

## PLAN COMMISSION

MAY 17, 1995

Members Present: Dan Robison, Ken Hellstern, Bill Smith, Bill Gill, Steve Kaplan and Chairman Rudny

Members Absent: Carl Cepon

Other Officials Present: Jon Wildenberg, Director of Building; Tracy Einspanjer, Village Planner; Bud Reed, Village Engineer; and Barbara Swanson, Village Attorney; and E.M. "Butch" Maiden, Rolf C. Campbell and Associates

1. Call to order at 7:30 P.M. by Chairman Rudny.
2. Mr. Kaplan moved, seconded by Mr. Smith, to approve the minutes of May 3, 1995, as presented.

Roll Call Vote:

Ayes: Hellstern, Smith, Gill, Kaplan & Rudny  
Nays: None  
Abstain: Robison  
Motion Carried 5-0-1

3. Final Plat: Rudolph Subdivision

The property owner was in attendance.

This subdivision consists of two lots located south of North Avenue, and west of West Street. The property is zoned R-3 and consists of 24,760 square feet.

Ms. Einspanjer stated that the Village recently granted a 12-foot variance for lot width on the southern lot. In addition, the home on the northern lot will meet the side yard setback requirement after the subdivision.

There are no walks, curb or gutter in the area. Street lights are existing. Therefore, a waiver of these public improvements has been requested.

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

Mr. Smith moved, seconded by Mr. Gill, to forward a favorable recommendation to the Village Board on the final plat of the Rudolph Subdivision.

Roll Call Vote:

Ayes: Robison, Hellstern, Smith, Gill, Kaplan & Rudny  
Nays: None  
Motion Carried 6-0

4. Final Plat: Kingsport in the Woods

Mr. Barry Talbert and Joel Neiberg, Kingsport Development, were in attendance.

This subdivision consists of 60 single family lots located north of Washington Street and west of Almond Road. It is situated on 30.315 acres and is zoned R-2 PUD. Lots average 11,300 sq. ft. in size.

There are conservancy easements located to the rear of the lots that are heavily wooded (lots 20-43).

Common open space will be located at the northern portion of the site. Part of this open space will be improved with an 8-foot wide limestone pedestrian path to connect with a similar pedestrian path in Ravinia Woods III.

Engineering finds this final plat to be in general conformance with the Subdivision Ordinance and recommends its approval subject to final engineering.

Mr. Hellstern moved, seconded by Mr. Robison, to forward a favorable recommendation to the Village Board on the final plat of Kingsport in the Woods.

Roll Call Vote:

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

Nays: None

Motion Carried 6-0

5. Street Vacation: Atlantic Avenue R.O.W.

Mr. Wes Dunski, representing K.D. Corp., was in attendance.

It was explained that this is a vacation request for 130 feet of Atlantic Avenue ROW directly east of Northwestern Avenue. This vacation is requested in order to allow Atlantic Avenue to terminate in a cul-de-sac. This is in keeping with the Village's policy of trying to limit the number of streets that intersect with Northwestern Avenue in this area. Staff has reviewed this request and recommends its approval subject to the reservation of a utility easement.

There are two adjacent property owners who have signed the vacation request.

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

Roll Call Vote:

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

Nays: None

Motion Carried 6-0

6. Continued Public Hearing: Concord Homes Petition to amend their Preliminary PUD Plat from R-3 PUD to R-5 PUD for 145 townhome units.

The following were present to represent this petition:

Mr. Bill Rotolo, Concord Homes

Mr. Mike Terryleton, Concord Homes

Mr. Roger Mankedick, Concord Homes

Mr. Frank Salathe, Jen Land Design

Mr. Carl Krogstad, Pugsly & LaHaie

Mr. Rob Olson, Barton-Aschman

Mr. Jerry Lindgren, Barton-Aschman

Mr. Steve Winnike, Manhard Consultants

Ms. Einspanjer informed the Commission as to the history of this site. This site was originally slated for 202 apartment units and 440 townhome/manor home units, at a density of 7.49 du/ac. In 1993, Concord amended the plan from the approved 642 units to 311 single family lots, which included two distinct lot types: the Arbor lots (119) that averaged 7,555 sq. ft. in size and the Garden lots (192) that averaged 6,159 sq. ft. in size. The plan change resulted in a reduction in overall density to 3.5 du/ac.

