

VILLAGE OF GURNEE
PLAN COMMISSION

JUNE 3, 1998

7:30 p.m.

GURNEE VILLAGE HALL
325 North O'Plaine Road
Gurnee, Illinois

1 APPEARANCES:

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3 MR. DONALD RUDNY, Chairman

4 MR. LYLE FOSTER, Member

5 MR. BILL SMITH, Member

6 MR. CARL CEPON, Member

7 MS. KRISTINA KOVARIK, Member

8 MR. JIM SULA, Member

9 MS. BARBARA SWANSON, Village Attorney

10 MS. TRACY VELKOVER, Village Planner

11 MR. JON WILDENBERG, Village Director

12 of Zoning and Planning

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1 CHAIRMAN RUDNY: The Plan Commission of
2 the Village of Gurnee meeting will now come to
3 order.

4 May we have the roll call, please.

5 MS. VELKOVER: Winter. Absent.

6 Foster.

7 MR. FOSTER: Here.

8 MS. VELKOVER: Smith.

9 MR. SMITH: Here.

10 MS. VELKOVER: Cepon.

11 MR. CEPON: Here.

12 MS. VELKOVER: Kovarik.

13 MS. KOVARIK: Here.

14 MS. VELKOVER: Sula.

15 MR. SULA: Here.

16 MS. VELKOVER: Rudny.

17 CHAIRMAN RUDNY: Here.

18 Would you all join me for the
19 Pledge of Allegiance, please.

20 (Whereupon, the Pledge of

21 Allegiance was said.)

22 CHAIRMAN RUDNY: First we have the
23 approval of the April 22nd, 1998 Plan Commission
24 minutes. I will entertain a motion to accept the

1 minutes as presented.

2 MR. SMITH: So moved.

3 MR. CEPON: Second.

4 CHAIRMAN RUDNY: Moved by Mr. Smith,
5 seconded by Mr. Cepon. All in favor of the motion
6 signify by saying aye in roll call.

7 Roll call, please.

8 MS. VELKOVER: Foster.

9 MR. FOSTER: Aye.

10 MS. VELKOVER: Smith.

11 MR. SMITH: Aye.

12 MS. VELKOVER: Cepon.

13 MR. CEPON: Aye.

14 MS. VELKOVER: Kovarik.

15 MS. KOVARIK: Aye.

16 MS. VELKOVER: Sula.

17 MR. SULA: Aye.

18 MS. VELKOVER: Rudny.

19 CHAIRMAN RUDNY: Aye.

20 Motion carries. So ordered.

21 Next is the final -- final PUD plat
22 Preservation Development Group. Subject property
23 is located in the northwest corner of Delany and
24 Ryan Roads and contains 19.4 acres. Development of

1 183 apartment units, within seven buildings is
2 proposed.

3 The property was previously rezoned
4 to multi-family and granted preliminary PUD
5 approval. The project will tie in with Osprey
6 Lakes Phase I to the south.

7 Tracy, do you have anything to add
8 to that?

9 MS. VELKOVER: Just as you remember
10 several months ago this project came before the
11 Plan Commission and it was the preliminary PUD
12 approval. They are now looking for final PUD
13 approval to move forward.

14 Preliminary final does not take a
15 public hearing but they do need to come and present
16 to the Plan Commission and show their plans are
17 consistent with what was approved at preliminary
18 approval.

19 They have submitted to us a copy of
20 a landscaping, a lighting plan, a site plan and
21 exterior building elevations and we have reviewed
22 those and they are consistent with what was
23 approved at preliminary approval.

24 CHAIRMAN RUDNY: Okay. If they -- let's

1 ask the Commissioners do you have any questions or
2 comments on this?

3 (No verbal response.)

4 CHAIRMAN RUDNY: With that I think it
5 sounds like it's consistent with what we had
6 already approved so I'll entertain a motion.

7 MR. SMITH: I'll make a motion to
8 approve recommendation to the Village Board.

9 CHAIRMAN RUDNY: Motion by Mr. Smith.

10 MR. SULA: Second.

11 CHAIRMAN RUDNY: Second by Mr. Sula.

12 Roll call, please.

13 MS. VELKOVER: Foster.

14 MR. FOSTER: Aye.

15 MS. VELKOVER: Smith.

16 MR. SMITH: Aye.

17 MS. VELKOVER: Cepon.

18 MR. CEPON: Aye.

19 MS. VELKOVER: Kovarik.

20 MS. KOVARIK: Aye.

21 MS. VELKOVER: Sula.

22 MR. SULA: Aye.

23 MS. VELKOVER: Rudny.

24 CHAIRMAN RUDNY: Aye.

1 Motion carries and so ordered.

2 Next is the vacation request Ryan
3 Road west of Delany Road and that has something to
4 do with the Osprey Lakes. Maybe you can show us
5 what that is.

6 UNIDENTIFIED SPEAKER: From the right
7 wing all the way to the end of the cul de sac we
8 are requesting that the village vacate this section
9 of the road so we can move our greeting facility
10 currently located right here in Phase I to the
11 center of Ryan and be -- have somewhat of a
12 greeting for the entire complex instead of just for
13 Phase I.

14 It would -- we've talked to the
15 village engineer, the village manager and have
16 worked out the arrangements as to the maintenance
17 of this portion of the county highway and the
18 village would then vacate the entire -- the entire
19 right of way of Ryan west of the right of way
20 from -- from the common road.

