

PLAN COMMISSION

APRIL 6, 1994

Members Present: Dan Robison*, Carl Cepon, Ken Hellstern, Bill Smith, Bill Gill and Chairman Rudny

Members Absent: Steve Kaplan

Other Officials Present: Tracy Einspanjer, Village Planner; Bud Reed, Village Engineer; Barbara Swanson, Village Attorney; and E.M. Maiden, Rolf C. Campbell and Associates.

1. Call to order at 7:30 P.M. by Chairman Rudny.
2. Mr. Cepon moved, seconded by Mr. Gill, to approve the minutes of March 16, 1994, as presented

Roll Call Vote:

Ayes: Cepon, Hellstern, Smith, Gill & Rudny
Nays: None
Motion Carried 5-0

3. Final Plat: Concord Oaks Unit 8

Mr. Rick Piggott, Concord Homes, was in attendance.

Unit 8 is located on the west side of Almond Road, south of the Commonwealth Edison right-of-way. The plat consists of 79 single-family lots on 25.73 acres, under a R-3 PUD zoning district.

The largest lot is 17,000 square feet, the average lot size is 9,482 square feet, and the smallest lot size is 7,800 square feet.

A detailed landscape plan for the lots which abut Almond Road has been submitted and reviewed by staff. The Final Plat restricts the style of fence along Almond Road to a 6-foot high board-on-board fence, to be located westerly of the 25-foot landscape easement.

Full improvements will be installed.

Engineering finds this Final Plat to be in general conformance with the Subdivision Ordinance and is recommended for approval subject to final engineering approval.

Mr. Gill moved, seconded by Mr. Cepon, to forward a favorable recommendation to the Village Board on the Final Plat of Concord Oaks Units 8, subject to final engineering.

Roll Call Vote:

Ayes: Cepon, Smith, Gill, & Rudny
Nays: Hellstern
Motion Carried 4-1

* Mr. Robison arrives at 7:35 P.M.

4. Public Hearing: Pizzeria Uno Request for Amendment to Annexation and Development Agreement.

Ms. Einspanjer explained that this request is to amend the Annexation and Development Agreement for the Menard's site. Pizzeria Uno is proposing to lower the height of the berm along Grand Avenue. However, Ms. Einspanjer stated that she has received a letter from Pizzeria Uno requesting a continuance of this public hearing in order to obtain all of the information that they need.

Mr. Gill moved, seconded by Mr. Smith, to continue the Public Hearing for Pizzeria Uno's request for amendment to a Annexation and Development Agreement.

Roll Call Vote:

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

Nays: None

Motion Carried 6-0

5. Public Hearing: Special Use Permit Petition by North Shore Sign Co.

Mr. Duane Laska, North Shore Sign Co., was in attendance.

Mr. Laska stated that the Special Use Permit is to allow the signage at the Village Commons Center (Welton's Village Market) to be expanded to a maximum aggregate of 2,012 square feet.

Ms. Einspanjer explained that the maximum amount of signage permitted for this commercial center is 1,000 square feet. Currently, the signage for the center totals 970 square feet, and there remains commercial and office space available within the center. The sign ordinance requires proposals which exceed 1,000 square feet of signage to be processed via a special use permit. Thus, the petition for 2,012 square feet of signage.

Mr. Laska stated that the original petition requested a total of 2,800 square feet of signage. However, after re-evaluating the future signage requirements of the center the application has been amended to 2,012 square feet. This level of signage reflects the following:

- Installation of a second pole sign along Grand Avenue, east of the existing pole sign (150 sq. ft. per side for a total of 300 sq. ft.);
- Revamping of the 2 existing pole signs (combine into 1 sign) leaving at the current size (159 sq. ft. per side for a total of 318 sq. ft.);
- Installing a monument sign near the entrance off of Belle Plaine (60 sq. ft. per side for a total of 120 sq. ft.);
- For the small ground level commercial spaces fronting onto Grand, limiting sign width to 70% of the store front and allowing a maximum letter height of 2 feet (381 sq. ft.);
- For the larger storefronts facing onto the parking lot (Deli, Grocery Store and Video Store), limiting sign width to 70% of the store front and allowing a maximum letter height of 2.5 feet (593 sq. ft.); and
- Second floor office tenants will be permitted a 30 sq. ft. panel sign (10 tenants for a total of 300 sq. ft.).

