

## PLAN COMMISSION

OCTOBER 19, 1994

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

Members Absent: Carl Cepon, Ken Hellstern and Steve Kaplan

Other Officials Present: Jon Wildenberg, Director of Building; Tracy Einspanjer, Village Planner; Butch Maiden, Rolf Campbell & Associates; and Barbara Swanson, Village Attorney

1. Call to order at 7:30 P.M.

2. Mr. Smith moved, seconded by Mr. Robison, to approve the minutes of September 21, 1994, as presented.

Roll Call Vote:

Ayes: Robison, Smith & Rudny

Nays: None

Abstain: Gill

Motion Carried 3-0-1

3. Public Hearing: Special Use Permit by Terra Firma Holdings, Inc.

Messrs. Joe and Jim Passalino, owners of Terra Firma Holdings, Inc., were in attendance.

It was explained that Windsor Court is a two building office complex, currently under construction, located on the east side of Rt. 21, north of Riverside Plaza.

The property is zoned C/B-2 and under such zoning, is allowed one ground sign and a maximum aggregate total of 1000 square feet of signage. The petitioners are requesting a special use permit to allow for a second ground sign on this site. The Passalino's indicated that no tenant building signs will be allowed.

The proposal consists of two double-faced monument signs, with a total of 21 tenant panels per sign. Construction would be of brick and block, smaller than the Saratoga monument signs. Total signage will be approximately 516 square feet.

There will be no internally illuminated tenant panels, only ground lighting will be implemented.

The Passalino's commented that the request for two monument signs is for clarity purposes for the tenants, and due to having two entrances into the site.

No public comments were received.

Mr. Smith moved, seconded by Mr. Gill, to forward a favorable recommendation to the Village Board on the special use permit of Terra Firma Holdings, Inc. for two ground signs, subject to no tenant walls signage placed on the buildings.

Roll Call Vote:

Ayes: Robison, Smith, Gill & Rudny

Nays: None

Motion Carried 4-0

4. Public Hearing: Special Use Petition by Penta Development Group IV

Mr. Anthony Riccardi, Wm. A. Randolph, was in attendance and stated that he was the property landlord.

It was explained that the Penta Development Group IV building is located in the Grand Tri-State Business Park, and is zoned I-2. Under that zoning district, one ground sign with a 150 square foot per face maximum, and a maximum aggregate total of 900 square feet of signage is allowed.

The petitioner is requesting a special use permit to allow for three ground signs, which include: the existing IMS sign, the existing Inacomp sign, and a new directory type sign listing all of the tenants in the building.

Mr. Riccardi stated that the proposed directory sign would be 6' x 4 1/2' and contain 6 slots for the maximum of 6 tenants. He stated that currently the building only has 4 tenants.

Mr. Riccardi informed the Commission that the property has 450 feet of frontage along Lakeside Drive. The IMS sign is a non-illuminated, single faced sign consisting of 12 square feet. The Inacomp sign is a non-illuminated, double faced sign, consisting of 15 square feet. These signs are located at the opposite ends of the site. The directory sign will be located in between these two signs at the entrance to the main parking area along Lakeside Drive.

In response to the Commission, Mr. Riccardi stated that there will be no wall signs or any other signs than the three mentioned installed on this site. The directory sign will be single faced and non-illuminated.

No public comments were received.

Mr. Gill moved, seconded by Mr. Robison, to forward a favorable recommendation to the Village Board on the special use permit of Penta Development Group IV for three ground signs, subject to no tenant walls signage placed on the building.

Roll Call Vote:

Ayes: Robison, Smith, Gill & Rudny

Nays: None

Motion Carried 4-0

5. Informal Discussion: Concord's preliminary plans for the east side of Rt. 21, south of Saratoga Square.

Mr. Glenn Rutledge and Mr. Bill Rotolo, Concord Homes, were present.

Ms. Einspanjer advised the Commission that this site is located on the east side of Rt. 21, south of Saratoga Square, and north of I-94. Concord Homes is considering rezoning this parcel to allow for the construction of 206 townhome units on 21 acres (9.6 du/ac) and 272 apartment units on 17 acres (15 du/ac) and the allocation of a 2 acre office/retail space. The overall density for this development is 11.5 du/ac. Ms. Einspanjer stated that the Village's Comprehensive Plan envisions this property as office/service.