21 CHAIRMAN RUDNY: Okay. Tracy, my
22 understanding is the only reason that that was --
23 was made before simply was because we didn't know
24 the potential development.

1 MS. VELKOVER: Right. We have to
2 provide access to the property to the north to the
3 unified ownership. So we can entertain a motion to
4 vacate that.

5 CHAIRMAN RUDNY: Does the staff have any
6 concerns about --

7 MS. VELKOVER: It's -- this vacation
8 request has been circulated through various
9 department heads and they've concurred with the
10 vacation. They do not have a problem with it.

11 CHAIRMAN RUDNY: Any questions from the
12 Commissioners?

13 MR. CEPON: As long as we have access to
14 utilities.

15 MS. VELKOVER: Correct. That is one of
16 the conditions that we maintain an easement for
17 utilities and for access.

18 CHAIRMAN RUDNY: Okay. Anything else?
19 (No verbal response.)

20 CHAIRMAN RUDNY: I'll entertain a motion
21 for a recommendation.

22 MR. SULA: So moved.

23 MR. CEPON: Second.

24 CHAIRMAN RUDNY: Motion by Mr. Sula,

1 second by Mr. Cepon. All those in favor signify by
2 saying aye in roll call.

3 Roll call, please.

4 MS. VELKOVER: Foster.

5 MR. FOSTER: Aye.

6 MS. VELKOVER: Smith.

7 MR. SMITH: Aye.

8 MS. VELKOVER: Cepon.

9 MR. CEPON: Aye.

10 MS. VELKOVER: Kovarik.

11 MS. KOVARIK: Aye.

12 MS. VELKOVER: Sula.

13 MR. SULA: Aye.

14 MS. VELKOVER: Rudny.

15 CHAIRMAN RUDNY: Aye.

16 Motion carries and is so ordered.

17 Okay. The next matter is a public
18 hearing American Stores Properties, Inc. The
19 subject property consists of approximately 75 acres
20 and is located at the northwest corner of Route 120
21 and O'Plaine Road. The property is zoned S,
22 Suburban, in unincorporated Lake County.

23 The Petitioner is requesting
24 annexation to the village of Gurnee and rezoning to

1 a Planned Unit Development that would accommodate
2 commercial and industrial uses.

3 Tracy, do you have anything to add
4 to this?

5 MS. VELKOVER: I put an overhead up
6 showing the property boundaries. The property is
7 bordered by the Forest Preserve and the
8 Providence Village Subdivision to the north
9 bordered by Illinois Route 132 and again commercial
10 property in the city of Waukegan to the south.

11 To the east is bordered by
12 Providence Oaks and the Country Trails Subdivision
13 and to the west by Interstate 94.

14 The 1997 village comprehensive land
15 use plan planned office service for this property.
16 The Plan Commission has seen several different
17 development plans for this property over the past
18 couple of years including a multi-family project
19 that received an unfavorable recommendation from
20 the Commission and a mixed unit development -- or
21 mixed use development of single family and
22 commercial that was eventually dropped by the
23 developer.

24 The proposal tonight before the

1 Plan Commission is for a rezoning of a property
2 from Suburban in Lake County to the following
3 zoning classifications in the village of Gurnee.

4 If you look at the overhead for the
5 property -- the portion of the property as marked
6 as A which includes 13 and a half acres the request
7 is for CB-2, which is a community business zoning
8 district as a Planned Unit Development, preliminary
9 PUD plat approval for Jewel/Osco Store.

10 For the portion that's marked B on
11 the overhead which includes 18.8 acres the request
12 is for CB-2 in any business zoning district as a
13 Planned Unit Development with conceptual plat
14 approval for commercial service and office uses.

15 For the portion on the overhead
16 that's marked as C the request is for I-1
17 restrictive industrial zoning as a Planned Unit
18 Development with conceptual PUD plat approval for
19 office and industrial uses.

20 Just to explain what the difference
21 between a preliminary and a conceptual approval of
22 a PUD is a preliminary requires very detailed
23 information in order to receive approval.

24 For example, they have to submit a

1 site plan, a landscaping plan, lighting plan,
2 signage exterior, building elevation and
3 preliminary engineering. If approved at
4 preliminary stage they can submit the building
5 permits.

6 However, with conceptual PUD plat
7 approval the developer does not usually have a
8 specific user in mind. What they do is set up some
9 general development parameters so that there's some
10 level of comfort with the village of Gurnee on what
11 the capital of the property.

12 To move forward from conceptual to
13 preliminary does require another public hearing
14 where we would notify all property owners within
15 500 feet and we would put a legal notice in the
16 paper.

17 Property that has received only
18 conceptual PUD plat approval cannot secure building
19 permits. They have to first come back through a
20 public hearing process and get preliminary approval
21 before they can do that.

22 I should also note that the Plan
23 Commission is an advisory Commission. They will
24 make a recommendation on this request. Their

1 recommendation will be forwarded on to the village
2 Board and the village Board will have the final
3 vote on the matter.

4 CHAIRMAN RUDNY: Okay. Thank you.

5 I have a hunch that most of you are
6 here for this particular hearing. This is what's
7 called a public hearing and what we'll do is allow
8 the Petitioner to make -- make his presentation
9 on -- on this development.

