

PLAN COMMISSION

OCTOBER 4, 1995

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

Members Absent: Carl Cepon and Steve Kaplan

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

1. Call to order by Chairman Rudny at 7:30 p.m.
2. Mr. Smith moved, seconded by Mr. Hellstern, to approve the minutes of September 6, 1995, subject to the addition to the motion of Item #10 (public hearing of Henderson Partnership), "That the location of the zoning line for the C/B-2 district is to be located as far north as possible, subject to staff review"; and changing the "Motion Carried" of Item #11 (approval of the 6/21/95 minutes) to 3-0-3.

Roll Call Vote:

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

3. Mr. Robison moved, seconded by Mr. Hellstern, to approve the minutes of September 20, 1995, as presented.

Roll Call Vote:

Ayes: Robison, Hellstern, Smith & Rudny
Nays: None
Abstain: Gill
Motion Carried 4-0-1

4. Continued Public Hearing: Leakakos & Dalgaard

Mr. Dan Venturi, attorney, and Mr. Gus Leakakos, petitioner, were in attendance.

It was explained that Mr. Dalgaard has withdrawn his petition for R-2 zoning.

Mr. Leakakos has removed the storm water detention from the private lots and has added some animation to the roadway. Two concept plans were submitted. Concept A depicts landscaped medians in the roadway and Concept B depicts a more curvilinear roadway.

Mr. Rudny stated that staff is not comfortable with Concept A because of the landscaped medians and the liability of the Village for structures located in the right-of-way.

In response to Chairman Rudny, Mr. Venturi stated that lots 10 and 11 will have to be combined because they do not meet the lot width requirement of the R-2 district. The site will lose a lot; so that the total number of lots will be 19.

Chairman Rudny stated that it should be possible to get more animation to the roadway with the elimination of a lot.

No public comments were received.

Mr. Hellstern moved, seconded by Mr. Smith, to forward a favorable recommendation to the Village Board on the continued public hearing of the Dalgaard/Leakakos petition, subject to:

- The use of the Concept B plan;
- The combining of Lots 10 and 11 into one lot; and
- Adding more animation to the roadway if possible.

Roll Call Vote:

Ayes: Robison, Hellstern, Smith, Gill & Rudny

Nays: None

Motion Carried 5-0

5. Public Hearing: Gwaltney Property

The following persons were in attendance: Mr. Murray Conzelman, attorney; Dr. Hudson, Mr. Bob Hudson, Mr. Russ Gwaltney, and Mr. Joe Sykes, property owners; Mr. Frank Salathe, Jen Land Design; Mr. Luay Abuna, KLOA; Mr. Rob Olson, Barton Aschman; Mr. Todd Zen, Urban Forestry Management; Mr. Don Fielding, Greengard Engineering; Mr. Bob Nielson and Ms. Barbara Kininmonth, Hoffman Homes.

It was explained that this property is located west of Elysian Fields, south of Rt. 132, east of Knowles Road, and is zoned R-1. Property is assigned R-1 zoning when it is annexed into the Village and a specific zoning classification is not requested. This site has been before the Plan Commission for several informal reviews (December 1994 & March 1995).

The zoning proposed for this site includes: C/B-2 PUD on the northern 1/3; R-5 PUD south of the C/B-2 zoning; and R-3 PUD on the southern portion.

This site provides for the future extension of Rollins Road to align opposite of Oakwood. The commercial property will be split into two parcels. Conceptual PUD Plat approval is proposed for the commercial zoning. Preliminary PUD Plat approval is requested for the residential property (R-3 PUD and R-5 PUD).

This site contains a total of 75.6 acres. The commercial parcel on the east side of the Rollin's Road extension is 14.3 acres and the commercial parcel on the west side is 6.4 acres. The R-5 PUD parcel is proposed for 112 townhomes for a density of 5.5 du/ac. The R-3 PUD parcel is proposed for 91 single family lots for a density of 2.8 du/acre. The average lot size for the single family lots is 11,737 sq. ft. The smallest lot size is 9,000 sq. ft.

Detention is proposed to be located at the northeast corner of the townhome parcel and at the southeast corner of the commercial parcel. Additional detention is to be provided along the west property line adjacent to the existing detention pond for Ravinia Woods.

A 60-foot building and parking setback is proposed along the east side of the east commercial parcel (adjacent to Elysian Fields).

A 2 acre park site will be donated to the Park District. This 2 acres will be combined with a 2 acre site donated in the Elysian Fields subdivision.

This site will connect to a stub road from Elysian Fields to the east; Knowles Road to the west; and Ravinia Woods, south of the Commonwealth Edison right-of-way. The street connection to Knowles Road will terminate into a cul-de-sac with the extension of Rollins Road.

