," none abstaining
Motion carried: 6-0-0

Approved

5. Informal Review: Villas at Pleasant Creek (east side of Rt. 21 between Woodlake Boulevard and I-94)

The developer, Mr. Tom Leontios, is seeking feedback on a plan for an 11.33-acre parcel located east of Rt. 21, between the Tollway (I-94) and Woodlake Boulevard. The property is zoned O1, Restricted Office. The developer is seeking to carve off 1.94 acres for commercial and develop the remaining 9.39 acres with 86 independent senior (age 55 and over) rental units.

After introduction by Ms. Velkover, Mr. Sula stressed that this is an informal review and no decisions would be made this evening. He noted that, should the project advance, any decisions would be based on formal submissions made through the official proceedings. He then turned the floor over to those presenting this evening.

The owner of the property, Mr. Larry Mayer, indicated that he has owned the subject property, for over 25 years. During this time, the zoning and land use plans of the Village have reflected office use/development. However, there has been very little interest in the property for office use. He stated that he found a developer who is interested in pursuing a senior rental housing product on the site and would like the Board to consider this in-light of the lack of an office market.

Mr. Leontios, of Plum Creek Communities, stated that he would like to build an 86-unit independent senior development comprised of 11 duplex buildings, 7 quad buildings, and one multi-story 36-unit building on 9.39-acres of the 11.33-acre site. The project, The Villas at Pleasant Creek, will not be a supportive or assisted living facility where assistance with activities of daily living occur. The project is designed to create a safe, enriching, and engaging community for “empty-nesters” and seniors over 55 who can live independently, but do not want the responsibilities or burdens of home ownership.

The Villas will be a “smart” community, engineered to be completely accessible within the grounds, as well as in the units themselves. All units are proposed as single-story, with no stairs. A safe and secure environment will be provided throughout the community with 24-hour security and assistance, including a push-button call system in every unit. A care-free, community-oriented lifestyle will be promoted with the provision of services such as snow removal, grass-cutting, exterior maintenance, and a community center for gatherings and activities. Meals plans will also be provided, served in a Community Center within the multi-story building. Concierge services and special events will also be offered in the Community Center. The development is designed for independent, active, older adults.

Thad Gleason, of Gleason Architects, provided maps, site plans, and other topographical information of the subject property. He noted that the site has a significant amount of grade change and that detention will be provided at the southeast corner of the property. All units will be one-bedroom. The duplex and quad buildings will have a one car garage and a parking lot will be provided for the multi-story building. Each unit will include galley kitchens and some will include dens. Visitor parking will be

Approved

provided, as well. Pedestrian access will be throughout the development. The location provides for easy access from major roadways and the entrance into the community will be gated. Approximately 1.93-acres will be carved out along the Rt. 21 frontage for a small commercial development and pedestrian access will be provided between the developments.

After the presentation, Mr. Sula asked if there were any questions from members or the board.

Mr. Paff asked if the retention pond noted was already on site.

Mr. Gleason responded that it is, but that it is not a wet area. He also clarified that the curb cut into the development, off of Woodlake Boulevard, would be a new one and not that one that currently exists.

Mr. Pejsach asked what the density of the development would be.

Ms. Velkover responded that it would be 9.16 units to the acre.

Mr. Pejsach also asked about the variance to the setbacks or scenic corridor reflected on the site plan.

Ms. Velkover responded that a scenic corridor, reflected as a 100-foot setback to Rt. 21 and a 75-foot setback to the Tollway, was incorporated into the PUD and annexation agreement for this property because the 1997 Comprehensive Land Use Plan had this as a goal. The existing Woodlake Apartment development to the north maintains this 100-foot scenic corridor. The developer is requesting the reduction of these setbacks to 50 feet along both the Tollway and Rt. 21. This is something that the PZB will need to consider, and something that will be reviewed with the update of the Comprehensive Land Use Plan, which is scheduled to start in the near future.

Ms. Crawford asked if a parking garage had been considered instead of surface parking.

Mr. Leontios responded that he had not considered this.

Mr. Nordentoft asked about potential materials used in construction of the buildings. He stated that high-quality materials such as brick/stone/hardiboard (as opposed to vinyl siding) would be preferred to increase aesthetics, integrity, and the curbside appeal of the project.

Mr. Leontios stated that the products used would be similar to what Mr. Nordentoft is referring to. His intention is to make this an attractive product.

Mr. Baugh asked if the community would be "age-restricted" or merely "age-targeted."

Approved

Mr. Leontios responded that it would be age-restricted, either under covenant or through covenants and the Planned Unit Development agreement.

Mr. Baugh also asked if there would be a perimeter fence along the property.

Mr. Leontios responded that there are no plans for perimeter fencing, just a gate at the vehicle entrance into the community.

Mr. Baugh asked if there were plans to make the property accessible to the Des Plaines River Trail.

Mr. Leontios responded that plans have been considered, but that they have proven to be a bit of a challenge at this time due to the location of the trail in regards to the tollway and river.

It was brought up by staff that the Lake County Forrest Preserve has plans to tie Lake Carina, which is to the south of this site, into the Des Plaines River Trail with a bridge connection over the river. It was also pointed out that access to the trail can be obtained from the pedestrian path along the north side of Washington Street.

Mr. Sula stated that he is very supportive of housing designed for “empty nesters,” and would like to see some data regarding their preferences in regards to buying versus renting property. He also suggested that the units lacked enough storage space and that parking space was rather tight. He indicated that because of a lack of storage, he anticipates residents using their one-car garage for storage, which will result in an even tighter parking condition.

Mr. Pejsach clarified that Mr. Leontios’ organization, Plum Creek, is the development company, and would be managing the property.

Mr. Sula expressed concern over the message being sent by the development being a gated community.

Mr. Leontios responded that such security features offer seniors and their families’ peace of mind, and that such a service tends to be sought after.

Mr. Sula also stressed that existing landscape buffers should be maintained in development of this project.

Mr. Pejsach asked what the price range of the units would be.

Mr. Leontios responded that they would be about \$1,500-1,700/month.

As there were no more questions, Mr. Sula then thanked the presenters.

Approved

6. Next Meeting Date: July 6, 2016

Ms. Velkover stated that Friday is the deadline for advertising for any public hearings on July 6th. She noted that there is currently one item that has the potential to be scheduled for a public hearing on July 6th.

7. Adjournment

Mr. Nordentoft motioned, seconded by Mr. Paff, to adjourn the meeting.

Voice vote:

All "Ayes," no "Nays," none abstaining

Motion carried: 6-0-0

The meeting was adjourned at 7:55 p.m.

Respectfully Submitted,

Joann Metzger
Recording Secretary, Planning and Zoning Board