The second floor office space will have the signs installed directly over the first floor tenants, using sign boxes at a uniform size, which will be purchased by the landlord.

A question was raised as to the location of the monument sign at the entrance on Belle Plaine since there are two entrances.

The monument sign will be installed at the north entrance on the east side of the entrance to Welton's Management Services. It will be similar to that at Saratoga Square.

Ms. Einspanjer pointed out that the special use encompasses three requests: first, to increase the amount of aggregate signage from 1,000 sq. ft. to 2,012 sq. ft.; second, to increase the number of ground signs from 2 to 3; and third, to allow a sign to exceed 150 sq. ft. per face. She stated that the location of all ground signs would have to meet the setbacks required by ordinance (minimum of 7.5 feet).

Several commissions questioned the visibility of a second Grand Avenue pole sign because of existing pole signs in the immediate area. There was also concern about adding to the number of pole signs on Grand Avenue.

Mr. Laska stated that the second pole sign is to advertise the interior specialty stores.

Mr. Cepon suggested that since this is a special use permit situation, why not make the existing pole sign larger and eliminate the request for the second pole sign along Grand Avenue.

Mr. Rudny agreed and suggested making the existing pole sign 400 or 450 sq. ft. to eliminate the second pole sign.

Mr. Rudny stated that he would like to see a site plan with the existing and proposed signs for the center, in addition to the Salvation Army and Gurnee Discount Signs, drawn to scale. He questioned whether a second pole sign would be visible with the location of existing pole signs along Grand Ave. in this area.

Mr. Robison questioned if the tenants on the second floor in the back of the building will be allowed signage in the back or will they be allowed to have signs out front. If signage is allowed in the front for these users, where will they be placed since there are a limited number of places for the signs between the second floor windows?

Mr. Laska stated that the signs for the second floor users will be stretched across the front of the building between the windows and that he believes there is space for 9 such signs. No signs will be installed on the rear of the building.

Mr. Hellstern suggested that the pole sign be relocated to the middle of the site along Grand Avenue and the square footage be increased. He also wanted a detail plan showing the sign locations on the mansard roof.

Mr. Tom Hornbostel, nearby resident, stated that it did not appear to him that the signs being proposed added up to the total aggregate requested for the commercial center. He stated that the petitioner should provide a sheet showing how the total is achieved. He also stated that he likes the idea of only one pylon sign on Grand Avenue.

Mr. Rudny stated that the Commission would like to see a chart showing the existing and proposed signage, along with the square footage breakdown. The petitioner should investigate the possibility of 1 larger sign along Grand Avenue and look into the location of the signage for the second floor office users.

Mr. Cepon moved, seconded by Mr. Smith, to continue the public hearing for a Special Use Permit petition by North Shore Sign Co. to May 4, 1994.

Roll Call Vote:

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

Nays: None

Motion Carried 6-0

6. Public Hearing: Assisi Homes of Gurnee request for PUD and Preliminary Plat Approval for 60 Senior Citizen Housing Units.

For this project the definition of senior citizen is a person 62 years of age or older, and if more than 1 person resides in a unit then at least 1 person must be a minimum of 62 years of age.

Mr. Bob Cisek, Vice President of Franciscan Ministries, Inc.; Mr. Jim Hamilton, Hamilton Consulting; and Mr. Bruce Tyson, Tyson Architects, were in attendance.

Ms. Einspanjer stated that the petitioner is proposing a three-story building containing 60 one-bedroom senior citizen housing units, located on Grand Avenue east of 3535 Grand Avenue. Density is at 25.75 du/ac. The property is zoned C/B-2 and under the C/B-2 district, a Senior Citizen Housing facility is allowed as a PUD up to a density of 40 du/ac. Surrounding zoning includes:

- east - C/B-2 (Dr. Fried);
- west - C/B-2 (Gurnee Discount Furniture);
- north - C/B-2 (Thrift Store)
- south - R-3 (vacant)

Development standards are as follows:

	<u>Proposed</u>	<u>Ordinance</u>
Building Height	35 Feet	45 Feet
Front Setback	170 Feet	30 Feet
Interior Side Setback	40 & 80 Feet	14 Feet
Rear Setback	165 Feet	30 Feet
Density	25.75 du/ac	40 du/ac
Parking	1/unit	2/unit

Mr. Cisek stated that Franciscan Ministries mission is to serve low-income seniors. Currently, they have senior housing facilities in Wheaton, Illinois and Kenosha and Racine, Wisconsin, among other locations. A market study has been done of the area showing a need for senior housing. This site seems to be a prime location due to the close proximity of grocery stores, pharmacies, doctor and chiropractic offices, all of which are important to seniors.

A departure from the parking requirement is being requested. The petitioner is requesting one space per unit (60 spaces), instead of the required two spaces per unit. Of the seniors in the facility, it is anticipated that approximately 50-60% will not have cars. In addition, the site is close to shops and public transportation.

It was explained that a fund reservation for 4 million dollars has been established to develop housing for low-income seniors. Under this program, the maximum allowable income that a resident can have is based upon approximately 50% of the Lake County median income. The maximum allowable income for a 1 person household is \$20,950 and the maximum allowable income for a 2 person household is \$23,900.

Each unit will contain 540 square feet and will rent for \$300.00 per unit. No occupant will pay in excess of 30% of their income.

The average age of residents is expected to be 75 years of age, and they are primarily widowed females. The facilities will be a protected and a secure environment and will be promoted with keys to get in and call systems for visitors.

There is an existing curb cut and drive approach on Grand Avenue. There will be a two-way drop-off area at the entrance. A small service drive will be installed to the back of the building for deliveries a screening wall and landscaping will be used.

A green area will be in the front of the building with landscaping. Detention will be located both in front and to the rear of the building. The land crowns in the center of the property where the entrance is.

Buffering will be installed along the west property line. Additional landscaping is provided near the entrance and the east property line.

Specifications for the building include: a three-story, wood frame, brick veneer building with a small amount of vinyl siding; hip roof; 100% sprinklered; attic; 2 elevators (1 passenger and 1 to accommodate stretchers; small office; community room with a serve-in kitchen for meetings; public bathrooms; craft rooms; conference room; and maintenance room. The building will be energy efficient and the footprint is 14,000 square feet. There will be a patio out front with tables and umbrellas with a masonry wall for screening. The units will have an emergency security system, independent kitchens, baths, etc. Approximately 50% of the units will be for wheelchair residents, having lowered cabinets, levered doors, shower stalls to accommodate the wheelchairs, etc.

In response to the Commission, there will not be a cafeteria, just a community room. Also, the building will be masonry for 2 1/2 stories with a band of vinyl siding on the top. Residential asphalt roofing will be used.

In regards to leasing of the unit, Mr. Cisek stated that preference will be provided for Gurnee residents. However, they cannot restrict only to our residents if there are other qualified applicants.

Mr. Robison questioned what type of site lighting will be used and how will residents get to the shopping areas?

Low-profile residential lighting will be implemented. The poles will be under 12 feet in size and the parking lot will not be lighted.

The petitioner will be providing a sidewalk from the building to the existing sidewalk on Grand Avenue.

In regards to the departure from the parking requirements, Mr. Hamilton explained that a resident might keep their car for a short period of time after moving into the facility, then realize that they really do not need it. If the car starts to deteriorate, the facility will notify the family. There are no specific visiting hours. Families are free to come and go as they please. Usually, there is a trade off of residents who are out and visitors who are there. There is room to expand the parking lot by 10 additional spaces if the need arose.

The Village's traffic consultant has reviewed this plan and his findings are that 50 parking spaces would be adequate for the facility. There is no real impact on the traffic.

A second means of access is being investigated at the south property line. The proposal is to vacate a portion of University Avenue so that private access can be provided to Belle Plaine Avenue. This will allow the residents to use the traffic light at the intersection of Belle Plaine and Grand Avenue.

In response to Mr. Hellstern's question, there is approximately 165 feet from the building to the south property line.

Mr. Perry Miller, 3441 University, stated that there is a dedicated alley east of his home on University. He questioned if University would be extended. He also questioned if the building could be moved closer to Grand Avenue.

