

PLAN COMMISSION

APRIL 19, 1995

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

Members Absent: Bill Gill

Other Officials Present: Jon Wildenberg, Director of Building; Tracy Einspanjer, Village Planner; Bud Reed, Village Engineer; and Barbara Swanson, Village Attorney

1. Call to order by Chairman Rudny at 7:30 P.M.
2. Mr. Cepon moved, seconded by Mr. Smith, to approve the minutes of April 5, 1995, as presented.

Roll Call Vote:

Ayes: Cepon, Smith, Kaplan & Rudny

Nays: None

Abstain: Hellstern

Motion Carried 4-0-1

3. Vacation - St. Paul ROW

Mr. Terry Powell was in attendance.

The St. Paul right-of-way runs between Charles Ave. and Russell Ave. It is currently an unimproved Village right-of-way abutting the railroad tracks. There is one additional adjacent property owner, Vincent Merry, who has signed the petition in support of the vacation.

This proposal has been reviewed by staff and recommended for approval. Mr. Reed stated that the Village is reserving a utility easement with a contingency that no building or structures be located on such easement.

- * Mr. Robison arrives at 7:33 P.M.

In response to Mr. Kaplan, Mr. Powell stated that he is trying to obtain enough property to make a second buildable lot for his son.

Mr. Kaplan moved, seconded by Mr. Smith, to forward a favorable recommendation to the Village Board on the vacation of the St. Paul R.O.W.

Roll Call Vote:

Ayes: Cepon, Hellstern, Smith, Kaplan & Rudny

Nays: None

Abstain: Robison

Motion Carried 5-0-1

4. Final Plat: Victorian Village Phase II

Mr. Dan Riedel, American Tradesmen, was in attendance.

It was stated that this subdivision consists of a total of 68 units located on Rt. 21, opposite Prairie Oaks. Phase II consists of 6 lots (21 Units). It is zoned R-5 PUD and consists of 6.49 acres.

There is off-street parking per the Preliminary PUD Plat.

Mr. Riedel stated that they are working on a trail system for the development which had also been approved at the Preliminary PUD Plat level.

Mr. Reed stated that there have only been minor plat changes and Engineering finds this final plat is in general conformance with the Subdivision Ordinance and recommended for approval subject to final engineering approval.

In response to the question of filling in the flood plain, Mr. Reed responded that Mr. Riedel has a permit with the Army Corps of Engineers.

Mr. Smith moved, seconded by Mr. Cepon, to forward a favorable recommendation to the Village Board on the Final Plat of Victorian Village Phase II.

Roll Call Vote:

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

Nays: None

Motion Carried 6-0

5. Final Plat: Villas of Stonebrook Phase IIB

Mr. Nate Wynsma, Westfield Homes, was present.

It was explained that this subdivision is located south of Grand Avenue, west of Stonebrook Drive. It is zoned R-5 PUD and is the last phase of the multi-family portion of the Bailey property.

Proposed are 5 buildings with a total of 30 units.

Guest parking and sidewalks are being provided as per the Preliminary PUD Plat.

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

Mr. Cepon moved, seconded by Mr. Kaplan, to forward a favorable recommendation to the Village Board on the Final Plat of the Villas of Stonebrook Phase IIB.

Roll Call Vote:

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

Nays: None

Motion Carried 6-0

6. Public Hearing: Cambridge Homes, Inc., petition for R-2 PUD and Preliminary PUD Plat approval.

Mr. Steve Goodman and Mr. Christopher Shaxted, Cambridge Homes; Mr. Frank Salathe, Jen Land Design; and Mr. Ron Adams, Pearson Brown and Assocs., were in attendance.

It was stated that this subdivision is located east of Kingsport, west of John Clark's property, south of Bittersweet Woods, and north of Washington Street. It is currently in Lake County and Cambridge Homes is requesting annexation with a R-2 PUD zoning classification within the Village of Gurnee.

Mr. Goodman explained that 120 single-family homes are being proposed for a density of 1.95 du/ac. The average lot size is 12,100 square feet and the minimum lot size is 10,000 square feet. Lots standards are as follows:

Minimum Lot width:	80 feet
Front Yard	30 Feet
Corner Side Yard	25 Feet
Interior Side Yard	10 Feet
Rear Yard	30 Feet

There is one entrance onto Washington Street, which is opposite the entrance to the subdivision located on the south side of the street. Cascade Way will be continued from Rt. 45 through this site as the east/west collector. There are access roads to Kingsport, Bittersweet Woods, and the property to the east which is still in the County.