Mr. Don Fielding stated that sewer and water will be supplied from several different locations. The main sewer connection is to a 15" main at the northeast corner of the site. Water main will be installed to complete a 12" loop and there will be smaller interior loops installed within the site.

Drainage of the site is divided into multiple water sheds: south to north, northwest, and northeast. The south drains to the Commonwealth Edison right-of-way and southeast. A series of detention basins will be installed to slow down the run off from the site.

The storm sewer will be handled by a culvert under Knowles Road and a 15" storm sewer. The site will be developed with positive drainage in the event of overloaded storm sewers, the streets and yards will carry the water.

Mr. Fielding stated that there would be no adverse drainage effects on surrounding areas due to water being captured and the release rate slowed before it leaves the site.

A tree survey has been submitted to staff. There are 512 trees on site 6" in caliper or larger. These consist of: Box Elder, Siberian Elm, Mulberry, Cherry, Cottonwood, Oaks, etc. The majority of the trees on the site are Box Elder, Cherry, and Cottonwood. There are a lot of dead and decayed trees on site as well. At this time, it is expected that approximately 3/4 of the perimeter trees will be preserved and will act as a buffer. Existing vegetation around houses on Knowles Road will be affected by the extension of Rollins Road.

Mr. Abuna stated that a traffic survey has been conducted. When Rollins Road is extended, it will provide a primary access to the commercial parcels. The townhome property and Elysian Fields will take primary access from the east off of Rollins, but Knowles Road will be the primary easterly access for the single family parcel and Ravinia Woods.

Mr. Abuna stated that when the commercial property is developed, a traffic signal may be warranted from IDOT at Grand and Rollins. However, a stop sign should be sufficient onto Grand for just the residential development. Turn lanes will be installed on Grand for access into the site.

Mr. Olson stated that a fiscal impact study has been completed. A summary is as follows: The site is expected to generate 540 new residents of which 84 will be elementary school age and 28 will be high school age. The overall fiscal impact of the site, due to a mix of residential and commercial uses, will be positive for the Village.

Mr. Nielson and Ms. Kininmonth stated the following regarding the proposed single family development:

- Six single family products;
- Price range of \$170-230,000;
- Square footage range of 2027-2766;
- 3-4 bedrooms;
- 3-4 elevations per home;
- 35 exterior color packages (soft, natural colors: white, gray, brown); and
- Traditional architecture (home is spread out over the lot and not stacked above the garage).

The following represents the multi-family product:

- Two-car garages;
- Square footage range of 1100-1570;
- 2-3 bedrooms;
- End unit faces street to look more like a single family home;
- Individual entries;
- Buildings paired to two's;
- Doors in outer perimeters with street scape;
- Four siding colors (soft scaped);
- Parking in cul-de-sac courts and end units of buildings;
- Parking ratio of 4.35 per unit;
- For every eight units, only two garages are exposed to the street, the rest of the garages face onto the parking courts.

There are two wetlands located at the southeast and southwest corners of the site. The wetland trees will be removed and these wetlands are to be filled because they are low quality.

Mr. John Furey, 7676 Mendocino, stated that he backs to Garnache, which is a stub road into this site. He was questioned what the price range of the townhome product was and stated concern with traffic. He stated his objection to the commercial property and informed the Commission that Town and Country Homes (his builder) had informed him that this site was zoned for single family.

Mr. Ray Hofer, 35820 Knowles Road, stated that his family has lived here for 25 years and that his property is north of the proposed Rollins Road extension. He stated that since Clavey Nursery had cleared and scraped their property, run off water cascades down Knowles Road into the property north of his and then into the creek. Mr. Hofer was concerned that the added asphalt, roofing, and commercial development would result in a serious flooding problem. He expressed concern for the trees in the area after seeing a development on Rt. 45, north of Grand, remove all the existing trees on the site. He added that he would like to see a buffer zone and the trees to stay. Mr. Hofer demonstrated frustration with traffic in the area and said that it is virtually impossible to turn left from Knowles Road onto Grand. He informed the Commission that if Knowles Road is terminated into a cul-de-sac, he will not be able to access his home.

Mr. Andrew Lotts, 1590 Vineyard, stated that he has the same feelings. He has grave concerns with the commercial property, townhomes, and the environmental impact of this subdivision. He stated that this development will have long-term impacts on the children in the area and housing values. He was concerned with safety and traffic. Mr. Lotts stated his opinion that he'd like to see the site be all single family homes.