10 The Commissioners will then ask
11 questions and make comments about that. The floor
12 after that will be open to the public. So anyone
13 who is out in the audience is welcome to come
14 forward to the microphone and make a comment or ask
15 a question.

16 We only ask that everything be done
17 in an orderly fashion. We don't want any outbursts
18 from the audience. Any comments. We need to have
19 a quiet -- allow the person who has the floor to
20 speak.

21 We also have a court reporter. We
22 can't have two people talking at one time. So this
23 goes for the Commissioners, goes for the Petitioner
24 and for people in the audience. So the person who

1 has the floor is the person who speaks until
2 they're finished and then I'll recognize the next
3 person who will then be allowed to speak.

4 So let's keep it orderly and we
5 also anyone who wishes -- if you intend or even if
6 you're not sure but you think you may want to make
7 a comment or ask a question and also anyone who is
8 with the Petitioner who is going to be offering
9 testimony on this particular matter you need to be
10 sworn in because this is all going to be sworn
11 testimony.

12 So at this time I ask that you
13 stand so you can be sworn in by the village
14 attorney.

15 (Witnesses sworn.)

16 CHAIRMAN RUDNY: So I ask the
17 Petitioner if you could proceed and if you could
18 state your name and affiliation for the record.
19 Hang on a second. Oh, yeah. We ask that everyone
20 who's going to speak uses the microphone. So far
21 can everybody hear okay in the back? Any trouble
22 hearing?

23 (No verbal response.)

24 CHAIRMAN RUDNY: Okay. That's good.

1 MR. BROWN: Thank you, Mr. Chairman.

2 My name is Robert Brown. I'm
3 director of real estate for American Stores
4 Properties, which is the real estate construction
5 division that handles all construction for Jewel
6 and Osco stores throughout the country. Our parent
7 company American Stores is the -- the parent of
8 Jewel/Osco and other retail food and drug divisions
9 across the country.

10 I personally have been with Jewel
11 and Jewel/Osco for over 30 years and we appreciate
12 the opportunity to appear before the Plan
13 Commission as the first step in this development
14 that we trust will meet the objectives of the
15 community, our neighbors and obviously our
16 customers.

17 To keep the presentation as brief
18 as possible and open the floor for questions we do
19 have a number of people who are here who can speak
20 to specific areas within the project scope.

21 However, the initial presentation
22 will just consist of myself representing Jewel and
23 Osco, our engineering consultant Katherine Hansen
24 from A. Epstein and our traffic engineer Jerry

1 Lindgren of KLOA Associates, but we do have other
2 representatives from engineering, architecture,
3 landscape and the legal firm that is handling the
4 project. We are available also to answer any
5 specific questions.

6 With that I'll turn it over to
7 Katherine Hansen of A. Epstein.

8 MS. HANSEN: I'm going to need just a
9 few minutes to set up some exhibits or boards in
10 order to describe the project as clearly as we can.

11 As Bob said, my name is Katherine
12 Hansen, I work for A. Epstein and Sons in Chicago.
13 It's an architectural engineering firm, one of the
14 oldest in the city of Chicago, and our job with our
15 client here -- our client is dual clients.

16 It's American Stores Properties,
17 Incorporated, which is the parent company of the
18 Jewel/Osco. So they're responsible for building
19 and maintaining and operating Jewel/Oscos in this
20 community.

21 The other applicant's name is
22 Thomas Rosenquist. Unfortunately, he's not
23 available tonight. He had to go out of town. He
24 is a co-petitioner with us. Mr. Rosenquist has --

1 the entire PUD that we're going to be talking about
2 this evening is 75 acres and it's located right on
3 the corner of 120 and O'Plaine Road. It's in
4 unincorporated Lake County.

5 So let me just give you a brief --
6 and Bob stressed brief and I agree there's a lot of
7 you here tonight and, you know, we want to hear
8 from you, but our job as well is to give you the
9 best overview that we possibly can and so we're
10 going to try to do that and then, hopefully, hear
11 quite a bit from the Commission and get some of
12 their questions answered and clarified and give
13 everybody an opportunity to comment on what we're
14 speaking to.

15 So I'm going to put some boards up
16 here in just a second. What we're doing tonight is
17 something called going to the Plan Commission to
18 seek for a parcel of land to be allowed certain
19 uses or certain development to take place on that.

20 As was described by Tracy -- and,
21 Tracy, thank you very much -- there are three
22 phases to this development. The first phase,
23 Phase A here, is where the Jewel/Osco would be
24 located. The second phase, Phase B, is where what

1 is planned for additional uses under this CB-2
2 zoning code which is commercial business and then
3 parcel C there is business office park use.

4 And right now the situation is such
5 that the 75 acres -- 45 acres Mr. Rosenquist is the
6 beneficial owner of those acreage parcel. The
7 other 30 acres are actually owned by the Lawsons
8 and American Stores Property has an option on the
9 property and that allows them to go through this
10 zoning process and try to get another store in
11 Gurnee.

12 So I'm going to set up some boards
13 just to give you a little bit better visual
14 overview.

15 Let's try to move this so that I
16 can address the Commission, of course.

17 CHAIRMAN RUDNY: Well, you're never
18 going to get in a position where everybody in the
19 room can see. It's obviously most important that
20 the Commissioners see it. If some people are
21 interested I told you you can move over and -- on
22 the side to get a better view.