Mr. Goodman stated that Cambridge has spoke with the Gurnee Park District as to the donation of a three acre neighborhood park located in this subdivision. The park would contain a ball field, tot lot, 1/2 court basketball, and parking lot.

A tree preservation plan and a street tree planting plan have been submitted to staff.

Mr. Goodman stated that there will be no building in wetland areas. All of the wetlands will be maintained under the homeowners association.

Lots that abut Washington Street will have a 50-foot rear setback. Within the 50-foot setback will be a 25-foot landscape easement which will contain buffer plantings and a 6-foot high cedar fence placed on the north side of the plantings. Cambridge is considering placing the 25-foot landscape area into an outlot instead of incorporating into the private lots.

Mr. Ron Adams stated that water is existing within the Washington Street right-of-way, in Kingsport, and in Bittersweet Woods - it will be continued through this site to connect to all three. Sanitary sewer is stubbed in from the north through Bittersweet Woods. Storm sewer will be picked up in the street right-of-way and in the rear yards and run to the detention pond to discharge into the storm sewer. The storm sewer has been calculated as part of the Bittersweet Woods Golf Course plan.

The following information regarding the housing product was discussed by Mr. Shaxted:

- 4 and 5 bedroom homes;
- minimum 2.5 car garages;
- 3-car side loaded and front loaded garages (side loaded garages at a 45° angle on corners);
- minimum 20 elevations with variations;
- base price - \$260-290,000;
- square footage of 2500-3000; and
- minimum 5 models.

Mr. Rudny questioned the quality of the wetland areas. In response, Mr. Goodman stated that they are low to fair quality. There is nothing above fair quality on the site. He further stated that declarations will be recorded to show these as conservation areas. Only a small amount of vegetation will be removed - if dead or diseased.

Mr. Smith questioned the wetlands existing on Lots 109 and 110. He was concerned about wetlands being located on private property. He questioned how these wetland pockets were to be maintained and suggested that a permit be sought to fill these areas, or that they not be built upon.

Mr. Goodman stated that the wetland area is about 400 square feet per each lot. He stated that these would be deed restricted open space in order for tree preservation. They would be maintained by the homeowners association. He stated that an easement could be provided for the Village to maintain them, if needed.

Mr. Kaplan questioned the buildable area of Lot 17. Mr. Adams responded that they have tested all five models on this lot and it is buildable and meets the required setbacks.

Mr. Hellstern inquired if the storm sewer would be adequate to carry the run-off from this site due to the ponds located to the east and west of this subdivision.

Mr. Adams replied that there is positive drainage from the east to the right-of-way areas and the west will run into the wetlands.

Mr. John Clark, adjacent property owner, stated that there is a feed for his pond that comes from this property. He questioned how the tile system will be maintained. He stated that his pond releases on top of the ground back to the northeast corner of Cambridge's site. He was concerned with his pond drying up and destroying the fish.

Ms. Carol Williamson, owner of the stable directly to the west (Double W Ranch), was concerned with the natural water flow from Washington Street through the stables over to the Cambridge site. She stated that they are a commercial boarding stable and there is a woven wire fence to the rear of the stable area. She informed the Commission that children are naturally attracted to horses and for protection of both the residents and the animals, she would like to see a privacy fence installed along the eastern border. Ms. Williamson stated they she has reached an informal agreement with Kingsport for the installation of a 5-foot privacy fence along the west border, and would like to see the same for this development to the east.

Mr. Adams stated that storm water will be maintained on site. He stated that normally, they are not asked to discharge onto other's property.

Mr. Reed stated that staff will have to investigate the hydraulics associated with Mr. Clark's pond to see how it could be maintained.

Mr. Adams further stated that the water from Ms. Williamson's property drains into the wetland areas located on this site. This will not be affected.

Mr. Goodman stated that he is willing to be a "good neighbor" and is willing to discuss the fence issue with Ms. Williamson.

In response to the Commission, Mr. Goodman stated that the fence along Washington Street will be installed by Cambridge Homes.

Mr. Smith questioned how a house could fit on Lot 118, due to its configuration.

