

## PLAN COMMISSION

NOVEMBER 7, 1990

Members Present: Carl Cepon, Bob Amaden, Ken Hellstern, Dan Robison & Dave Barnett

Members Absent: Chairman Aho & Don Rudny

Other Officials Present: Jon Wildenberg, Director of Building & Zoning; Bud Reed, Village Engineer; and Barbara Rominski, Village Attorney.

1. Call to order and Roll Call at 7:30 p.m.
2. Mr. Amaden moved, seconded by Mr. Barnett, to appoint Mr. Cepon as Chairman Pro-tem for this meeting.

Roll Call Vote:

Ayes: Amaden, Hellstern, Robison and Barnett

Nays: None

Motion Carried 4-0

3. Mr. Amaden moved, seconded by Mr. Barnett, to approve the Minutes of the October 17, 1990 meeting as presented.

Roll Call Vote:

Ayes: Amaden, Robison, Barnett and Cepon

Nays: None

Abstain: Hellstern Motion Carried 4-0

4. The following requests for continued Public Hearings have been received:
  - a) Petition of A.V. Development for a zoning map amendment to reclassify property at the southeast corner of Washington Street and Hunt Club Road from a S. Suburban District, in unincorporated Lake County, to a C/B-2, Community Business District, in the Village of Gurnee.

Mr. Wildenberg stated that he has received a letter from A.V. Development requesting a continuance to the Plan Commission meeting of December 19, 1990. The request was subject to additional time needed in working with the Lake County Highway Department for access drives.

Mr. Hellstern moved, seconded by Mr. Amaden, to continue the meeting of A.V. Development for a zoning map amendment to the Plan Commission meeting of December 19, 1990.

Roll Call Vote:

Ayes: Amaden, Hellstern, Robison, Barnett and Cepon

Nays: None.

Motion Carried 5-0

- b) Petition of Lidstrom Construction for a Preliminary Planned Unit Development Plat encompassing five acres at the southeast corner of Greenleaf Street and Blackstone Avenue.

Mr. Wildenberg stated that he has received a request from Lidstrom Construction for a continuance to the Plan Commission Meeting of January 16, 1991. Further work is needed on preliminary engineering.

Mr. Barnett moved, seconded by Mr. Hellstern, to allow the continuance on the Lidstrom Construction petition until January 16, 1991.

Roll Call Vote:

Ayes: Amaden, Hellstern Robison, Barnett and Cepon.

Nays: None

Motion Carried 5-0

- c) Petition of Westfield Development Corporation for a Planned Unit Development (PUD) Preliminary Plat, encompassing 11 acres of property located along the south side of Washington Street 500 feet east of Hunt Club Road.

Mr. Wildenberg stated that he has received a letter from Westfield Development requesting a continuance to the Plan Commission meeting of December 19, 1990.

Mr. Hellstern moved, and seconded by Mr. Amaden, to allow the continuance on the Westfield Development Corporation until December 19, 1990 meeting.

Roll Call Vote:

Ayes: Amaden, Hellstern, Robison, Barnett and Cepon

Nays: None

Motion Carried 5-0

5. Consideration of the Final Plat for the Country Meadows Subdivision. A total of 23 single-family lots in the 18,000 to 20,000 square foot range are proposed under straight R-2, Single - Family Residential zoning. The plat conforms to the previously approved Preliminary Plat and conforms to all Village requirements. Full public improvements are proposed and the developer is also in agreement with the current donation formulas for schools, parks and library.

Mr. Hellstern questioned how the drainage will be addressed on the site?

Mr. Reed stated that a final engineering review will be made before Village Board approval.

Following a brief discussion, Mr. Amaden moved, and seconded by Mr. Hellstern, to forward a favorable recommendation to the Village Board for the Country Meadows Subdivision Final Plat subject to final engineering approval.

Roll Call Vote:

Ayes: Amaden, Hellstern, Robison, Barnett & Cepon

Nays: None

Motion Carried 5-0

6. Public Hearing: Petition of George Rodis, for a Special Use Permit to allow signage within the Riverside Plaza Shopping Center to be permitted up to a maximum aggregate total of 2770 square feet.

Barbara Rominski swore-in all those present who wished to comment on this petition.

Mr. Dan Robison of Daniel Robison Architects, 4219 Grove Avenue, presented the site plan. He stated the request for Riverside Plaza would establish the main project identification signs, wall signs for the tenant spaces and wall signs for the two outlot users.

The main project identification signs will be ground monuments in nature. Each sign will consist of masonry brick and drivit to match the building material of the center. The signs will be lit externally from light sources located on the ground. All light sources will be screened with landscape material.

Letter size is limited to 24 inches for tenant spaces over 4,000 square feet in size and 18 inches for smaller tenants. If a second row of lettering is used, the maximum vertical dimension per sign would be 42 inches and 30 inches respectively. The maximum width of a sign can be 70% of the store front.

A copy of the signage criteria is attached to the minutes and shall be made a part of the minutes.

No public comments were received.

After some discussion, Mr. Amaden moved, seconded by Hellstern, to forward a favorable recommendation to the Village Board concerning the Special Use Permit of Riverside Plaza to allow signage within the Riverside Plaza Shopping Center up to a maximum aggregate total of 2770 square feet.

Roll Call Vote:

Ayes: Amaden, Hellstern, Barnett, and Cepon  
Nays: None  
Abstain: Robison Motion Carried 4-0

7. Public Hearing: Petition of Helen Bryant for a zoning map amendment to reclassify property at 3802 Grandview Avenue from a I-1, Restricted Industrial District, to a C/0-1, Restricted Office District.

Barbara Rominski swore-in all those present who wished to comment on this petition.

Andrew Semmelmen, Attorney representing the petitioner, stated the owner had a purchaser for the property but was unable to get a clear title due to current zoning restrictions of I-1, Restricted Industrial District. He stated that in previous years the home was occupied by the owner of the industrial use immediately to the west. The Village zoning ordinance allows a residence for the proprietor or caretaker of a business to be located on industrially zoned property. However, circumstances have changed. The industrial use is under new ownership and the owner of the home is wanting to sell to a buyer interested in using the home as a residence. A residence is not a permitted use in an industrial district and therefore, the transaction is being held up pursuant to a resolution of the zoning question.

Mr. Wildenberg stated, the C/0 -1 Restricted Office District, is a non-residential zoning district that permits a single-family home use. It is a classification that can accommodate the sale of the property, while maintaining value for the owner, as well as keeping the property consistent with the Comprehensive Plan for the area. He stated the rezoning should not have any impact on the immediate neighborhood.

The floor was then opened to the public.

No comment from the public, the floor was then closed to the public.

Mr. Amaden moved, seconded by Mr. Barnett, to forward a favorable recommendation to the Village Board on the Helen Bryant Zoning Map Amendment petition to reclassify property at 3802 Grandview Avenue from a I-1, Restricted Industrial District, to a C/0-1, Restricted Office District.

Roll Call Vote:

Ayes: Amaden, Hellstern, Robison, Barnett, and Cepon  
Nays: None  
Motion Carried 5-0

Mr. Amaden moved to adjourn the meeting at 8:25 p.m. It was seconded by Mr. Barnett. All Ayes. Motion Carried.

Respectfully Submitted

Secretary