23 MS. HANSEN: Okay. This is our first
24 opportunity to come before the Plan Commission and

1 very -- we submitted a packet to the Plan
2 Commission on April 30th, a very comprehensive
3 packet.

4 As required in order to appear
5 before you tonight we submitted many drawings and
6 explained the project in quite a bit of detail and
7 now is our opportunity, I guess, to give you an
8 oral presentation of just what those materials are.

9 Again, this is the location of the
10 site. It's 75 acres and it is the portion that's
11 on the east that would be where the Jewel/Osco
12 would be and where the main entrance in to the site
13 would be.

14 This is a closer picture of the
15 actual PUD and you can see we used some funky
16 colors, I think, to, you know, really pop things
17 out, but you can see on the north edge there is a
18 landscape berm that goes the entire north perimeter
19 of the property and it ends here in this area here
20 which is a detention pond, sewer and water
21 detention pond. That's where the area has been
22 designated on this particular cited plan.

23 Right here in the blue is the
24 property that would be designated as basically a

1 business office park. The red there is where the
2 Jewel/Osco would be situated and the orange are --
3 is a purchase associated with additional CB-2
4 allowable zoning uses.

5 I think when we talk about this
6 particular site the Plan Commission as I understand
7 it is responsible for making sure that what
8 development happens in Gurnee is in compliance with
9 principles and thoughts associated with
10 development. Not only in Gurnee but as well in
11 Lake County, the surrounding communities and even
12 the six county area.

13 There's some drawings -- or some
14 information that's been put out by the Northeastern
15 Illinois Planning Commission that relates to --
16 very good information on what is expected in terms
17 of population and employment growth here in our
18 area.

19 We are part of luckily a very
20 comprehensive planning community in that NIPSE
21 looks at all six counties. Lake County is one of
22 those six counties and has the benefit of good
23 comprehensive planning.

24 So these boards are just kind of

1 for your information and everything here will be
2 left behind so people can come in and see it
3 whenever they want.

4 You know, just provide you
5 information as to things that I know the Commission
6 already knows and that is that there's going to be
7 a lot of growth that takes place here in Lake
8 County and it's going to be both in terms of
9 population, employment and it's been forecasted by
10 a very notable group, planning group.

11 Then you also have Lake County.
12 Lake County has a lot of unincorporated land and
13 that unincorporated land is subject to their
14 requirements as it relates to development and if
15 land is unincorporated they have their own
16 designations.

17 The particular land, the 75 acres
18 that we're speaking of tonight, is in Lake County
19 and it's zoned residential. Now, you may think
20 that -- actually, most of the unincorporated land
21 in Lake County is zoned residential because they
22 don't want commercial development happening on
23 areas that are not serviced currently with sewer
24 and water and utilities that you need to do a

1 commercial development. So that's the way it's
2 zoned currently.

3 This map right here is zoning
4 information, how Gurnee has zoned itself to date
5 and our site is on here. Of course, it's not
6 colored because it is not currently zoned in
7 Gurnee. That's -- that's what we're seeking here
8 is a Gurnee zoning designation, CB-2 on
9 Phase I and Phase II and I-1 on Phase III.

10 What happens then is the zoning
11 process, the PUD process that we're going through
12 right now with the village of Gurnee, that then
13 turns in to a annexation agreement in which the
14 parcel of land would then be annexed in to Gurnee.

15 This right here just for your
16 information is the comprehensive land use plan.
17 We've marked our site on here in terms of where
18 we're located. Our zoning is office service. This
19 is a plan, it's a comprehensive land use plan and
20 it's a very recent one.

21 The village of Gurnee has just
22 recently put this out and put a lot of thought in
23 to it and, in fact, our proposed development in
24 terms of the office service uses the vast majority

1 of what this PUD is.

2 One of the things that we know when
3 we come before the Plan Commission to get a PUD
4 approval is that there's a reason why some zoning
5 is a PUD versus a straight zoning. A planning
6 development allows a little bit more flexibility
7 and really encourages a mixed use environment and a
8 PUD is typically much larger and you're supposed to
9 get a common scale when you do a PUD versus, you
10 know, development of four acres or six acres or
11 eight.

12 And what we've done here is we've
13 joined hands with your neighboring property owner,
14 Tom Rosenquist, and this -- to come up with what we
15 think is a comprehensive response as it relates to
16 this 75 acres and we are requesting that we be
17 zoned in this manner and that we rezone this land
18 and that we become a part of Gurnee.

19 In terms of your Petitioners you
20 have American Stores Property which is already a --
21 a neighbor and a participant here in this community
22 and you have Mr. Rosenquist who developed the Grand
23 Tri-State Park, and what these two people -- or
24 what these two Petitioners want to do is -- is work

1 with the village to in a very comprehensive and
2 responsible way develop this project.

3 In terms of our overall
4 presentation -- I'm rambling a little bit. I --
5 but I thought it was extremely important to put
6 this within the context of the public approval
7 process.

8 I didn't want to -- we didn't want
9 to really start to focus in on a lot of detail as
10 it relates to exactly what is the building going to
11 look like and are the sewers big enough and do you
12 have enough trees.

13 We wanted to really give -- you
14 know, our first opportunity to meet with the
15 village we wanted to give a very broad overview,
16 but we wanted to be specific.