Ms. Theresa Miller, 3441 University, questioned what the dotted line on the zoning map meant. She stated that she opposes the site and wishes it to remain vacant because of the wildlife living on the property. She also stated that she views this parcel from her front window.

Mr. Scott Riley, 570 Lawrence, questioned what the petitioner meant by “under utilized.” He questioned if there would be more buildings in the future, or would there be only one on this tract of land. Mr. Riley stated that there are no sidewalks in his neighborhood and the children play in the street. He stated that traffic speeds down the alley and roads. He was concerned with traffic if the right-of-way was improved.

Mr. Tom Hornbostel, 571 N. Briar, stated the reason he was in attendance was that the map on the hearing notice was very deceptive and showed the unimproved roads in his neighborhood as being improved, which was a concern to him. He was in approval of the site and stated that he would like to see the facility used for Gurnee residents. It was his opinion that sidewalks should be mandatory to get to the commercial areas. Mr. Hornbostel thought that the outside patio is a little small and he would like to see that enlarged. He stated that traffic would “kill” Lawrence if the road were to go through and questioned if the entrance off of Grand Avenue would be a right-turn only exit. He questioned how the petitioner can guarantee that this would be an elderly only facility.

Ms. Diana Vickery, representing Dr. Fried at 3477 Grand Avenue, stated that having a senior facility next to a cataract doctor is his idea of heaven. Concern was initially raised that overflow parking might use Dr. Fried’s office, but the petitioner has addressed this concern. However, they were concerned with drainage onto the doctor’s property from stacked snow. Ms. Vickery stated that they would like to have a contact person’s name during the construction process and stated that they look forward to being good neighbors.

Ms. Einspanjer stated that a portion of right-of-way east of Belle Plaine is vacated. An additional portion of University right-of-way, up to the petitioner’s west property line, is being considered for vacation so that a secondary private means of access can be provided to the site. This will get residents to the Belle Plaine/Grand Avenue traffic light. She stated that the rest of the right-of-way would remain to serve other lots in the area and would be improved with the development of these properties.

Ms. Einspanjer explained that the property is currently zoned C/B-2, which allows many different commercial uses, such as banks, restaurants, gas station, office, etc. These uses would be more intense than what is proposed. As for the statement of being “under utilized,” with the PUD process for the senior housing facility, density is allowed at 40 du/ac and this proposal is only 25.75 du/ac.

This is the only building to be constructed on this site.

The building is setback farther from Grand Avenue due to the crown. This will allow for the run-off of surface water to the detention basins. The total detention has not been calculated yet, but will be part of the final design. Another reason for the setback from Grand is to buffer some of the traffic noise from Grand. It may be possible to shift the building forward 10’-20’ once final engineering is calculated.

Sidewalks will be part of the final plat and staff will review to make sure the public improvements meet Village Ordinance.

Mr. Cisek stated that per the regulatory agreement with HUD, the funding for the facility specifies that at least one person must be 62 years or older and the agreement with HUD runs for 40 years. The agreement is tied to the building should it ever be sold. Ms. Einspanjer informed the Commission that because this is a PUD, another public hearing would have to be held if the building use ever changed.

In regards to drainage concerns, all of the surface water on-site must be detained on site and will be released per the Village’s storm water ordinance.

Mr. Cisek explained that per HUD's requirements, you can not restrict occupancy to a group or area, however, you can give priority to local residents.

The Commission stated that they would like to see landscaping installed at the south property line and addition of an internal sidewalk system to move residents to the Grand Avenue sidewalk.

Mr. Cepon moved, seconded by Mr. Gill, to forward a favorable recommendation to the Village Board on the petition of Assisi Homes of Gurnee for a PUD and Preliminary Plat approval for 60 senior citizen housing units, subject to the installation of landscaping at the south property line and the installation of an internal sidewalk system.

Roll Call Vote:

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

Nays: None

Motion Carried 6-0

Mr. Gill moved, seconded by Mr. Cepon, to adjourn the meeting at 9:25 P.M.

Respectfully submitted,

Connie S. Dinsmore, Secretary
Plan Commission