

PLAN COMMISSION

SEPTEMBER 7, 1994

Members Present: Carl Cepon, Ken Hellstern, Bill Smith, Bill Gill, Steve Kaplan and Chairman Rudny

Members Absent: Dan Robison

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

1. Call to order at 7:30 P.M. by Chairman Rudny.
2. Mr. Cepon moved, seconded by Mr. Hellstern, to approve the minutes of June 15, 1994, as presented.

Roll Call Vote:

Ayes: Cepon, Hellstern, Smith, Gill & Rudny

Nays: None

Abstain: Kaplan

Motion Carried 5-0-1

3. Mr. Kaplan moved, seconded by Mr. Gill, to approve the minutes of August 17, 1994, as presented.

Roll Call Vote:

Ayes: Cepon, Hellstern, Smith, Gill & Kaplan

Nays: None

Abstain: Rudny

Motion Carried 5-0-1

4. Public Hearing: Petropoulos Petition for Zoning Map Amendment to R-4 on property located north of 3440 W. Grand Avenue.

Mr. Gust Petropoulos, petitioner; Mr. Glen Christensen, landscape architect and land planner; and Mr. Murray Conzelman, attorney, were in attendance to represent this petition.

The property is located north of Rt. 132, east of the Belle Plaine detention pond. The property consists of 5.6 acres zoned C/B-2. Surrounding zoning consists of:

North: R-3 and R-4 - developed with both single-family and two-family units;

South: C/B-2 - commercial uses and a vacant commercial parcel;

East: R-4 - 7 of the 14 R-4 lots are developed at this time. They are all developed with two-family units.

B-3 in the City of Waukegan - contains the vacant car lot and further east is Magic City Roller Skating Rank, Frank's Nursery and Jewel/Osco.

West: P (public zoning) - Gurnee's Belle Plaine Storm Water Retention Facility

The Village's Comprehensive Plan designates the parcel as commercial and/or public or quasi-public. This reflects the zoning of the property at the time the plan was completed and the potential expansion of the Village's retention facility. However, its development with commercial uses is not practical because the lot extends over 1,200 north of Grand Avenue.

Mr. Christensen stated that sanitary sewer and water are available to this site. He stated that the most recent construction in this area are the 4-5 duplex units on Crestville in the Crescent Meadows Subdivision.

Since this property is so deep, and there is no direct access to Grand Avenue, commercial zoning would not be the highest or best use of the property. The only access to this site is Grandville and the unimproved Boulevard View right-of-way. If the property were to develop commercially, traffic would have to use Grandville or Boulevard View. Both of these access points would create a lot of traffic through the neighborhood and it would not be in the best interest of the residential area.

Staff indicated that commercial traffic would likely be directed to the site from Boulevard View and that it is very unlikely that Boulevard View would be connected to Grandville Avenue.

R-4 was selected due to the adjacent zoning, and because it allows for single-family or duplex uses.

It was explained that there would be a single cul-de-sac and 17 lots. The average lot size is 12,000 + square feet, the minimum lot size is 10,950 square feet and the maximum lot size is 16,000 square feet. All lots are compatible with the area and meet the standards of the R-3 and R-4 district.

The cul-de-sac will be a mirror image of Crestville. It will be 590 feet in length and have a 50 foot right-of-way. Ten foot utility easements would be provided on each side of the 50-foot ROW. Access would be off of Grandville.

The anticipated traffic generated by this rezoning petition is 340 trips per 24-hours. During the peak a.m. hours, it is expected that 13-26 trips will be generated and during the p.m. hours, 17-34 trips will be generated. If a commercial use were to develop and use Grandville, the traffic counts would be significantly greater.

Storm water retention can be handled in a number of different ways. The site could buy storage in the Belle Plaine Storm Water Retention Facility; increase the size of the detention facility by extending into the right-of-way (at builders cost); create a storm water detention facility on the north side of their vacant commercial parcel or put detention on site by eliminating a lot or two.

Mr. Christensen explained that there is a 10-foot jog in the south property line on the east half of the parcel. He stated that the property owner has agreed to add 10 feet to this area in order to straighten out this south property line. He further stated that they are willing to record similar covenants with the subdivision of this property as were recorded for Phase II of Crescent Meadows (see attached).

The developer of Crescent Meadows will be installing an emergency access point into the Crescent Meadows area via the 1/2 of ROW along Grandville Avenue between Belle Plaine and Boulevard View. When the property to the north of this area develops, the Village will determine whether to require the dedication of the additional 1/2 of ROW in order to improve this to a full residential street.

Mr. Hellstern asked if the petitioner had considered access to this area from Grand. He also asked if any other uses, such as senior housing, had been considered for this site.

Mr. Wildenberg stated that the Village's policy is to limit residential access to Grand Avenue in this area.

The Commission suggested using R-4 zoning to the south (bulb of the cul-de-sac) and R-3 for the remainder of the property.

Mr. Petropoulos stated that he would like the option of constructing either duplex units or single family homes, however, he believes that this site will develop as all single family homes.

Mr. Ken Williams, 1036 Boulevard View, said that he feels very defensive on this subject and does not see any clear benefit to the community. He gave the following to support his feelings:

- Tremendous impact of traffic - concerned with the safety of the children;
- Lower property values;
- Only one way in and out of the subdivision; and
- Density without providing benefits.

He stated that he would like to see the property zoned R-3.

Mr. Larry Laursen, 3461 Meadow Crest Cr., stated that there is only 1 owner occupied duplex unit in Crescent Meadows. He stated his concern with the safety of the children because this is a "family area" and he was concerned with lower property values.

