

Approved

**Village of Gurnee
Planning and Zoning Board Minutes
August 16, 2017**

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, Tim Garrity, Richard McFarlane, David Nordentoft, Edwin Paff, and Josh Pejsach

Planning and Zoning Members Absent: none

Other Officials Present: David Ziegler, Director of Community Development

2. Pledge of Allegiance

3. Public Comment

Mr. Sula asked if anyone from the public has 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 Meeting Minutes:

a. July 12, 2017 PZB Meeting Minutes

Mr. McFarlane motioned, seconded by Mr. Garrity, to approve the meeting minutes for July 12, 2017.

Voice vote:

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

Motion carried: 7-0-0

b. July 19, 2017 PZB Meeting Minutes

Mr. Sula clarified with other members of the Board what had been referred to in the minutes regarding a request for a potential continuance. The item was eventually withdrawn and the August 2, 2017 PZB meeting was cancelled.

Mr. Garrity motioned, seconded by Mr. Pejsach, to approve the meeting minutes for July 19, 2017.

Voice vote:

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

Motion carried: 7-0-0

5. Minor PUD Amendment: GWR Illinois Property Owner LLC c/o Great Wolf Resorts, Inc. (1700 Nations Drive)

Approved

GWR Illinois Property Owner LLC c/o Great Wolf Resorts, Inc. is requesting a Minor Amendment to the Planned Unit Development (PUD) regulating the hotel/water park at 1700 Nations Drive. The requested amendment would allow a tube slide to encroach up to 10 feet into a 50-foot required building setback that was established in the PUD agreement.

Mr. Ziegler introduced the item by saying that GWR Illinois Property Owner LLC c/o Great Wolf Resorts, Inc. is the property owner of 1700 Nations Drive (former Key Lime Cove Resort). They are in the process of doing a renovation and addition on the building. As they were developing their waterslide plan, they discovered that they were encroaching into the 50-foot building setback adjacent to the tollway that was established in the 1998 PUD agreement. They are requesting an amendment to allow up to a 10 foot encroachment into the required 50-foot building setback. Mr. Sula then asked if there were any questions or comments from the Board.

Mr. Garrity asked if this was a new slide, and clarified with Mr. Ziegler exactly which slide is being considered as well as its location within the water park.

Mr. Sula and Mr. McFarlane confirmed with Mr. Ziegler that the encroachment would not affect any residential views, etc.

Mr. Nordentoft motioned, seconded by Mr. Garrity, to approve the Minor Amendment as submitted.

Roll Call Vote:

Ayes: Baugh, Garrity, McFarlane, Nordentoft, Pejsach, Paff, and Sula

Nays: none

Abstain: none

Motion carried: 7-0-0

6. Informal Review: DR Horton (Cemetery Road)

The developer, DR Horton, is looking to obtain informal feedback on a concept development of 23.7 acres along the west side of Cemetery Road, just south of Orchard Valley Subdivision. The proposed project consists of the construction of 66 single family homes (2.78 DU/acre).

Mr. Sula explained that the purpose of an Informal Review is to obtain feedback on a prospective project, but that what is recorded at such proceeding is not to be acted on to further advance development of the discussed project.

Mr. Ziegler introduced the item by saying that DR Horton is a contract purchaser of the 23.7 acre property south of the existing Orchard Valley subdivision. The property fronts on Cemetery Road and the proposal includes a connection west. The current proposal is for 66 homes with similar lot sizes as the Wentworth development (similar home type and size as well). Mr. Ziegler introduced Mr. Derrick Hoffman, who presented on behalf of DR Horton.

Mr. Hoffman started his presentation by giving a brief history of DR Horton, elaborating on the different portfolios and brands of the company (focusing on the many phases of a homebuyer's life) and stating that it has been the nation's largest homebuilder for the last 15 years (78 markets in 15 states).

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In describing the proposed project, Mr. Hoffman elaborated on its location along Cemetery Road and explained that it would actually be located on two different parcels on land (24 acres total). He added that the development would include a park along Cemetery road that would serve both the homeowners and the community in general. He also described plans for storm-water management.

He stated that the market targeting new homebuyers was active in Gurnee and gave statistics on the sale of homes generally sold to/bought by such homebuyers. He stated that there is a lack of new homes available in that specific market.

Lastly, Mr. Hoffman gave a brief description of the homes/lots proposed, which would be 3-4 bedroom homes (priced in the low 300,000s) on lots of about 7,000 square feet. He explained that the small size of the lots was designed in an attempt to stay within the intended price range, keeping these homes affordable to the new homebuyers they are to be marketed to.

Mr. Hoffman ended his presentation by inviting any questions/comments.

Mr. Sula asked if there were any questions or comments from the Board. As there were none at first, he began discussion by expressing concerns over the density of the development, noting the described attempt to keep costs down by upping the numbers of homes to be sold.

Mr. Nordentoft also expressed such concern; he noted that his own home, once targeted to the same market, was much larger in size.

Mr. Ziegler interjected that the proposal had been, to some extent, directed by staff in the same effort to keep these homes affordable.

Mr. Garrity asked if there was any way the size of the homes themselves could be made smaller.

Mr. Hoffman's explained that the higher density of such development is necessary to keep costs down.

Mr. Nordentoft suggested that, perhaps, this area—with the lack of retired farmland and such--was simply too mature and developed for such a wide-scale project.

Mr. Hoffman countered that it was a "lack of imagination" that was holding them back; he explained other options could be explored (townhomes, duplexes, etc.) to make such density work.

Mr. Sula questioned the strength of markets driven by Baby-Boomers (empty-nesters) versus Millennials (looking to start their families). Mr. Garrity added that he felt there was a strong market of new homebuyers, but that he, too, was concerned over the density of this proposed development.

Mr. McFarlane asked why the homes are planned to be large since Mr. Hoffman cited research indicates new homebuyers prefers smaller-sized homes; Mr. Hoffman responded that it is for the sake of variety.

Mr. Paff, Mr. Pejsach, and Mr. Baugh all concurred that the density of the project was simply too high. Mr. Pejsach cited the proximity of the driveways to further this point. And, Mr. Paff backed this concern with his own experience in home buying: he explained that, when he and his wife were home-shopping, he'd suspected the lot of their chosen home would be a bit too small; his wife, on the other hand, did not have such concerns at the time, but eventually agreed with him.

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Mr. Hoffman then thanked the Board for their time and feedback.

7. Next Meeting Date: September 6, 2017

Mr. Ziegler stated that although he did not think there were any Public Hearings scheduled, there is something in queue for the upcoming meeting.

8. Adjournment

Mr. Pejsach motioned, seconded by Mr. Baugh, to adjourn the meeting.

Voice vote:

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

Motion carried: 7-0-0

The meeting was adjourned at 8:10 p.m.

Respectfully Submitted,

Joann Metzger

Recording Secretary, Planning and Zoning Board