Mr. Salathe stated that the lot is 80-feet wide at the narrowest point, and is 200-feet + deep. This is in order to save the trees located to the rear of the lot. Due to the depth, it looks different from the other lots; however, they will not have a problem fitting a house on the lot.

Mr. Rudny stated concern with the water situation to the east and the incorporation of the wetlands as private property. He recommended that a permit from the Army Corps be obtained for the filling of the wetlands on Lots 109 and 110.

Mr. Adams stated that they would prefer to preserve the wetland area as it is. He stated that the worst case scenario would be that the homeowner fill it in, which is what the Commission is asking of Cambridge.

Mr. Rudny replied that by obtaining a permit, whether the wetland is being filled or not, it would be legal.

Mr. Reed stated that access to the wetland area must be done via a public road, not an easement.

Mr. Kaplan moved, seconded by Mr. Smith, to forward a favorable recommendation to the Village Board on the petition of Cambridge Homes, Inc., for R-2 PUD and Preliminary PUD Plat approval, subject to the investigation by staff to save Mr. Clark's pond if at all possible and to seek a permit from the Army Corps of Engineers for the filling of the .02 acres of wetlands on Lots 109 and 110.

Roll Call Vote:

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

Nays: None

Motion Carried 6-0

7. Informal Discussion: Kaufman Property

Messrs. Bill and Andy DeBruler; Mr. Jeff Pickus, and Mr. Kaufman, property owner, were in attendance.

Mr. DeBruler stated that the DeBruler Management Company is currently the managers for the HeatherRidge Subdivision. He stated that the subject site consists of 68 acres located on the west side of Delany Road, opposite Anchor Glass Company. Approximately 30 acres are buildable, the rest is wetland.

Proposed are 380 units of upscale apartment units. Mr. DeBruler explained that they want to try a new concept that is not found in Lake County - discretionary rental.

The units are proposed to be 1 & 2-bedroom and 2 bedroom + den, varying from 690-1200 square feet. Rent will range from \$750-1250.00 monthly.

Proposed are 19 three-story buildings with 20 units per building. Sixteen of the units will have attached garages. Twelve of these 16 units will have direct access from the garage.

The entrance to the site will line up with Ryan Road. There will need to be an agreement with the adjacent property owner for an access easement.

The community will be gated from 8:00 P.M. until 6:00 A.M. In addition, there will be security.

Amenities will include:

- Clubhouse and leasing office;
- Workout room;
- Basketball court, or possible indoor pool with Jacuzzi and whirlpool;
- Outdoor pool;
- Two tennis courts;
- Volleyball court; and
- Management staff trained to be concierges.

The existing lake and streams will be preserved as amenities also. Picnic areas and natural trails are to be added to enhance this area.

The site will be constructed in two phases. The first phase will consist of 280 units, the clubhouse, and the amenities. The second phase will be 100 units. Based on the type of apartment unit and proposed price range of the units, it is expected that the population per unit will be around 1.96 persons.

The buildings will be oriented to the west to pick up the beauty of the woods and lake. A berm will be constructed along Delany Road to screen the industrial park to the east.

The gross density for the project is 5.5 du/ac.

Mr. Robison stated that in his opinion, the architecture of the buildings looks nice. He stated concern with the roadway network, in that the roads lead from parking lot to parking lot. He recommended using a major road with the parking lots feeding off of that roadway. He also asked that they look into placing only two story buildings along Delany Road (4 buildings would be affected). They may be able to increase some of the buildings on the western portion of the site to 30 units in order to not lose a significant number of units.

Mr. Rudny stated that he is not a fan of gated communities. He stated that he shares Mr. Robison's concern about the roadway network on the site. He also stated that staff will require a second means of access for emergency vehicles. Mr. Rudny pointed out that the developer is proposing to count the parking space in front of the attached garage as the second parking space per unit. Gurnee does not have any apartment units with attached garages and thus, this is a unique request. He stated that he does not oppose their being able to count these parking spaces, as long as they have a means of ensuring that the spaces are marked for use by a specific unit. The other commissioners agreed.

The Commission discussed the units that include a den. They expressed concern that the den could be converted into a bedroom and the associated impacts on the schools. They suggested that the developer discuss this with the schools and look at eliminating these units.

Mr. Cepon moved, second by Mr. Smith, to adjourn the meeting at 9:40 P.M.
Voice Vote: All Ayes

Respectfully submitted,

Connie S. Dinsmore, Secretary
Plan Commission