Ms. Einspanjer explained that Concord is now petitioning to amend their PUD. They are requesting approval to eliminate 103 Garden lots on approximately 18.35 acres and add 145 townhome units. The density for this portion would then change from 5.6 du/ac to 7.9 du/ac. The overall density would then change from 3.5 du/ac to 3.96 du/ac. The Village's Comprehensive Plan reflects residential density at 4-7 du/ac for this area.

The surrounding zoning includes:

East - R-5 PUD (Stonebrook Townhomes, Coach Homes and Villas)

West - R-3 PUD (Concord's Garden lots and further west is the Arbor lots)

North - R-3 PUD (Concord's Garden and Arbor lots)

South - P (Public Open Space/golf course)

Mr. Rotolo stated that the buildings would be grouped in pairs of two. The units would each have two-car garages. For each building, two garages will front the public street. The rest of the garages will be accessed via a private court so as to limit the view of the garages. No units will have access off of the road at the westerly boundary (Arlington Drive).

Setbacks and development standards would be as follows:

Front setback from public ROW and private streets: 25 feet

Minimum garage to garage separation: 60 feet

Minimum front to front separation: 40 feet

Minimum front to side separation: 30 feet

The open space is 9.05 acres, which is approximately 50% of the site. The park site will remain as previously approved.

Mr. Carl Krogstad stated the landscaping will have a seasonal interest with variety. Landscaping will be concentrated at the intersections and along the main through streets, in addition to the north and west borders.

A 3-5' earthen berm with evergreens, shrubs, ornamentals, and shade trees is contemplated for the R.O.W. on the western and northern borders.

Each townhome building will have a foundation landscape plan.

Mr. Roger Mankedick stated that the exterior facade of the units will be brick and siding (two coordinating shades). The same roof color will be maintained throughout the development. The average size of the units is 1,567 square feet, with a range of 1,277 - 1,857 square feet. Expected market price will range from \$137,490-\$161,000.

He stated that the smaller Garden lots are selling slowly; however, multi-family is selling much faster. At the rate they are selling the small lot single family series, they may be in the subdivision for 6.5 years. However, they could be out of the subdivision in 2.5-3 years if townhomes are approved. The quicker Concord can get its construction equipment out of the subdivision, the quicker the residents should start seeing an appreciation in the value of their homes.

Mr. Rob Olson stated that townhome units generate fewer children, raises tax base, and is generally more positive for the schools, parks, etc. than single family units.

Mr. Jerry Lindgren stated that during the peak A.M. hours, traffic would increase 15-20 cars. During the peak P.M. hours, traffic would increase 30 cars. The area was planned originally for over 600 units and, therefore, infrastructure can meet the need and demands of this proposed change.

Chairman Rudny questioned if Concord investigated the possibility of changing to another single family product before requesting multi-family.

Mr. Rotolo and Mr. Mankedick replied that due to the land cost, a certain density needs to be maintained in order to make the project feasible. Alternatives have been explored; however, the numbers will not support other options that they have investigated.

Chairman Rudny questioned the isolation of the model home area and how this amendment would impact the home values there and to the west.

Mr. Mankedick stated that Concord has a similar project in Buffalo Grove and that the mix of single family and townhomes has worked well. He commented that even if this site was left single family, it would abut to multi-family to the east.

Mr. Gill stated concern with the timing of this change. He stated that the homeowners have already investigated the area before buying their home and found it to be single family.

Mr. Mankedick stated that Concord has offered to relocate three homeowners who will abut this project and resell their homes to people who are aware.