17 There's a reason that we're here
18 and that reason is laid out in very detailed manner
19 in our submission and specifically it requests this
20 zoning and annexation process to take place.

21 What I think might be appropriate
22 at this time is to -- there's always concerns
23 associated with development and we know that and
24 American Stores Property and our entire team here

1 that's here tonight and I think they're all here
2 tonight.

3 They all wanted to speak and do
4 their part in terms of talk about the architecture
5 and talk about landscaping, but we wanted to keep
6 it to what we felt were the really big issues and
7 things that we wanted to speak at at this first
8 meeting.

9 Those were just the overall concept
10 of this is the appropriate use, it fits within the
11 comprehensive land use plan, you're going to get a
12 very nice annexation as it relates to a planning
13 development, it will be done comprehensively and
14 it'll look like it was done in that way.

15 To say nothing of, you know, the
16 real estate taxes and -- and the sales taxes that
17 will help the tax base here in this particular
18 community.

19 Now I'm going to turn it over to
20 our traffic engineer actually at this point in
21 time. We have some boards here. I do think in
22 terms of overall impacts on the community, overall
23 thought process traffic always is something that
24 needs to be addressed and looked at and we have and

1 Jerry is going to speak to you about just what
2 we've seen, what we've looked at and analyzed and
3 how we think the traffic is going to work here.

4 MR. LINDGREN: Thank you, Katherine.

5 I am Jerry Lindgren, a registered
6 professional engineer in the state of Illinois and
7 I have presented traffic testimony before this
8 Commission before and have been practicing in the
9 field of traffic engineering for about 33 years
10 now.

11 We have prepared a traffic analysis
12 impact for the proposed development and I think
13 maybe the -- the appropriate way for me to handle
14 this might be to jump to the improvements that
15 we're recommending up front.

16 I know this Commission does its
17 homework and has read our reports so I'm not going
18 to dwell on a lot of numbers and traffic details
19 but, in fact, discuss the -- the improvements that
20 we've recommended.

21 First off with the first phase of
22 development being the -- the Jewel/Osco retail
23 center we need -- we have recommended that a
24 traffic signal be installed at the access point and

1 that would be opposite Cornell at this location.

2 And in addition to that just as
3 a -- as a part of the access improvement we're
4 recommending an improvement of the right turn lane
5 from the north to westbound in to the center and
6 the provision of a separate left turn lane to get
7 in to the development from the south on O'Plaine
8 Road.

9 On top of that we are recommending
10 a rather significant improvement on the access
11 itself. Basically a five lane improvement to allow
12 two inbound lanes, two westbound lanes getting in
13 to the property and three exiting lanes.

14 One would be a separate left turn
15 lane, one would be a combined left and through lane
16 and the third would be a separate right turn lane.
17 That in that format we can get the maximum
18 efficiency out of the signal we believe in this
19 type of operation.

20 What that signal would do, also, is
21 also provide one traffic approaches from the east
22 on Cornell an opportunity to get in gaps on
23 O'Plaine through a signalized intersection.

24 The -- in addition to that we are

1 recommending as a part of the overall system that
2 first a separate right turn lane for westbound to
3 northbound traffic on 120 or Belvidere be installed
4 at that intersection and then extend the existing
5 right turn lane all the way back up through our
6 access point.

7 One of the key reasons for that is
8 not only for the right turn movements but, in fact,
9 to get the right turning movement out of the
10 through traffic so that they can take advantage of
11 the traffic signal at Belvidere when they get the
12 green light.

13 And typically what we find is the
14 mix here and if we can move the right turners out
15 of the through lane then we get more efficiency out
16 of that whole operation.

17 Now, that in a nutshell is -- is
18 the type of improvements that we're talking about
19 and the reason we go through that that's not just
20 for the Jewel/Osco development.

21 That's what we would anticipate is
22 needed with the full development of the property
23 including the business park and the additional
24 retail that's anticipated in this location. Those

1 types of improvements, though, need to be put in up
2 front.

3 We have preliminarily discussed
4 them with the county. Obviously, there will be a
5 lot more detail required before we can go to the
6 county with full engineering plans but that,
7 obviously, since O'Plaine is their road is our
8 improvements that they're going to have to approve.

9 Likewise, we fully expect that the
10 community's traffic engineer will be discussing
11 with us any other minor modifications to that. I'm
12 presuming that there wouldn't be many
13 modifications.

14 We have anticipated at some point
15 in time with the improvement of 120, the extension
16 of 53 and the entire improvement of this
17 interchange system lane separation will occur at
18 O'Plaine.

19 However, we analyzed this as if
20 that hadn't happened or won't happen so that we can
21 anticipate what we need without it, and that's the
22 reason that we came up with the improvements that
23 we did.

24 Other than that I guess I would --

1 I would just like to mention a couple of things
2 with respect to the type of use.

3 The comprehensive plan calls for an
4 office service area. If we took advantage of -- of
5 as much intensity as we could from our office
6 standpoint on that piece of property we would
7 probably generate more traffic than what we're
8 talking about here in terms of the amount of
9 traffic that would be entering and exiting here in
10 the morning and evening peak hours.

11 The business park is at a lesser
12 ratio from our standpoint based on the anticipation
13 than what the actual office would permit. The
14 retail, of course, doesn't have much traffic at all
15 in the morning peak hours.