Mr. Rotolo stated that this parcel has been on the market for a long time as office/service and has not sold. In his opinion, a multi-family complex would be more realistic given today's market and would also increase the Village's property tax base.

Mr. Rotolo stated that the on ramp to northbound I-94 is located to the south of this parcel and forest preserve property is located to the southeast of the site. Concord is contemplating a wet retention lake to connect to the forest preserve area with a bike/walking trail system.

Apartment buildings 2-3 stories in height, are proposed at the south end of the site. Mr. Rotolo commented that the apartment market is strong and that these would be upscale luxury apartments with amenities. No tax credits or government assistance would be involved. Rent would be based at approximately \$1.00 per square foot of apartment space.

The buildings will be constructed out of brick with siding and trim. They will be totally private and maintained. Concord would retain ownership of the buildings.

Apartment features will include:

- 1 and 2 bedroom apartments;
- Cathedral ceilings;
- Some will have their own access;
- The largest apartment is 1250 square feet, 2 bedrooms with a loft and is 2 stories with internal stairs;
- All will have their own storage area and washer and dryers;
- Brick and stone fireplaces;
- Integral garages will be provided for 30% of the units;
- Amenities will include: pool, clubhouse, racquetball court, tennis court, park, walk/bike path, and spa/whirlpool; and
- First level parking.

Mr. Rutledge explained that the existing barn foundation and silo will be created into an amenity and there will be a water feature at the entrance to this gated community. He explained that a second access point will be provided through the townhome area.

There will be a courtyard in front of the buildings and parking will be to the rear. There will also be two common entrances in front to the corridor in each building.

In regards to the townhome community, Mr. Rutledge stated that the units will face each other with a walkway through the middle to add a single-family look to the units.

There will be no garages facing the street. One access drive will lead to the parking court for each building. Every unit will have a two-car garage. Trees will be used in the parking area in order to soften the view of the parking lot area.

Mr. Smith questioned how the Village stood on the percentage of attached and detached homes. Ms. Einspanjer replied that per the 1990 Census report, the Village has 54% detached and 56% attached units. The Comprehensive Plan advises not to exceed 50% for multi-family.

Mr. Smith stated concern for a balanced community and stated that commercial property generates more revenue for the Village.

Chairman Rudny indicated that overall planning for this site needs to be examined. He expressed concern that this site was more conducive to commercial development than residential.

Mr. Rotolo stated that access to this site is very difficult. The State will only allow one curb cut into the site and there are no plans for installing a signal.

Mr. Maiden replied that if access could be aligned with the access point to the west, there may be enough traffic generated to warrant a traffic signal. However, if it is offset, than the light would not be warranted.

Mr. Gill stated concern with the potential rezoning and stated that it was his opinion that residential may not be the answer. Concern with density was also noted.

Mr. Rotolo commented that this site is very weak for retail and it has been on the market for 20 years as office.

Chairman Rudny stated that the Comp Plan is scheduled for updating and that the Commission would have to examine the issue of balance between single family development and multi-family development. However, at this point he expressed great concern about amending the Comp Plan in this area to reflect multi-family zoning. He also expressed great concern over the density of the proposed development. He informed Mr. Rotolo that Concord's plan for upscale apartments in Gurnee is attractive and interesting, but not located on the right site.

Mr. Robison stated that he liked the architecture of the buildings. His opinion was that a luxury apartment complex should be located on a more secluded site; if people are going to pay rents of \$1 per square foot then they are probably going to want more privacy than they will get being along I-94 and Rt. 21. He was also concerned with density.

Mr. Gill inquired if the extension of Rt. 53 might increase the marketability of this site.

Chairman Rudny stated that the consensus of the Commission is that the concept of upscale apartments is nice, however, the location is not appropriate for residential development.

Mr. Gill moved, seconded by Mr. Smith, to adjourn the meeting at 8:35 P.M.  
Voice Vote: All Ayes

Respectfully submitted,

Connie S. Dinsmore, Secretary  
Plan Commission