

MINUTES

PLAN COMMISSION

OCTOBER 7, 1998

GURNEE VILLAGE HALL

325 N. O'PLAINE ROAD

1. The meeting was called to order by Chairman Rudny at 7:30 p.m.

Members present: Brian Winter, Bill Smith, Carl Cepon, Krysti Kovarik, Lyle Foster (arrived 8:00 p.m.), Chairman Don Rudny.

Members Absent: Jim Sula

Other Officials Present: Tracy Velkover, Village Planner
Bud Reed, Village Engineer
Jon Wildenberg, Director of Building and Zoning

2. Preliminary Plat of Subdivision: Woodlake

The property consists of approximately 41 acres located east of Milwaukee Avenue and north of the overpass to Interstate 94. The property is zoned R-5 PUD and C/O-1 PUD. The Preliminary Plat reflects the subdivision of the property into four lots. 260 apartment units are proposed for lots 1 and 2, encompassing roughly 25.5 acres. Office use would be developed on lots 3 and 4, encompassing 14.1 acres. The plat conforms with the PUD standards for the property, and is recommended for approval.

Mr. Winter moved, seconded by Mr. Smith, to forward a favorable recommendation to the Village Board.

Roll Call Vote:

Ayes: Winter, Smith, Cepon, Kovarik, Rudny.

Nays: None.

Motion Carried: 5-0.

3. Continued Public Hearing: Westfield Homes, Inc.

The subject property consists of approximately eight acres located at the northwest corner of Rt. 21 and Manchester Drive. The petitioner is requesting to rezone the

property from a Planned Unit Development (PUD) with underlying C/B-1, Neighborhood Commercial zoning, to a Planned Unit Development (PUD) with underlying R-5, Limited Multi-Family zoning. Preliminary PUD Plat approval for townhome units is proposed.

Brian Harris, Westfield Homes, explained revisions made to the development plan, based on the previous hearing, including: moving the main entry to Manchester Drive; placing an emergency access on Dunham; reducing unit count from 54 to 52; adding a 3,000 square foot tot lot which will have a swingset and a multi-station play area; re-orienting all buildings to be fronting the main loop street, increasing the distance from buildings to the detention pond; and changing buildings No. 1 and No. 3 to be three-unit structures. Some minor revisions to the landscape plan have been made to address the new orientation.

Mr. Harris noted additional rationale to support the rezoning and PUD request as follows:

- The proposed use is compatible with surrounding uses.
- A lower intensity zoning classification is requested versus what the property is currently zoned (commercial).

- Less Traffic will be generated than a commercial use.
- Greater open space is provided.
- The PUD process affords an opportunity for Plan Commission and Village Board review of plans.
- Housing will be added to an area of the Village that may have employment uses developed.
- A ninety foot scenic corridor along RT. 21 will be maintained.
- A tot lot is provided.
- There is minimal affect on the multi-family to single-family unit ratio in the Village.
- No new public infrastructure is needed to service the development.

The Plan Commission discussed traffic issues related to the proposal. Concerns were noted for the functioning of various intersections and cut-through traffic. Maintenance of the private portion of Dunham Road was discussed. Additionally, it was pointed out that signage may be a possibility to assist with future traffic safety and control.

Mr. Harris commented that if Manchester Drive became the access point, he is requesting in his plan to remove the new sidewalk installation previously proposed on Dunham Road.

Carol McConnell, a resident of Dixson Court who will be moving to Dunham Road, questioned the difference between a PUD and a townhome development. She asked whether the private portion of Dunham Road could be closed; noted that Dunham is a very narrow street; inquired about the difference between a main access and an

emergency access; objected to access on Dunham; and stated the main entry should be on Manchester.

Pete Lajoie, President of the Cambridge at HeatherRidge Homeowners Association, indicated a preference for the main entrance to be on Manchester. He also stated that he would object to closing off a portion of Dunham Road.

Dan Shegrew, President of Stoneybrook Homeowners Association, noted objection to closing Dunham Road and noted support of the main entry on Manchester.

Steven Hahn, President of the HeatherRidge Umbrella Association, indicated support of the revised plans, and a preference for residential use versus commercial use on the property.

Edward Schroeder, 645 White Court, questioned the status of a pond removed to make room for the tot lot; expressed concern for the high stream bank; asked if the pond depicted on the plans is to scale; and indicated Westfield did a nice job with their revisions.

Larry Dunlap, 635 Wilbur Court, mentioned that regrading along Manchester may help with line of sight concerns; questioned the status of the pond removed to make room for the tot lot; expressed concern for flood plain impacts; noted that the plan is not better; stated there is no reason to place multi-family use on the property and that the density is too high. The builder should be required to construct 1,800 square foot units versus 1,300 square foot units as part of the approval to guard against lowering the value of other units in the area.

Joan Karron, 649 Sanders Court, noted concern for the proposed density being over 6 units per acre.

Jim Cimfel, 674 Dunham, expressed a preference for the Manchester entry, and noted concern for density, as well as the safety of the tot lot.

Mike Tarnow, 646 Wilbur, stated that the Manchester entry is preferred, the proposed use is consistent with the area, and that Westfield made a good effort on the revised plans.

In response, Mr. Harris pointed out that the pond removed was a decorative entry feature and did not perform a detention function. The remaining pond is to scale on the plan. The tot lot is set back roughly 45' from Dunham Road and about 60' from Wilbur Court.

Brian Winter indicated that although the plan had been improved, he felt the project was still too dense. Perhaps 44 units would be more appropriate.

Mr. Smith moved, seconded by Mrs. Kovarik, to forward a favorable recommendation to the Village Board based on the plans presented, including elimination of sidewalk on Dunham Road.

Roll Call Vote:

Ayes: Foster, Smith, Kovarik, Cepon, Rudny

Nays: Winter

Motion Carried: 5-1

The meeting was adjourned at 8:45p.m.

Submitted by:

Jon Wildenberg
Director of Building and Zoning