

PLAN COMMISSION

DECEMBER 21, 1994

Members Present: Ken Hellstern, Bill Gill, Steve Kaplan and Chairman Rudny

Members Absent: Dan Robison, Carl Cepon & Bill Smith

Other Officials Present: Jon Wildenberg, Director of Building; and Bud Reed, Village Engineer

1. Call to order by Chairman Rudny at 7:30.
2. Mr. Hellstern moved, seconded by Mr. Gill, to approve the minutes of October 19, 1994, as presented.

Roll Call Vote:

Ayes: Hellstern, Gill, Kaplan & Rudny
Nays: None
Motion Carried 4-0

3. Mr. Gill moved, seconded by Mr. Kaplan, to approve the minutes of November 2, 1994, as presented.

Roll Call Vote:

Ayes: Hellstern, Gill, Kaplan & Rudny
Nays: None
Motion Carried 4-0

4. Mr. Hellstern moved, seconded by Mr. Kaplan, to approve the minutes of November 16, 1994, as presented.

Roll Call Vote:

Ayes: Hellstern, Gill, Kaplan & Rudny
Nays: None
Motion Carried 4-0

5. Preliminary Plat: The Fields of Gurnee

Mr. Gust Petropoulos and Mr. Glenn Christenson, were in attendance.

Mr. Wildenberg stated that the property is located approximately 530 feet north of Grand Avenue, east of the Village's Belle Plaine Storm Water Retention Facility. The property has been rezoned to R-3 for lots 1-6 and 12-17. Lots 7-11, located on the cul-de-sac bulb, were rezoned to R-4.

The petitioner is requesting relief of the Village's requirement for sidewalk on both sides of the street. However, the petitioner is proposing to install sidewalk along the east side of the cul-de-sac.

Mr. Christenson stated that there is a bike/pedestrian path along Boulevard View. If sidewalk is installed on both sides of the cul-de-sac, then there will be three sidewalks. In addition, he commented that there is sidewalk on only one side of Boulevard View and none in the cul-de-sacs within Crescent Meadows.

Mr. Reed replied that the Village does not foresee a problem with the installation of sidewalk on one side of the cul-de-sac. He further stated that he does not foresee the Village installing sidewalk within Crescent Meadows. Mr. Wildenberg commented that having sidewalk on only one side affords homeowners with a choice.

It was Mr. Hellstern's opinion that sidewalk be installed on both sides of the street.

Engineering finds this preliminary plat to be in general conformance with the Subdivision Ordinance and recommends its approval subject to the relief requested and final engineering.

Mr. Kaplan moved, seconded by Mr. Gill, to forward a favorable recommendation to the Village Board on the Preliminary Plat of the Fields of Gurnee, subject to the installation of sidewalk on the east side of the cul-de-sac, in front of lots 12-17.

Roll Call Vote:

Ayes: Hellstern, Gill, Kaplan & Rudny
Nays: None
Motion Carried 4-0

5. Final Plat: Macier Subdivision

The Maciers were in attendance.

This subdivision consists of three lots and is located on the west side of Waveland, between University and Ellis. The property consists of .899 acres and is zoned R-3.

There is an existing structure on Lot 1 and flood plain exists on Lot 3. However, Lot 3 is still a buildable lot.

The petitioners are requesting relief from sidewalk, street lighting, curb and gutter.

Mr. Reed explained that this subdivision will not be connecting to any sidewalk, street lighting, curb or gutter in the area.

Engineering finds this Final Plat to be in general conformance with the Subdivision Ordinance and recommends its approval subject to the relief requested and final engineering.

Mr. Hellstern moved, seconded by Mr. Gill, to forward a favorable recommendation to the Village Board on the Final Plat of the Macier Subdivision, with the relief of sidewalk, street lighting, curb and gutter.

Roll Call Vote:

Ayes: Hellstern, Gill, Kaplan & Rudny
Nays: None
Motion Carried 4-0

6. Final Plat: Ravinia Woods III

Representatives of Sundance Homes were present.

Mr. Wildenberg stated that this phase consists of 98 lots on the north side of Washington Street, east of Rt. 45. The property consists of 48.497 acres and is under a PUD agreement with underlying R-2 zoning.

Wetland, open areas and a recreation area will exist on this site.

This subdivision is consistent with the annexation agreement.

Engineering finds this Final Plat to be in general conformance with the Subdivision Ordinance and is recommended for approval subject to final engineering.

Mr. Kaplan moved, seconded by Mr. Gill, to forward a favorable recommendation to the Village Board on the Final Plat of Ravinia Woods III.