Mr. Hellstern stated that this is the third requested change for this site. His opinion was that it would be a mistake to amend the plan to townhomes just because Concord is having a hard time selling its small lot single family series. The amendments would result in an isolated pocket of single family to the north

Mr. William Bonaguidi, 7353 Lenox, read the attached letter.

Ms. Jan Kaiser, future resident of Concord Oaks, stated that she signed her contract with Concord in March and will move in the end of June. She stated that they are "emotionally vested" in this community and submitted a signed petition against this amendment. Concern was stated with the decreased value of the homes and taxes. She stated her opinion that Concord does not actively market their homes in Gurnee (i.e. newspaper, etc.) She stated that the homes sell themselves, their sales staff does not. She informed Concord to look at their customer service, attributes of their sales staff, and investigate why their sales staff are not getting closings. Ms. Kaiser wants to see this area stay single family. Concern was also raised in regards to traffic and density. She stated that the homeowners will be here after Concord leaves.

Mr. Mike Kosty, 7409 Timsbury, stated that he lived in a townhome for five years. He stated that his family had looked for a single family home for over a year. Because existing homes cost the same as new construction, he decided to buy new. Concord's home sold itself, not the sales people. Mr. Kosty stated that Concord's sales staff should be trained in marketing, product knowledge, and not to lie. He stated that families move into townhomes too and therefore, did not understand how the number of children would decrease. He would like to see this stay single family. He stated that he envisions living here for 10-15 years, and if it takes 6 years to sell out the single family, that does not scare the residents.

Mr. Al Reynen, 1638 Easton, questioned how many homes have sold since the models have been constructed. He questioned why Concord would want to seclude the townhome units with trees and berms. He stated when you have single family, you want to accent them, not hide them. He also questioned the benefit of townhomes over single family and why someone would want to buy a townhome unit for the same amount as a single family home. He was concerned with decreased home values. Mr. Reynen also inquired as to traffic signal installation at Grand and Almond and the possibility of a light at Grand and Arlington.

Ms. Sue Grinnell, 7418 Timsbury, stated that Concord has a very nice product, but the marketing is not there. She stated that this amendment is a drastic step without truly trying to market the single family. She stated that the models opened less than a year ago. Ms. Grinnell questioned what happens if the townhomes do not sell. She also stated that they were provided covenants by Concord for their property which stipulated the maintenance of the single family homes; she expects Concord to abide by these covenants.

Ms. Judy Kaplan, a Realtor based in Deerfield, stated that she loves Gurnee and that she sold Kim Pankauskas and Bill Bonaguidi their home. She stated that her clients wanted a single family development, not multi-family. She also stated that there are many single parents in townhomes, so the number of children produced is not likely to drop.

Ms. Bobbi Beake, 1548 Woodbury, stated that they bought their home from looking at plans because there were no models at the time. She stated her opinion that the marketing and sales people were very poor. She stated that she understands the need to make a profit, but she does not feel that Concord should do so at the homeowners expense. She stated concern with Concord's customer follow-up.

Mr. Bustamante, 7302 Clem, was concerned with traffic problems and the number of accidents because of the lack of signals on Grand.

Ms. Maureen DiClemente, 1616 Newgate, was concerned with the high turnover of townhome units and traffic. She stated that she loves the look of the neo-traditional subdivision and thinks Gurnee is a great community.

Ms. Einspanjer stated that there will be a traffic signal at the intersection of Grand & Almond and that the Village is currently discussing the timing of its installation with IDOT. There is also going to be a signal at the intersection of Dada and Hunt Club, as well as at Dada and Rt. 45. A signal exists at the intersection of Almond and Washington.

Mr. Wildenberg stated that there is additional potential for a signal on Grand due to the future extension of Rollins Road to align with Grandwood Park. In addition, there could possibly be a signal east of Arlington to connect two commercial parcels for a full intersection with Brookside Drive to the north.

In response to the Commission, Mr. Mankedick stated that sales historically pick up 20-25% after the models open. Sales started in November, 1993; so far 33 garden lots have been sold. In addition, he stated that Concord started to inform people of the possible plan amendment within the last month.