16 We do generate a comparable amount
17 of traffic in the evening peak and we do generate
18 some traffic on Saturdays. However, the proposed
19 business park would be relatively quiet relative to
20 traffic on the weekends.

21 I would also note that from the
22 standpoint of traffic generation and influence
23 office developments have an urban influence that
24 probably extend out 15 miles and takes -- takes

1 advantage of the expressway system, the freeway
2 system in order for the delivery system.

3 With this fully developed as an
4 office complex, obviously, we would have
5 significantly more traffic and we would be bringing
6 in more regional traffic and splitting it up into
7 these uses as we're talking about.

8 Commercial traffic of this type
9 probably has an influence area of between three to
10 five miles. It depends on the population
11 distribution and the competition.

12 In an area where there is little
13 competition it probably goes out to five miles, in
14 an area where there is significant additional
15 competition the area is probably limited to three
16 miles.

17 I've talked enough and I would be
18 more than happy to answer any questions that you
19 might have and appreciate the opportunity to be in
20 front of you.

21 MR. BROWN: I'm just going to touch
22 base briefly on what Jewel/Osco does when we
23 approach a site and the scope of our development.
24 We only develop properties for our own account. We

1 do not build shopping centers, we do not build out
2 lots.

3 However, where there is a parcel
4 significantly larger than the eight to ten or 12
5 acres that we as Jewel/Osco would typically require
6 for a freestanding Jewel Food Store and Osco Drug
7 Store we would work with developers who are more
8 skilled in complementing our projects.

9 In this instance because the option
10 that we have on the Lawson property is a 30-acre
11 parcel we're obliged to come in with a proposal
12 that tries to address the entire site.

13 And, again, in this instance
14 because the Lawson property effectively land locks
15 the 45 acre Rosenquist parcel we believe and
16 we worked with the staff to work up a plan that
17 would jointly petition for annexation to the
18 village of Gurnee with a specific plan to the best
19 of our ability on Phase I which would be a
20 Jewel/Osco Food and Drug Supermarket and then,
21 hence, Phase II as Katherine had indicated earlier
22 and we noted on the board then also with Mr.
23 Rosenquist, the bulk of the property to the west
24 which would be a different ten step zoning

1 classification.

2 Unlike a specific petition for a
3 planned development Phase I is, in fact, as close
4 as we can come today to the type of store that we
5 would envision building within the next three to
6 five year time frame.

7 Beyond that we're not able to
8 predict what the market will be or what traffic
9 generation will be and, therefore, the proposal has
10 come in with a concept plan for retail on Phase II,
11 build commercial and then as I mentioned office or
12 office industrial on Phase III.

13 All of those proposals would have
14 to come before all of the Commissions in the
15 village. So although it is PUD for the entire 75
16 acres we're only specifically proposing the initial
17 development plan for the Jewel/Osco as Phase I.

18 Again, the development time table
19 is somewhat indefinite. We're -- we are looking at
20 the market long range. We just opened our newest
21 store in Gurnee, first store obviously, within the
22 last three years over at Grand Hunt Plaza.

23 That is a 75,000 square foot store.
24 It's as large as we have built in the Chicagoland

1 area over the last 30 years. It's not likely that
2 the project that we're proposing this evening when
3 it is constructed would be any larger than that.

4 In fact, we're showing for Phase I
5 a building envelope that would initially contain
6 approximately 70,000 square feet. Again, that's
7 say two -- two businesses operating under a single
8 checkout format, a full line food store and a full
9 service convenience drug store as well with the
10 Jewel/Osco combination format which our customers
11 have told us is far superior than several shopping
12 trips.

13 As also part of the project and the
14 package that we've submitted before the village we
15 have a potential drive-through pharmacy lane which
16 we and our main competitors realized within the
17 last few years is something that makes a lot of
18 sense for customer convenience, for sick, elderly,
19 inclement weather, handicapped people who don't
20 want to take the time to stop and walk in to a food
21 store or drug store and pick up prescription
22 pharmacy.

23 So our initial project we include a
24 drive-through pharmacy and adequate staffing and

1 other provisions.

2 One of the things that we have not
3 emphasized to this point but clearly can do so in
4 detail both through our neighbors and our future
5 customers, we hope, would be the landscape
6 buffering that we would propose for this project.

7 The location of Cornell Avenue,
8 which is the major ingress, which would be
9 signalized gives us a unique opportunity to align
10 that drive with a major entrance in to the shopping
11 center. In fact, the only entrance to the shopping
12 center in Phase II and Phase III.

13 There will be at least 100 feet
14 north of that drive, north of Cornell, extended
15 westward which would be available and is proposed
16 for significant buffering of Providence Village.

17 We believe that this will ensure
18 the maximum isolation of the shopping center uses
19 to the existing residential and that's been
20 pre-eminent in our proposal and our planning.

21 We try to take great pains and work
22 with staff to maximize that buffering area to the
23 point where we may have to figure out a way to
24 conveniently find a way for customers from

1 Providence Village to access the site if they
2 choose to do so other than on a major road system.

3 So, again, we didn't want to broad
4 brush any of this. We tried to take great pains.
5 We are developers of our own stores, we have to
6 live with these communities and live with neighbors
7 that are our customers.