Roll Call Vote:

Ayes: Hellstern, Gill, Kaplan & Rudny

Nays: None

Motion Carried 4-0

7. Informal Discussion: Gwaltney Property

The following were present:

Mr. Russ Gwaltney, property owner

Mr. "Doc" Hutson, property owner

Mr. Bob Hutson, property owner

Mr. Murray Conzelman, Attorney

Mr. Frank Salathe, Jen Land Design

Mr. Nielson, Hoffman Homes

Vice President of Sales, Hoffman Homes

Vice President of Marketing, Hoffman Homes

This site is located on the south side of Grand Avenue, east of Knowles Road, and consists of 75.5 acres. There are two proposals for this site: commercial and residential. It was explained that Mr. Russ Gwaltney will be representing the commercial property located to the north of the site and Hoffman Homes will represent the residential property located to the south.

Mr. Salathe stated that this property is very difficult to plan due to the uncertainty of the Rollins Road extension. If Rollins Road is extended, it is proposed to curve through the northern portion of this site to align with Oakwood Drive.

There are several access points into this site, which include: Ravinia Woods to the south; Elysian Fields to the east; Grand Avenue to the north; and Knowles Road to the west. If Rollins Road is extended, there will be a 100 foot right-of-way with a 31 foot pavement. Knowles Road will then terminate into a cul-de-sac.

A two acre park site exists to the east in Elysian Fields. It is a possibility that the park could be expanded by two acres in this development.

The parcel drains in three different directions and detention would be required.

The Village's Comprehensive Plan is reflecting commercial zoning along Rollins Road extension and Grand Avenue frontage, residential at a density of 4-7 du/ac immediately south of the commercial and residential at a density of 2-4 du/ac farther south.

Hoffman Homes is proposing townhome units immediately south of the commercial site and single family units farther south.

The single family proposal consists of the following:

- 98 lots;
- Avg. lot size 11,500 square feet;
- Min. lot size 9,000 square feet;
- Min. lot width 70 feet;
- Typical lot width 72 feet;
- Density at 2.68 du/ac.

The multi-family proposal consists of:

- 134 units;
- Two-car garages;
- Common court yards;
- Front door identity with open space;
- Density at 6.6 du/ac.

The Commission was concerned with the need for a buffer or green space for the commercial area abutting single family homes in Elysian Fields. Mr. Wildenberg replied that a 6-foot solid wood fence is installed in that area with landscaping to be installed as part of Town and Country's requirements. The commercial development will add landscaping as well.

Mr. Kaplan questioned the possibility of eliminating the multi-family units and extending the commercial property farther south. He was concerned with the density of the site.

Mr. Salathe stated that the multi-family density was consistent with the Village's Comp. Plan and that it was being used as a transition from commercial to single family.

Mr. Gill commented that if Rollins Road is extended, then the potential for commercial users would be increased. He also stated that he would like to see the multi-family eliminated and the commercial property extended.

The Commission stated concern in that the multi-family projects into the single family area and is surrounded by single family on three sides. This is not a typical transition.

In addition, the Commission commented that the 6.6 du/ac for the multi-family is at the higher end of the scale. With that type of density, more amenities are usually provided, such as a clubhouse, pool, etc.

It was explained that the townhome units are side oriented to the rear of the single-family, so the single family faces a like unit. The front of the townhomes face a private court. There is a 50-foot building setback from the commercial property and a 40 foot right-of-way from Rollins Road.

Chairman Rudny commented that if the commercial was extended, then the single family homes would face a commercial use instead of a like unit. The road system may need to be redesigned.

The single family homes would include:

- 2,027-2,766 square feet;
- Traditional architecture;
- Four-bedrooms;
- Three-car garage option;
- 36 color packages with strict monotony codes;
- Four-elevations per model (brick is offered on three of the elevations); and
- Price range of \$169-229,000.

The multi-family units would include:

- 900-1570 square feet;
- Two-car garages;
- End units front streets (to look like single family homes);
- Clustered in groups of two buildings sharing a common parking court;
- Front doors open to green space; and
- Price range of approximately \$170-190,000.

Hoffman Homes commented that there is a strong market for the multi-family units.

Chairman Rudny stated that the Village can not let the market place plan the Village. The overall consensus of the Commission was that there are too many uses on this site. It was recommended to either eliminate or reduce the multi-family units, and enlarge the commercial property.

Mr. Gill moved, seconded by Mr. Kaplan, to adjourn the meeting at 9:45 P.M.

Respectfully submitted,

Connie S. Dinsmore, Secretary
Plan Commission