Mr. Smith suggested that Concord speak with their sales staff, due to the number of comments received from the public.

Mr. Maiden stated that Concord has solved the technical concerns of the site; however, it is a policy of planning.

Mr. Gill stated that the Village informs future residents to investigate the zoning of the surrounding areas before purchasing their homes and these people did just that.

Mr. Gill moved, seconded by Mr. Smith, to forward an unfavorable recommendation to the Village Board on the Concord Homes Petition to amend their Preliminary PUD Plat from R-3 PUD to R-5 PUD.

Roll Call Vote:

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

Nays: None

Motion Carried 6-0

\*Kaplan leaves at 9:30 P.M.

7. Informal Discussion: Lossman Property (N.W. corner Rt. 120 and O'Plaine)

The following were in attendance:

Mr. Brad Chambers, Buckingham Realty

Mr. Don Fielding, Charles Greengard and Assoc.

Mr. Murray Conzelman, Attorney

Mr. Rolph Killian, Metro Transportation

Ms. Einspanjer stated that this parcel is located at the northwest corner of Rt. 120 and O'Plaine Road, south of Providence Village. This proposal is for a combination of single family, multi-family, and two small commercial outlots.

The single family area, "Providence Green," is provided as a buffer between Providence Village and the multi-family area "Bridgewater." Approximately 18-20 single family homes are proposed, to be similar with the architecture in Providence Village.

The two commercial parcels are contemplated to contain neighborhood service-type uses (i.e., dentist, doctor, or real estate offices). There will be restriction as to the types of uses for this site.

The multi-family area (264 units) will be a blend of one, two, and three bedrooms with some units having attached garages. Approximate rental prices will range from \$775-1,200 monthly.

The site will have full amenities, to include: pool, on-site retention, jogging trail, volleyball courts, and fully equipped fitness center.

The architecture will have a "New England" feel to it. All buildings will be two-story.

Units will range from 650-1200 square feet and the number of three-bedrooms units will be small. Ceiling fans, crown molding, and ceramic entries are just a few of the features of the units.

The only entry to the community will align opposite the entry into Providence Oaks (Cornell) and will have a bridge over the wetland area. This is proposed to be a gated community with a key-card or "garage door opener" type entry.

The two points that will abut Providence Village will either be single family or detention areas. Tree preservation and conservation will be implemented.

Mr. Fielding stated that due to a ridge line, this site drains to the east and west. Sanitary sewer will be extended from Providence Village and Providence Oaks. The watermain will be extended to complete the loop back to Providence Village. Ponds on site will act as stormwater detention.

Mr. Killian, stated that the traffic movements of Providence Village have been looked at to determine this subdivision. Using Providence Village, Providence Oaks, and this site, to calculate the growth projections, there will be no change in the level of service, which is a "D." Providence Oaks will be required to install left and right turn lanes into their subdivision and will be installing a southbound right turn lane on O'Plaine Road. This development will install right and left turn lanes into the site. In addition, timing changes to the signal may have to be investigated with the State.

Chairman Rudny expressed concern with the amount of traffic at this intersection already. Traffic is going to be a key to the development of this site. The developer should also obtain information from IDOT and the Tollway Authority about the Rt. 53 improvements in this area to determine its impact on this property.

Concern was raised as to having only one access into this site. Thus, Mr. Smith suggested keeping the existing frontage road for an emergency access into this site. Concern was also generated as to having this be a gated community.

The Commission commented that the apartments be buffered from Rt. 120. They suggested looking at HeatherRidge and trying to match their setback and buffering scheme.

Mr. Maiden commented that an access easement be provided to the property to the west in case of future development.

The Commission also suggested that the developer look into tying into the existing Park District park with some type of trail system.

Overall, Chairman Rudny commented that given appropriate buffers, this seems to be a good use along Rt. 120.

Mr. Gill moved, seconded by Mr. Smith, to adjourn the meeting at 10:25 P.M.

Respectfully submitted,

Connie S. Dinsmore, Secretary  
Plan Commission