8 So we're trying to assure the
9 initial development as a PUD maximizes the goals of
10 the village, the neighbors and addresses all of the
11 issues, engineering, traffic and otherwise,
12 aesthetic as well as in the resident village.

13 So with that I'll ask Katherine
14 Hansen to summarize it and we can get in to more
15 detail on sales tax generation. I'm sure as you
16 all appreciate retail uses are probably ideal as
17 far as employment base, tax generation, sales tax
18 and minimal impact on other city services such as
19 schools, parks and the like.

20 Katherine.

21 MS. HANSEN: Thank you.

22 On behalf of American Stores
23 Properties and Thomas Rosenquist first I want to
24 thank the staff of the village of Gurnee. Jon and

1 Tracy have been extremely good to work with.

2 We've been working in earnest with
3 them over the past four months and we appreciate
4 the opportunity to appear before the Plan
5 Commission.

6 We don't anticipate that this would
7 be our last presentation although you could approve
8 it in whole this evening if you choose, but if we
9 come back what we want to do is we want to get in
10 to detail as it relates to Phase I, that which we
11 are as Tracy pointed out applying for a preliminary
12 plat and so at that presentation you'll see our
13 architect, Peter Theodore, our landscape architect,
14 Ben Ruslin (phonetic).

15 And we'll also make a good
16 presentation as it relates to the engineering, the
17 utilities, the storm water detention, the details
18 as it relates to Phase I and it'll be available and
19 we expect to hear now from you and from the Plan
20 Commission questions and issues.

21 And so we're going to just sit back
22 now and take good notes and if any -- if you have
23 questions to have answered I will try to field
24 those questions in terms of who should speak to

1 them; okay?

2 CHAIRMAN RUDNY: Okay. Don't sit down
3 yet. I have a question for you. Maybe I didn't
4 hear you right, but I thought you said that you
5 felt that this complied with the comprehensive
6 plan. And before you answer I
7 just wanted to explain to the audience that the
8 village has what's called a comprehensive plan and
9 in that comprehensive plan we spend -- believe me
10 we spent a lot of hours, we had a lot of public
11 hearings looking at parcels of property that were
12 in unincorporated areas that would likely
13 potentially come in to the village in the future.

14 We look at those closely, we look
15 at the balance in the community from the
16 combination of commercial, residential, office
17 services. We try to get a balance so that we don't
18 have too much commercial, too much residential, too
19 much multi-family.

20 We spent a lot of time on that. So
21 we just don't, you know, throw darts up on a board.
22 We actually study each parcel, determine what we
23 feel its best use would be for future annexation.

24 This particular parcel we

1 designated office services. My question is as far
2 as I'm concerned this completely deviates from that
3 use of office service and you had indicated you
4 complied with that. So I guess I don't understand
5 how you comply with the comprehensive plan.

6 MS. HANSEN: Okay. The Planned Unit
7 Development is 75 acres of which 30 is CB-2. This
8 is the request. And of which 45 is office,
9 industrial light use. So that -- that portion of
10 the planned development which is all of Phase III
11 is office service and the remainder is commercial
12 business.

13 So it's a Planned Unit Development
14 that includes both -- proposes both uses, but the
15 majority is what's laid out on the comprehensive
16 plan and the comprehensive plan anticipates larger
17 scale development and -- and I understand that you
18 encourage petitioners to come forth with larger
19 scale developments which typically would involve
20 mix of uses.

21 Now, I know that you can have mix
22 of uses within office service, but we think it's
23 completely appropriate and the market is telling us
24 that the mix would be office service and the

1 commercial business would be well received by the
2 population here in this particular area.

3 Jewel/Osco --

4 UNIDENTIFIED SPEAKER: No.

5 UNIDENTIFIED SPEAKER: No.

6 CHAIRMAN RUDNY: I said no outbursts.
7 Please give her a chance to speak.

8 MS. HANSEN: Jewel/Osco and American
9 Stores did very detailed studies which showed -- to
10 make these kinds of investments to depict this
11 particular location for a grocery and drug store.

12 And the way that they come up with
13 their locations is they look at current population
14 and population growth and this -- everybody shops
15 and so there's a -- there's a -- not a science to
16 it, certainly.

17 A lot of analysis going on in terms
18 of what market participants or users of this -- of
19 land would want to locate and where they think it's
20 appropriate to location and they wouldn't locate
21 somewhere where they wouldn't attract the market
22 that they're supposed to, which in this particular
23 case would be the population within the village of
24 Gurnee.

1 CHAIRMAN RUDNY: Let me help you. We
2 have several designations that allow for commercial
3 developments such as yours. I disagree with you.
4 I don't -- the -- the zoning that you would be
5 asking for is clearly red.

6 In other words, if after this were
7 zoned the portion that -- that the CB-2 would be
8 red and you can see that on the map we have -- if
9 we wanted CB-2 in there we would of made a portion
10 of it red. If we wanted I-1 in there we would of
11 made a portion of it blue.

12 If you look at the property that is
13 actually the Lodeski property that is just west of
14 the tollway --

15 MS. HANSEN: Mm-hmm.

16 CHAIRMAN RUDNY: -- and just south of
17 Washington you'll see that it's a pink area --

18 MS. HANSEN: Mm-hmm.

19 CHAIRMAN RUDNY: -- surrounding a blue
20 area. There's -- and if you read the comprehensive
21 plan you find that we are looking for some
22 potentially mixed use there where we would consider
23 some industrial development that's surrounded by
24 office services which would transition then to the

1 residential communities that are next to it.