Mr. Bryan Winter, 1024 Boulevard View, stated that their subdivision is "boxed in" by Greenbay Road, Grand Avenue, and Rt. 41 and there are no parks and few open spaces for the children to play. He was concerned with density and traffic. He said that the development of this site with commercial uses would have less of a traffic impact on the neighborhood because access would be limited to Grand Avenue. He also stated concern with cut through traffic. Mr. Winter was in favor of zoning the northern portion of the cul-de-sac R-3 and the southern portion of the cul-de-sac R-4.

Dr. Relg, 3487 Grandmore, stated that he is new to this area and is concerned with the quality of life for his neighborhood. It is his opinion that more money could be made from higher-end single family units than duplex units. Dr. Relg was concerned with high speed traffic and unkempt yards due to renters. He was in favor of using R-4 zoning on the bulb of the cul-de-sac and R-3 zoning for the remainder of the property.

Mr. Steve Beitzel, 3411 Grandmore, expressed concern that the area is turning into a rental neighborhood.

Mr. Jerry Beal, 3478 Grandville, expressed concern with traffic in the area and the tendency for residents of the rental units to speed through the subdivision. He stated that his home is at the end of the proposed cul-de-sac and expressed concern about the potential for headlights shining into his home. He is opposed to R-4 zoning and would like to see this site zoned R-3.

Ms. Jeanette Beal, 3478 Grandville, stated that many of the duplex units in this neighborhood are not owner occupied and they have no lawns, only weeds. She also stated that a number of the residents park on their front yards.

Ms. Robin Beitzel, 3411 Grandmore, was concerned with traffic. She informed the Commission that there is a sidewalk only on the west side of Boulevard View and her children have to cross the street to get to the bus stop. She stated that since there are no stop signs, the traffic reaches high speeds and she is concerned for the safety of the children. She further stated that you can tell the difference between the owner occupied units and the rental units in the neighborhood.

Ms. Shelly Peterson, 3446 Grandmore, was concerned with traffic and the safety of the children in this area.

Mr. Art Muller, 1031 Boulevard View, stated that he was under the impression that there was to be a mix of duplex and single family units on Crestville Court in Crescent Meadows; however there are currently only duplex units on this street. He stated that rental units are not as well maintained as owner occupied units. Mr. Muller was concerned with the safety of the children, density, and the potential for cut-through traffic. He was also concerned with possible flooding of the area. He informed the Commission that Boulevard View had standing water during the flash flood last year.

Ms. Diane Winter, 1024 Boulevard View, stated that this development should be scrutinized from a traffic aspect. There is no park for the children to play in so they play in the detention pond or streets; thus her concern for their safety. She stated that she was appalled at the estimated number of trips per day generated from this development since there is only one way into and out of this neighborhood.

Ms. Chris Williams, 1036 Boulevard View, stated that she would like to see the bulb of the cul-de-sac zoned R-4 and the remainder of the site zoned R-3. She questioned if there could be any restrictions as to the number of rental units allowed.

Ms. Marilyn Bobb, 3524 Grandmore, stated that she has the same concerns as her neighbors. She would like to see R-3 instead of R-4 zoning.

Mr. Mike Huber, 3443 Meadow Crest Cr., is a renter of a duplex unit and he has tried to add to the aesthetics of his unit by planting a tree. He stated that since he has planted this tree, the neighborhood kids have been swinging on it. He stated that the zoning of this property for duplex units will only result in more children that will be looking for places to play since the area does not have a park. He also stated that he is very careful driving through the neighborhood, but that many other people are not as careful.

The Commission stated that no restrictions can be placed as to the number of allowable owner or renter units.

Mr. Kaplan explained that the Park District discussed the Belle Plain Park at a recent Park District meeting. He believes that this park is slated for completion this year. However, he informed the public that they should contact the Park District for further information.

As to speeding vehicles through the neighborhood, the Commission informed the residents that they should get the vehicle's license plate number and notify the Police Department so that they will enforce the speed limit. In regards to vehicles parking on the lawns, these complaints should be given to the Zoning Department for enforcement.

It was explained that this will be the fifth cul-de-sac off of Boulevard View. Currently, there is a 1/2 right-of-way (30 feet) along Grandville between Belle Plaine and Boulevard View. This will be improved for emergency access only. There is a possibility of obtaining the additional 30 feet of right-of-way to fully improve Grandville, but that has not been determined at this time. Boulevard View will not be extended to Grand Avenue.

The petitioner stated that he is not going to be the developer of the property, but that based on the price of the land the homes will probably be in the \$220,00-\$275,000 price range.

Mr. Petropoulos stated that it is his opinion that R-4 has always been used next to commercial and that this is why he chose this zoning for his petition. However, he stated that he is not here to upset the community. Mr. Petropoulos stated that he is willing to have two zonings on this parcel (R-4 abutting the C/B-2 property and R-3 for the remainder of the site).

Mr. Maiden stated that R-4 was designed with a larger rear setback requirement because of its likelihood of abutting commercial property. He stated that using R-3 for the north end of the property will allow Mr. Petropoulos greater land use.

Mr. Kaplan moved, seconded by Mr. Smith, to forward a favorable recommendation to the Village Board on the Petropoulos Petition for Zoning Map Amendment to R-4 on property located north of 3440 W. Grand Avenue, subject to using R-4 zoning for the southern 260 feet (lots 7-11), and R-3 zoning for the remainder of the site (lots 1-6), as reflected in Exhibit A dated August 6, 1994.

Roll Call Vote:

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

Nays: None

Motion Carried 6-0

Mr. Cepon moved, seconded by Mr. Gill, to adjourn the meeting at 9:20 P.M.

Voice Vote: All Ayes

Respectfully submitted,

Connie S. Dinsmore, Secretary
Plan Commission