Mr. Bill Graham, 1000 Ravinia, stated concern with the impact on the value of his home due to the townhome units. He was concerned with crime in the area. His opinion was that residential road speeds of 30 m.p.h. is too high and was concerned with the traffic. Mr. Graham stated that he lives by a wetland and was concerned that this development was not included in the stormwater study done for Ravinia Woods; thus resulting in backflow onto his property.

Ms. Doris Morby, owner of 35580 Knowles Road, stated that there are pictures on record with the Lake County Zoning Board from 1982 depicting the water problems caused by the Clavey Nursery. She was concerned that with more density and asphalt, the same problem would occur. Ms. Morby commented that if there are four parking spaces for every townhome unit, then 440 cars would be using Knowles Road, which is a small country road. She was concerned with more children being generated into the Woodland School district.

Ms. Stephanie Morby, 18838 Marion, questioned the figures of school children generated from 540 new residences. She stated that the commercial property will be located across from her home and she doesn't want it. She asked the Commission to think of this as their own backyard.

Mr. Jim DeVries, 18789 Marion, questioned the number of school students to be generated and stated that money should be given to the schools first. He was concerned with the commercial property and the burden that this subdivision would create on the fire department, police department, roads, etc. He informed the Commission that traffic is a great problem in this area.

Ms. Janet Balwierczak, 7661 Mendocino, was concerned with Rollins Road and feeder roads leading into Elysian Fields. She was concerned with cut-through traffic onto Grand Avenue. She stated great concern with the safety of children who play in their yards and high traffic through the area.

Mr. Gary Allison, 1064 Ravinia, stated that he moved to Gurnee for the quality of life. He expressed empathy for the people living on Knowles Road and the negative impact of this proposal. It was his opinion that the community oriented effect of the townhomes is just concealing the problem. He stated that he realizes that this site needs to be developed, but would like to see it develop as all single family.

Ms. Joann Hofer, 35820 Knowles Road, wanted to reiterate the drainage issue and questioned where the water will go once it runs off of the site. She also questioned where the water ultimately goes once it flows through the pipe under Knowles Road. She was concerned with the trees, traffic, and the safety of the children.

Mr. Kevin Will, 7662 Mendocino, questioned the fence line along the east. He stated that he was told that this site would develop as single family by his builder, and now he finds out that its commercial. He was concerned with trash, etc., generated from the commercial property.

Mr. John Tierney, 7669 Mendocino, stated that he would like to see single family for the whole parcel. He thought the commercial property was in the wrong area due to the vast amount of vacant commercial land along Grand Avenue. Mr. Tierney's opinion was that the 60' buffer strip was not large enough. He stated that townhomes should not be located in this area; this type of housing unit is something that should be built closer to the central business district.

Ms. Ruth Meyer, 35946 Knowles Road, stated that the area drains into Mill Creek, which flows into the Des Plains and adds to Gurnee's overall flooding problems. She was concerned with the lack of a water control district for the area.

Mr. Bill Wagner, 1201 Vista, stated that he is adjacent to the roadway stub out of Ravinia Woods. He stated that he would like the impact of filling in the wetlands looked into. He stated his opinion that the developer look less at building strip malls and keep the wetlands and trees.

Mr. Matt Allison, 7645 Mendocino, stated concern with the following: school impact, traffic flow; cut-through traffic into Elysian Fields; and the need and location of the commercial property. He expressed dissatisfaction with the commercial parcels.

Mr. Robert Perez, 1176 Vista, was concerned with traffic. He informed the Commission that Dada is open to Rt. 45 and is becoming heavily used for cut-through traffic to Almond Road. He was concerned that the Rollins Road extension will add to the cut-through traffic through Elysian Fields. He was also concerned with high rates of speed. Mr. Perez stated concern with the townhome units and questioned what type of business uses would be allowed.

Ms. Lenora Moses, 7648 Mendocino, questioned if storm water run-off problems would be created with the installation of a detention area.

Mr. Fielding replied that the detention ponds hold storm water to be released at a specific rate from the site. Currently, storm water is running off the site without being detained. People are flooded when it rains so hard and water flows off the property so fast without being detained. As it stands, the northwest corner of this site drains into the yards, then to the culvert under Knowles Road where all the water ends up; this is proposed to change. There will be a large dry detention pond installed and a storm sewer system will be installed to collect the surface water from the ditches along Knowles Road and the detention pond and carry it underground to Knowles Road where it will run to the 15" pipe. A drain will be installed from the culvert ditch into another 15" pipe into the creek.

