

PLAN COMMISSION

FEBRUARY 16, 1994

Members Present: Dan Robison, Carl Cepon, Ken Hellstern, Bill Smith, Bill Gill & Steve Kaplan

Members Absent: Chairman Rudny

Other Officials Present: Tracy Einspanjer, Village Planner

1. Call to order at 7:30 P.M.

2. Mr. Cepon moved, seconded by Mr. Smith, to appoint Mr. Robison Chairman Pro-Tem of this meeting.

Roll Call Vote:

Ayes: Robison, Cepon, Hellstern, Smith, Gill & Kaplan

Nays: None

Motion Carried 6-0

3. Mr. Kaplan moved, seconded by Mr. Hellstern, to approve the Minutes of January 5, 1994, subject to including the hours of operation for the helicopter to be from 6:00 A.M. to 9:00 P.M., in the motion for Esper Peterson's heliport, on Page 5.

Roll Call Vote:

Ayes: Robison, Hellstern, Smith, Gill & Kaplan

Nays: None

Abstain: Cepon

Motion Carried 5-0-1

4. Mr. Hellstern moved, seconded by Mr. Cepon, to approve the Minutes of January 19, 1994, as presented.

Roll Call Vote:

Ayes: Robison, Cepon, Hellstern & Smith

Nays: None

Abstain: Gill & Kaplan

Motion Carried 4-0-2

5. Mr. Gill moved, seconded by Mr. Smith, to approve the Minutes of January 31, 1994, as presented.

Roll Call Vote:

Ayes: Robison, Hellstern, Smith, Gill & Kaplan

Nays: None

Abstain: Cepon

Motion Carried 5-0-1

6. Review of Denny's Plans for Outlot 4 in Menard's Development

Mr. Richard Escalante, representing Denny's, was in attendance.

Ms. Einspanjer stated that staff has reviewed the plans and they are in conformance with the annexation and development agreements established for this site.

Mr. Escalante informed the Commission that Denny's is proposing a 5100 square foot facility to be open 24 hours a day. The exterior of the building is to be stucco and earth tone colors such as beige and dark brown will be used. The roof will be dark green.

One monument sign, approximately 30 square feet, and 2 building signs, 45 square feet each, are proposed. The annexation and development agreement allows for 1 monument sign, no larger than 30 square feet and 8 feet in height, and 2 building signs, no larger than 60 square feet each.

In regards to the parking lot light fixtures, Mr. Escalante stated that Denny's will use the same style, pole height and light source as those existing on the Menard's site. The Menard's fixtures are 30 feet high, high pressure sodium.

Mr. Kaplan moved, seconded by Mr. Cepon, to forward a favorable recommendation to the Village Board on plan review for Denny's on Outlot 4 of the Menard's Development.

Roll Call Vote:

Ayes: Robison, Cepon, Hellstern, Smith, Gill & Kaplan

Nays: None

Motion Carried 6-0

7. Review of Amendments to the Subdivision Ordinance

Ms. Einspanjer explained that the proposed amendments to the Subdivision Ordinance include broader definitions to the terms, "Street", "Local Street" and "Subdivision". This will provide the Village with added leverage to obtain infrastructure improvements and impact fees for developments where there is not actually a subdivision of the property (condominium developments).

The need for these amendments became apparent with a proposed condominium development within the County, adjacent to Fairway Ridge. Because there is no subdivision of the property, the County's customary subdivision platting process requiring the Village's signature is not applicable. This sign-off is usually our opportunity to require impact fee agreements and review infrastructure improvements to ensure that they are consistent with our standards. The proposed changes to our Subdivision Ordinance will help provide additional leverage to obtain these fee agreements and improvements should a similar improvement occur within the Village. The County is aware that their Subdivision Ordinance will require similar amendments. We have discussed these changes with them and they are receptive to the idea.

In response to the Commission, some of the items the Village looks at when reviewing a subdivision in the County include: street right-of-way width, the provision of sidewalks, publicly dedicated improvements, etc.

Mr. Smith moved, seconded by Mr. Gill, to forward a favorable recommendation to the Village Board on the amendments to the Subdivision Ordinance.

Roll Call Vote:

Ayes: Robison, Cepon, Hellstern, Smith, Gill & Kaplan

Nays: None

Motion Carried 6-0

8. Informal Discussion: Kangas Construction

Mr. Glen Christensen, Christensen & Assoc., and Mr. Antti Kangas, Kangas Construction, were in attendance.

