

PLAN COMMISSION

November 18, 1998

Members Present: Lyle Foster, Jim Sula, Bill Smith, Carl Cepon, Krysti Kovarik, and Chairman Rudny

Members Absent: Brian Winter

Other Officials Present: Tracy Velkover, Village Planner; Jon Wildenberg, Director of Building and Zoning; Barbara Swanson, Village Attorney; and E.M. Maiden, Village Building Consultant

1. Meeting was called to order by Chairman Rudny at 7:30 P.M.
2. Mr. Sula moved, seconded by Mr. Smith, to approve the minutes of October 14, 1998, as presented.
Roll Call Vote:
Ayes: Foster, Smith, Sula, Cepon, Kovarik and Rudny
Nays: None
Motion Carried: 6-0

3. **Final Plat of Subdivision: Crescent Meadows Phase Four**

The subject property is located at the northeast corner of Grandville Avenue and Hawthorne Avenue. The property consists of approximately 1.5 acres and is zoned R-3. Subdivision of the property into two single family lots and one outlot is proposed. The outlot fronts on an insufficient right-of-way and is not proposed for development at this time. A waiver of public improvements for the outlot is requested.

Mr. Cepon moved, seconded by Mr. Foster, to forward a favorable recommendation to the Village Board on the proposed subdivision, with a waiver of public improvements for outlot A until such time the remaining right-of-way can be obtained.

Roll Call Vote:
Ayes: Foster, Smith, Sula, Cepon, Kovarik and Rudny
Nays: None
Motion Carried: 6-0

4. **Final Plat of Subdivision: Grubbs Second Subdivision**

The subject property is located at the northwest corner of Boulevard View and Johns Manville Avenue. The property consists of approximately 32,000 sq. ft. and is zoned R-2. Subdivision of the property into two single family lots is proposed. Sanitary sewer will be constructed during the upcoming winter. A rural cross section street is in place. Waivers are requested for the following public improvements: street lights, curb and gutter, storm sewer, and watermain. Sidewalk and stormwater detention could be addressed by payment of a fee in lieu of installing the improvements.

There was discussion about waiving the installation of watermain. Bud Read pointed out that the closest watermain is about 900 feet away from the property. It would be a significant expense for

one property owner to bear. It was noted that a well currently serves an existing home on the property. The well is functioning in a good fashion.

Ms. Kovarik moved, seconded by Mr. Cepon, to forward a favorable recommendation to the Village Board on the proposed subdivision with the following further recommendations:

1. That a fee be collected in lieu of installing sidewalk and stormwater detention facilities
2. That waivers be granted for the installation of street lights, curb and gutter, storm sewer, and watermain.

Roll Call Vote:

Ayes: Foster, Smith, Sula, Cepon, Kovarik and Rudny

Nays: None

Motion Carried: 6-0

5. Final Plat of Subdivision: First Resubdivision of Cypress/Gurnee Ltd./Autonations Subdivision

The subject property is located at the southwest corner of Dilley's Road and Nations Drive. The property is zoned C/B-2 PUD and consists of approximately 8 acres. The final plat provides for the resubdivision of lot 3 into 2 lots. Full public improvements are provided consistent with the approved PUD. It was mentioned that the proposed lot 1 may be sold to a health club use.

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

Roll Call Vote:

Ayes: Foster, Smith, Sula, Cepon, Kovarik and Rudny

Nays: None

Motion Carried: 6-0

6. Public Hearing: Chris & Diane Elfring

The subject property is located at 35313 North Spruce Street. The property is currently zoned NC/UR-1, Neighborhood Conservation/Urban Residential, in unincorporated Lake County. The petitioner is seeking to rezone the property to R-2, Single Family Residential, in the Village of Gurnee. The owner desires to connect to Village water service, and eventually to Village sanitary sewer service in the future. School, park, and library donation fees have been waived by the respective districts. No public comments were received.

Mr. Sula moved, seconded by Mr. Smith, to forward a favorable recommendation to the Village Board on the petition to rezone the property to R-2 in the Village of Gurnee.

Roll Call Vote:

Ayes: Foster, Smith, Sula, Cepon, Kovarik and Rudny

Nays: None

Motion Carried: 6-0

7. Public Hearing: Community Trust Credit Union

The petitioner is seeking approval of a Special Use Permit to accommodate the addition of a message board sign to an existing pylon sign on property located at 1313 Skokie Highway. The existing sign is roughly 100 square feet per face. It is currently non-conforming as to setback from the Rt. 41 right-of-way (i.e. 1.3' vs. 10' required). The reader board sign is 18 square feet per face.

Mr. John Bratsakis, representing the Credit Union, explained that they are working on repositioning the sign, taking into account utility locations and the entrance driveway. A variance petition request before the zoning board may be a possibility. It was also noted that the reader board messages would be limited to credit union business and community oriented events.

Mr. Smith moved, seconded by Mr. Cepon, to forward a favorable recommendation to the Village Board on the special use permit petition, with the following further recommendations:

1. That the sign be relocated to comply with the sign ordinance, however, this recommendation is not intended to preclude the property owner from applying for consideration of a variance.
2. That the message board content pertain to credit union business and community events.

Roll Call Vote:

Ayes: Foster, Smith, Sula, Cepon, Kovarik and Rudny

Nays: None

Motion Carried: 6-0

8. Informal Discussion: St. Sava Monastery Property

The subject property consists of approximately 100 acres located east and west of Rt. 21 approximately 1300 feet south of Rt. 120. The property east of Rt. 21 is zoned E, Estate, and the property west of Rt. 21 is zoned RE, Rural Estate, in unincorporated Lake County. The property owner would like to obtain feedback from the Commission on plans to develop the property in the Village of Gurnee.

Mr. Rick Burton, Land Consultants, Inc., presented written information and an overall development plan for the property. The written information, which outlines the current and proposed uses, is attached to these minutes. Also attached is a planning consultants memorandum from Rolf C. Campbell and Associates.

Feedback from the Plan Commission, at this time, was generally positive. Many of the proposed uses appear to be complementary to the area. Additional detail will be needed on many issues including, for example: traffic improvements and development standards for the 18.5 acre "future use" parcel.

The meeting was adjourned at 8.28 P.M.

Submitted by,

Jon Wildenberg, Secretary
Plan Commission