The two wetland areas are located at the southern portion of the site; they back to the Commonwealth Edison right-of-way. These are low quality and qualify for the landbank wetlands property on Rt. 41. These two areas total 1 acre of fill and funds will be allocated for 1 1/2 acres of mitigation in the wetland project.

The commercial property will have no access to the east. The main access will be from Rollins Road with the possibility of a right-in and right-out onto Grand Avenue. Rollins Road is to be extended to alleviate traffic congestion at Rt. 45 and Grand Avenue. The long-range improvement plans for Rt. 45 is to be a four lane roadway. The intersection of Rt. 45 and Grand will include new turn lanes.

It was explained that warrants would have to be met through IDOT for a signal at Rollins and Grand. This intersection will need to be monitored after the residential units are developed and after the commercial properties are developed.

Ms. Einspanjer stated that signals are either proposed or installed at the following intersections: Rt. 45 and Dada Drive; Dada Drive and Hunt Club Road; Grand Avenue and Almond Road; and Washington Street and Almond Road. Dada Drive was planned to be the major east/west collector and Almond Road was planned to be the major north/south collector through the Grand/Hunt corridor. Residential developments in the Grand/Hunt area are to use these road to access Grand, Rt. 45, Hunt Club Road, and Washington Street.

The number of school children projected for a development is derived from the court tested Naperville formula for the number of school children generated depending upon the type of unit (single family, townhome or apartment) and the bedroom count of the unit. The formula and impact agreements are created in accordance with the affected districts. As for townhomes, they generate fewer children than single family homes.

The developer will be required to pay impact fees for police, fire, and public works burdens. Commercial property is a positive factor which will create more tax revenues.

The base price of the townhome product ranges from \$120-140,000 and are single possession, not rental units. These are designed for single professionals, divorced individuals, and empty nesters. These units are to provide housing opportunities for demographics not served by single family homes.

In response to the Commission, it was explained that the single family lot sizes range from 9,000 sq. ft. to 21,800 sq. ft. The following gives a breakdown of the number of lots in each category: 19 lots 9-10,000 square feet; 37 lots 10-12,000 square feet; 23 lots 12-14,000 square feet; and 12 lots 14,000 square feet and larger. It was explained that the proposed development is consistent with the Village's Comprehensive Land Use Plan.

Chairman Rudny explained that the Village's Comprehensive Plan and the need for a balanced community.

It was explained that the property on Rt. 45, north of Grand Avenue, is not in the Village and as such, the Village has no jurisdiction over its development. The County does not have a tree replacement ordinance; the Village of Gurnee does. Developers are required to submit a tree survey of all trees over 6" in caliper. Any trees that are removed are required to be replaced. The number of trees required for replacement depends upon the size and number of trees removed.

Mr. Robison explained that the commercial parcels (C/B-2 PUD) are requested for Conceptual PUD Plat approval and that another public hearing would be required before the land could be developed. At that stage, the Village would have more specific information about the development (site plan, exterior building plans, screening, etc.) He suggested the use of C/O-1 zoning on one of the commercial parcels.

In response to the proposed buffer zone for the commercial to the west, it was stated that there would be a 25' landscaped easement along Knowles Road. In addition, there is to be a 50' landscaped easement along Grand Avenue and a 40' landscaped easement along Rollins Road.

An easement will be provided for the Knowles Road residents to access Grand Avenue after the Rollins extension is installed. A connection from Rollins to Knowles Road will be provided until the extension is constructed.

Mr. Smith stated that under the new Stormwater Management regulations, what happened in 1982 would not be allowed to happen today.

Mr. Hellstern suggested that on the west side of the Rollins Road extension, C/O-1 zoning could be used instead of C/B-2. This would allow for less traffic, shorter business hours, etc.

Mr. Gill stated that many young professionals and empty nesters live in townhomes, as he did. These people are not necessarily criminals. He stated that appropriate setbacks and buffers (landscaping) should be examined.

Mr. Robison moved, seconded by Mr. Smith, to forward a favorable recommendation to the Village Board on the petition of Russ Gwaltney for C/B-2 PUD zoning and Conceptual PUD Plat approval; R-5 PUD zoning and Preliminary PUD Plat approval for 112 townhomes; and R-3 PUD zoning and Preliminary PUD Plat approval for 91 single family lots, subject to C/O-1 PUD zoning on west commercial parcel (Parcel B).

Roll Call Vote:

Ayes: Robison, Hellstern, Smith, Gill & Rudny

Nays: None

Motion Carried 5-0

6. Public Hearing: DeBruler-Pickus

The following persons were in attendance on the petition: Messrs. Andrew and Bill DeBruler, Mr. Jeff Pickus, Messrs. Bob and Herb Kaufman, petitioners; Mr. Michael Hoff, architect; Mr. Glen Christensen, landscape architect; and Mr. Tom Miles, engineer.

