

**PLAN COMMISSION
JUNE 21, 1995**

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

Members Absent: Bill Gill, Carl Cepon & Ken Hellstern

Other Officials Present: Tracy Einspanjer, Village Planner; and Val Cekowski, Acting Village Attorney

1. Call to order at 7:30 P.M. by Chairman Rudny.
2. Mr. Kaplan moved, seconded by Mr. Smith, to approve the May 17, 1995, minutes as presented.

Roll Call Vote:

Ayes: Robison, Smith, Kaplan & Rudny

Nays: None

Motion Carried: 4-0

3. Mr. Smith moved, seconded by Mr. Robison, to approve the June 7, 1995, minutes as presented.

Roll Call Vote:

Ayes: Robison, Smith, Kaplan & Rudny

Nays: None

Motion Carried: 4-0

4. Final Plat: Victorian Village Lot 4 Re-Subdivision

Ms. Cheryl Antcliff, representing Komen Co., was in attendance.

The subject site is located east of Rt. 21; across from the Prairie Oaks Subdivision. Ms. Einspanjer explained that the re-subdivision is requested in order to adjust lot lines so that they coincide with the townhome building pads. She indicated that similar requests have been before the Plan Commission. Public Improvements are being installed with Victorian Village Phase One. The final plat is in general conformance with the Subdivision Ordinance and PUD agreement and is recommended for approval.

Mr. Kaplan moved, seconded by Mr. Smith, to forward a favorable recommendation to the Village Board on the re-subdivision of Lot 4 in Victorian Village.

Roll Call Vote:

Ayes: Robison, Smith, Kaplan & Rudny

Nays: None

Motion Carried 4-0

5. Final Plat: Concord Oaks Unit 4

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

As a background, Ms. Einspanjer explained that the area north of the Commonwealth Ed ROW has Preliminary Plat approval for 311 single family lots that include two distinct lot types: Arbor Lots (average 7,555 sq. ft.) and Garden lots (average 6,150 sq. ft.). Recently, Concord came forward with a petition to amend the approved Preliminary PUD Plat. They requested approval to eliminate 103 of the smaller Garden Lots and add 145 townhome units. The Plan Commission voted to forward an unfavorable recommendation on this petition to the Village Board. Concord has since withdrawn their petition.

The plat before the Plan Commission this evening is part of the site that has preliminary plat approval for the smaller Garden lots; specifically 13 lots. Concord is requesting final plat approval for 9 lots that average 7,280 sq. ft. The platting of this site into slightly larger single family lots is considered a minor amendment to the PUD and does not require a public hearing. Full public improvements are proposed. The final plat is in generally conformance with the Subdivision Ordinance and PUD agreement and is recommended for approval subject to final engineering.

Mr. Smith moved, seconded by Mr. Kaplan, to forward a favorable recommendation to the Village Board on the Final Plat of Concord Oaks Unit 4 subject to final engineering.

Roll Call Vote:

Ayes: Robison, Smith, Kaplan & Rudny

Nays: None

Motion Carried: 4-0

6. Vacation: Portion of Drexel Avenue right-of-way

Ms. Susan Aldrich and Ms. Ann Subry, representing Lake County Council Against Sexual Assault (LACASA), were in attendance.

Ms. Einspanjer stated that LACASA has submitted a petition for the vacation of a portion of Drexel Avenue right-of-way (starting 180 feet west of First Street and continuing west for approximately 480 feet). Ms. Einspanjer stated that the vacation request has been circulated to all the department heads in the Village. The department heads have approved the vacation on the condition that no access is permitted from Rt. 132 and that an easement is recorded for utilities. The ROW parallels Rt. 132 and its vacation does not isolate any property or cut off access to any other dedicated ROW.

Mr. Smith asked what LACASA plans to do with the vacated ROW. LACASA is interested in pursuing a special use permit to establish their offices on property adjacent to this ROW and they would like to acquire this property so that it can be incorporated into their plans.

Ms. Einspanjer explained that the property in this area is zoned C/S-3 and that a special use permit is required for any type of office use.

Mr. Kaplan asked if the vacation would affect building setbacks. Ms. Einspanjer stated that if the vacation is approved and LACASA purchases the property, the building setbacks would be calculated from the new property line.

Mr. Kaplan asked if it would be inappropriate at this time to recommend the vacation of the ROW to the east (all the way to First Street).

Ms. Einspanjer said that this would be inappropriate since the property owners which abut this part of the ROW have not requested its vacation.

There was some discussion about LACASA's plans for accessing their proposed office site. Ms. Einspanjer stated that these issues would be addressed when LACASA comes forward with a special use permit petition.