Ms. Einspanjer informed the Commission that the Village's Comprehensive Plan reflects industrial uses for this area. However, it does provide for some moderate density residential, 4-7 du/ac, on the parcel to the south of this site.

Mr. Kangas is proposing a rezoning for the development of a multi-family project. It is his intention to build 2 apartment buildings, having a total of 232 units. The buildings would be

3-story and have some underground parking. The same style buildings will be used as the Gurnee Meadows Apartments, another one of Mr. Kangas' developments.

Mr. Christensen explained that:

- The property slopes downward from Delany Road, approximately 30-40 feet.
- The rear portion of the lot contains wetland and floodplain areas.
- There is an existing hedgerow along the south property line .
- The traffic signal at Ryan Road could be utilized as the access point into the site.

In regards to parking, Mr. Christensen stated that preliminary plans indicate 128 underground parking spaces and 378 surface spaces. The surface parking lots will only be located on two sides of the "Y" shaped buildings.

Bedroom mixture will be 1/2 one-bedroom and 1/2 two-bedroom units for a total density of 11.9 du/ac.

Stormwater detention will be provided on-site.

Mr. Christensen stated that the topography of this parcel does not lend itself to industrial development. He cited a need for rental property within Gurnee. One of his reasons for this need is the future expansion of the Great Lakes Naval Base. He stated that the location, along Delany Road close to other multi-family and industrial development, will eliminate the concern about the potential impact to single family. The unit mix proposed will generate only a small number of children, and therefore, will not be a burden on the school district.

Mr. Hellstern questioned the usage of the stop light at Ryan Road. He thought the County would want them to use the stop light at Sunset due to stacking problems. It was pointed out that the subject property does not have access to Sunset.

Ms. Einspanjer stated that the Comprehensive Plan provides an average density range for multi-family development, and that approval of development at the high-end of the range will be given only where a development provides special enhancements such as exceptional amenities and preservation of natural features. The density that Mr. Kangas is proposing (11.9 DU/acre) is at the high end of the Comprehensive Plan density range (7-13 DU/acre).

Mr. Smith stated that the Comp. Plan strives to achieve a balance between multi-family units and single family units and asked where the Village stands in relation to this goal. Ms. Einspanjer stated that an objective of the Comp. Plan is to continue to allow a range of housing options for all types of attached single-family and multi-family housing units at 45-50% of total housing units in the Village. She stated that there have been some recent amendments to approved Preliminary PUD plans which have resulted in a conversion of attached single-family and apartment units into single-family units. Staff will have to do some research to determine where the Village stands on the percentage of single-family units to attached single-family and apartment units.

In response to the Commission, Mr. Kangas stated that rent will range from \$550-\$700 per month. The buildings will be market rate apartments available to everyone. He explained that the Gurnee Meadows development is utilizing tax credits for renting to senior citizens.

Concern was raised that the property should be left as industrial, even though it might not develop for several years.

Mr. Chris Kaiser, property owner, stated that he has approached industrial users, but has not found any interested parties. He stated that due to the grade change to the west, the land is not suited for industrial users, but is a beautiful site for residential. Mr. Kaiser informed the Commission that the property owner to the south is also looking to develop his site for apartment units. He informed the Commission that they would not be able to utilize

the light at Sunset because they do not own the adjacent property to the north and have no access to the light.

Mr. Robison suggested smaller buildings to accommodate the grade change.

Mr. Kaplan stated concern with only one access into the site. He stated that the Village will require a second point of access for emergency vehicles.

Mr. Robison pointed out that apartments on this site may be appropriate. However, he questioned what type of amenities and special enhancements will be provided with this development.

Mr. Christensen stated that amenities will include:

- Underground parking garage;
- A recreation room in each building; and
- Open space in the floodplain and wetland area where a possible trail system would be placed.

Concern was raised that changing the zoning might set a precedent for this area.

Mr. Robison stated that this area might be better suited than some for apartment units. He asked the staff look into the balance of housing types to see how the Village stands. He also stated that should they decide to proceed with a rezoning petition, special attention should be provided to the architecture and exterior building materials used for the development.

Mr. Cepon moved, seconded by Mr. Smith, to adjourn the meeting at 8:40 P.M.

Respectfully submitted,

Connie S. Dinsmore, Secretary
Plan Commission