It was explained that this parcel is located on the west side of Delany Road, north of the Delany Square shopping plaza and the Woodview Apartments. The proposal is for annexation and rezoning to R-5 PUD and Preliminary PUD Plat approval for 300 upscale apartment units.

The site consists of 68 acres, of which approximately 42 acres are in the flood plain.

Surrounding zoning districts and land uses include:

NORTH: I-3 (Vacant) & further north multi-family zoning and development in Waukegan.

SOUTH: C/B-2 (Delany Square shopping plaza) and R-5 PUD (Woodview & Wedgewood Creek apartments)

EAST: I-3 (Delany Business Center)

WEST: Railroad tracks and Forest Preserve

This site has been before the Plan Commission on an informal basis. At that time the proposal was for 380 units. The plan before the Commission this evening has eliminated 80 units in a heavily treed area of the site. This was done in order to preserve trees.

Of the 300 units proposed, 90 are to be 1-bedroom units, 192 are to be 2-bedroom units, and 18 are to be 2-bedroom plus dens units.

The following was explained regarding the proposal:

- most of the units will have fireplaces;
- 78% of the units will have attached garages;
- all units will have full-sized washer and dryers;
- balconies for every unit;
- clubhouse to include: tennis courts, indoor and outdoor pool, computers, faxes, and a copy machine;
- site amenities to include: pedestrian path into and around the lake and a picnic area near the lake;
- this development is to be an upscale rental community with rents to average from \$1.05-\$1.07 square feet and up;
- these buildings will be owned by the developers.

Mr. DeBruler stated that a marketing study has been done, which stated that they would fill 380 units, so the 300 units should be no problem.

A departure on parking is being requested. The petitioner is requesting that the tandem parking space (on the driveway apron) be counted as a second space. This is being requested to further preserve the trees on site.

In regards to the tandem parking, it was explained that this is becoming a trend and has been implemented in the suburbs of Milwaukee for 7-8 years and is now being marketed nationally. Mr. DeBruler stated that he and Mr. Pickus have viewed this concept and found that it does work well.

With the tandem parking concept, it allows you to not cover the site with parking lots, but to preserve open space and landscaping. Parking can be expanded via land banked areas if a problem occurs.

There will also be a lease addendum regarding parking; garages will be required for the parking of cars and not for storage of any kind. This will be a management standard and will be monitored.

Mr. Tom Miles stated that there will be curb and gutter installed. Gravity sewers will be used to pump the sewage to a lift station, which will then move it to a force main. An easement will be installed to the lift station which will be maintained by the Village. Water will be connected from the east and tie into the parcel to the north.

A detention pond will be utilized along with the topography of the site to drain the run off to the flood plain and retention area.

The main entrance will be off of Delany Road, opposite Ryan Road. Delany will be restriped to provide a left turn lane and a right turn lane will be constructed.

Mr. Christensen stated that a tree survey has been completed and that the developer will comply with the Village's tree replacement ordinance.

Mr. Hoff stated that the buildings will be three story and contain 20 units. The lower level will be masonry and the remainder of the building will be a combination of stucco, brick, and vinyl siding. The roofs will be asphalt shingled.

Approximately 1/2 the garages will have direct access into the units. The other 1/2 will use the hallway system to the public stairs.

In response to Mr. Smith, it was stated that all roadways will meet the Village's standards for emergency vehicles. There will also be a second access into the site for emergency vehicles only.

The entry is to have a gatehouse, but no gate. This would be manned from 8 p.m. to 6 a.m. to provide a sense of security.

Mr. DeBruler stated that they will pay the impact fees to the schools, park district, and library. If the school districts require that they pay the fees for 3 bedrooms on the units that have dens, they will pay these fees.

In response to the Commission, guest parking will be designated and the residents without garages will have assigned parking spaces.

No public comments were received.

Mr. Smith moved, seconded by Mr. Robison, to forward a favorable recommendation to the Village Board on the petition of Mr. DeBruler and Mr. Pickus for R-5 PUD zoning and Preliminary PUD Plat approval for 300 apartment units to be located on Delany Road, north of the Delany Square shopping plaza.

Roll Call Vote:

Ayes: Robison, Hellstern, Smith, Gill & Rudny

Nays: None

Motion Carried 5-0

Mr. Gill moved, seconded by Mr. Smith, to adjourn the meeting at 11:25 p.m.

Respectfully submitted,

Connie S. Dinsmore, Secretary
Plan Commission