Mr. Kaplan moved, seconded by Mr. Robison, to forward a favorable recommendation to the Village Board on the Vacation of the Drexel Ave. right-of-way.

Roll Call Vote:

Ayes: Robison, Smith, Kaplan & Rudny

Nays: None

Motion Carried 4-0

7. Public Hearing: Fastlane Lube Masters

Mr. Steve Krull and Mr. Morris Clement, representing Fastlane Lube Masters, Inc., were in attendance.

Ms. Einspanjer explained that the site in question is an outparcel of Gurnee Mills; located along the south side of Prairie Creek Drive and west of Lone Star Steakhouse. Per the Gurnee Mills annexation and development agreement, an automobile lubrication center requires a special use permit.

The petitioners are proposing a 4-bay lube center. As with all outparcel developments, Western Development Co.'s ARC review and approval is required. Ms. Einspanjer indicated that Western has reviewed the plans (landscape, architectural, site, lighting, etc.) and have forwarded preliminary approval to the Village. Final approval is pending some minor modifications. Parking meets the Village's ordinance requirement.

Mr. Steve Krull explained that Fastlane Lube Masters is a new business owned by himself and his partner Morris Clement. They both have experience operating automobile lubrication centers. In addition to oil changes, the facility will service automobile air conditioners, radiators, and handle other maintenance related services (wiper blade and headlight replacement). The building will be constructed with a basement so that cars can be serviced via a pit instead of by raising the cars on lifts. This type of construction is more expensive but is preferred for safety and efficiency reasons. The petitioners are proposing to utilize the top of the line oil storage tanks (UL approved) which will be located in the basement. Placing the oil tanks in the basement is more attractive than above ground storage. It is also better than underground storage because if the tanks leak, the spill can be contained in the basement rather than leaching into the surrounding soil.

Mr. Krull stated that in the beginning the hours of operation will probably be the same as those for the mall. However, as time goes by and they become an established business, the hours of operation will probably be cut back.

Mr. Robison asked why the petitioners chose to install a basement for the facility.

Mr. Krull stated that this type of business typically employs young people; people who have somewhat limited mechanical experience. He stated that servicing cars from a basement "pit" rather than from car lifts is much safer. The basement setup offers more efficient service. The basement also offers the best area for the storage of oil.

No public comments were received on this petition.

Mr. Robison moved, seconded by Mr. Smith, to forward a favorable recommendation to the Village Board on the Special Use Permit for Fastlane Lube Masters, Inc., for an automobile lubrication center on Parcel C-5 of Gurnee Mills Mall.

Roll Call Vote:

Ayes: Robison, Smith, Kaplan & Rudny

Nays: None

Motion Carried 4-0

8. Public Hearing: Aetna Development Group

The following were present to represent this petition:

Mr. Barry Ash, Attorney for Aetna Development Group

Mr. David Mangurten, Architect representing Aetna Development Group

Ms. Melodie Housh, representing Vetsmart Care Clinic

Ms. Einspanjer explained that Aetna Development Corporation is the contract purchaser of the property west of Menards. They intend to sell a portion of this property to Petsmart which plans to open a pet store that includes a small veterinary clinic. Aetna is petitioning for a special use permit to allow the establishment and operation of a veterinary clinic, Vetsmart, to be located within a proposed Petsmart store, and to establish signage standards for the future development of the property. Ms. Einspanjer explained that the annexation agreement for this property removed vet clinic from the list of permitted uses in the C/B-2 district and placed it into the special use permit category. In addition, the signage standards in the annexation agreement anticipated the site developing with Menards plus one other large retailer. Aetna is proposing to develop the site with Petsmart/Vetsmart plus a minimum of two other users.

Ms. Einspanjer briefly outlined the signage standards being proposed. Aetna is proposing to restrict signage to individual channel letters. Size limitations are incorporated into the standards and relate to the store size (major store versus minor store) and whether the signs front onto Grand Avenue or Hunt Club Road. Larger letters (3 feet) are allowed for signage facing Grand Avenue because of the setback of the buildings from this road.

Ms. Einspanjer also stated that in addition to the special use permit consideration, Aetna is requesting review of their development plans for the entire site. She explained that the annexation agreement on this property requires the Plan Commission to review all development plans to ensure that they conform to the commitments made at annexation. Aetna has submitted all the pertinent plans (site, landscape, lighting and exterior building elevations) for review. Parking lot lighting is to be accomplished by the same light fixture that Menard's has in their parking lot. Buildings are to be constructed of split-face block and dri-vit. Landscaping is proposed in general conformance with the plans approved at annexation. Aetna plans to substitute canopy and ornamental trees for evergreen trees that were approved at annexation. These substitutions are proposed because evergreens on this site are not thriving and they create line-of-sight problems.

Mr. Ash stated that Aetna has a long history of development in the Chicagoland area. He stated that Aetna plans to develop the site with three buildings; 25,000 sq. ft. (Petsmart), 17,000 sq. ft., and 5,000 sq. ft. No tenants are lined-up for the 17,000 sq. ft. and 5,000 sq. ft. buildings at this time. However, Aetna typically leases to Fortune 500 Companies. He stated that delivery trucks would use the aisle provided in back of the buildings. Circulation would be restricted to one-way in a clockwise direction. Each building would have its own loading area.

Mr. Mangurten stated that the buildings would be constructed of concrete masonry with uniform design for all three buildings. An accent band of dri-vit would be located near the top of the buildings.

Ms. Housh stated that there are currently 38 Vetsmart locations in the country; 9 in the Chicago area. Vetsmart provides full-service animal outpatient care including preventative care (shots), surgeries, and examinations. Animals are not boarded at the facility. If an animal needs overnight care, then arrangements are made to transfer the patient to a referral center. Vetsmart is open Monday-Saturday from 8:30 a.m.-7 p.m. and Sundays from 9:30 a.m. - 5:00 p.m. Vetsmart is also open for two hours, 11:00 a.m.-1:00 p.m., on Holidays. All employees are trained according to OSHA standards. Vetsmart contracts with a licensed medical waste hauler for the disposal of sharps and other medical wastes and with a licensed animal disposal service for the removal of deceased patients. She stated that the vet clinic is set up with a special freezer in back, away from patron traffic, where deceased animals are kept until pick-up. Pick-ups usually occur within 24 hours of notification.

Mr. Ash stated that, based on the testimony presented, approval of the special use permit would not endanger the public health or safety, detract from other businesses in the area, or impede the normal and orderly development of other property in the area. He clarified the requested signage for Petsmart/Vetsmart. Petsmart is requesting one 150 sq. ft. sign (max. size) with a 5-foot maximum letter height. Vetsmart is requesting two signs, "Vetsmart" and "Grooming", both will total no more than 40 sq. ft. and have a maximum letter height of 2.5 feet.

Ms. Einspanjer stated that the existing Menard's sign has 5-foot high letters.

No public comments were received on this petition.

Mr. Robison asked about the status of the buffer landscaping along Hunt Club Road. Ms. Einspanjer explained that Aetna's plan does not reflect landscaping in this area because it is already installed. The site drops off significantly along Hunt Club Road and therefore, the landscaping is not as visible. Menards will be replacing dead and sub-standard plant material throughout the site.

Mr. Kaplan moved, seconded by Mr. Smith, to forward a favorable recommendation to the Village Board on the Special Use Permit for the Aetna Development Corporation to allow the establishment and operation of a veterinary clinic, Vetsmart, to be located within the proposed Petsmart store on property immediately west of Menards, subject to no boarding of animals on the site, and to establish the attached signage standards for the future development of the property.

Roll Call Vote:

Ayes: Robison, Smith, Kaplan & Rudny

Nays: None

Motion Carried 4-0

9. Menard's Re-Subdivision

This plat results in the subdivision of Lot 1 on the Menard's site into three separate lots. Aetna is the contract purchaser of this property and they intend to sell one of the newly created lots to Petsmart/Vetsmart. They plan to develop the remaining two lots.

The re-subdivision also cleans up a situation that currently exists on the site; the western section of Menard's outdoor storage area encroaches onto the property to the west. The new lot line in this area will follow Menard's fence line.

The plat is in general conformance with the Subdivision Ordinance and annexation agreement. Its approval is recommended subject to final engineering.

Mr. Kaplan asked if the lots could accommodate enough parking for all types of uses. Ms. Einspanjer stated that the lots should be able to accommodate almost all retail and office uses. Restaurants will have to be evaluated on a case-by-case basis since they require more parking than retail and office.

Mr. Smith moved, seconded by Mr. Robison, to forward a favorable recommendation to the Village Board on Menard's Re-subdivision of Lot 1.

Roll Call Vote:

Ayes: Robison, Smith, Kaplan & Rudny

Nays: None

Motion Carried 4-0

Mr. Kaplan moved, seconded by Mr. Robison, to adjourn the meeting at 9:15 P.M.

Voice Vote: All Ayes

Respectfully submitted,

John Czyz, Secretary
Plan Commission