2 Now, if you look in the zoning
3 ordinance and you look under, for example, what I
4 would consider something that would comply with the
5 comprehensive plan would be a CO-1 district, which
6 is a commercial office district.

7 MS. HANSEN: Mm-hmm.

8 CHAIRMAN RUDNY: And if you read that
9 zoning ordinance CO-1 is restricted office district
10 is intended to provide for the development of small
11 office structures which could be located
12 proximately to residential areas. That's why we
13 selected that as office services because we felt
14 that that was the most compatible with the existing
15 uses.

16 You have residential to the north,
17 obviously Providence Village, but the other thing
18 is right across the street the whole -- on O'Plaine
19 Road is also residential. That's -- and it's not
20 just residential. It's single family residential
21 and, in fact, the residential that is east of it is
22 a less dense residential area. There's R-1 and R-2
23 in there.

24 So I have to say I -- you know,

1 when I look at this plan I tried to figure in any
2 way I could to come up with some kind of
3 justification of how what would be an intense
4 commercial development would exist in that
5 location, you know, and I -- I'm a big Jewel fan,
6 I shop Jewel and I think you have a great store,
7 but I just don't see this going in here.

8 If you look at the CB-2 business
9 district it says CB-2 community district is an
10 intensive commercial classification in which many
11 retail service and office uses are permitted.
12 Structures located in this district would be larger
13 community shopping centers.

14 As this classification presents
15 compatibility problems with less intensive
16 classifications great care must be taken in mapping
17 the CB-2 zone, and I think that's what we tried to
18 do here. We tried to take great care in creating
19 our comprehensive plan map and we're at a point
20 where we have to look at a potential use.

21 As far as the market you mentioned
22 the market concerns that's what I call market
23 zoning. If we zoned everything in our community
24 based on the market half of it would be

1 multi-family and the other half would be
2 commercial. We wouldn't have any single family, we
3 wouldn't have any office services.

4 So, you know, I don't know if you
5 can address something -- I've thrown so much on
6 you, but I'm kind of glad that you didn't get in to
7 the details of the plans because -- we'll hear from
8 the other Commissioners, but I think this is really
9 the -- the key point of your petition is this use
10 for this property and maybe you can address some of
11 my concerns there.

12 MS. HANSEN: I will try.

13 CHAIRMAN RUDNY: Okay.

14 MS. HANSEN: I think the Plan
15 Commissioners recognized and then you just
16 verbalized it back to me that the key issue here is
17 is this appropriate use for this particular
18 location and we are fully equipped and I want to
19 talk about that a little bit and I'll give you my
20 best -- my best presentation as it relates to that
21 question.

22 As it relates to just a
23 comprehensive land use plan this is a -- every
24 single municipality goes through this effort and

1 this is an intense effort and it's a very serious
2 effort in terms of let's make sure that we're
3 developing a community with compatible uses.

4 The traffic works, the people, you
5 know, have enough parks in their particular
6 neighborhoods, there's grocery stores, there's
7 schools. It's all on this plan. I mean there's a
8 lot of thought given to this plan and we
9 acknowledge that and if I in any way insulted the
10 plan I apologize.

11 And we have it right here and we
12 know what we proposed and we know what office
13 service is and I think if we think about this
14 development as a Planned Unit Development one of
15 the advantages of going through this process and
16 talking about this in this way is that it's
17 designed to address concerns because there's
18 anticipated that there will be concerns with larger
19 developments.

20 And so we had an opportunity and we
21 had actually posed what the design guidelines would
22 be as it relates to all three phases, one, two and
23 three, and we can even get very detailed with you
24 as it relates to what Phase I is going to look like

1 as a preliminary plat.

2 That is, it represents -- it's not
3 13 and a half acres necessarily. It's 8.5 because
4 the remainder is the stormwater detention area that
5 has to be done in order to address the stormwater
6 detention for 75 acres.

7 So out of 75 acres we're talking
8 about basically nine acres for Jewel/Osco and then
9 we're talking about basically 45 acres for what you
10 already see and are familiar with.

11 It's a concept that Thomas
12 Rosenquist has as it relates to the development of
13 this site. And the concept is one in which you
14 know, you can drive in to it and understand what it
15 is.

16 Of course, the market will dictate,
17 you know, what it will be when it is actually
18 built, but the use is very specific. You can go
19 look. It's not even concept necessarily. It's
20 there in a built environment.

21 But this Plan Commission -- when
22 Mr. Rosenquist comes back to get in to more detail
23 as it relates to that use then he's going to have
24 to come here and he's going to have to show the

1 building and the landscaping as it relates to that
2 development.

3 So there's -- there's a two part
4 process here and I agree with the first thought --
5 the first question is all 75 acres are the uses of
6 concept, especially concept as it relates to
7 Phase II and III, appropriate and then is the use
8 very right in front of us reality an appropriate
9 use.

10 And we, you know, are making an
11 appeal actually as it relates to the fact that this
12 is zoned office service, but we think that that
13 percentage of this entire use to have a grocery
14 store that's going to actually serve these
15 residential homes that you spoke of and also give
16 them an opportunity not to have to go up to
17 Washington Street and Grand Avenue and create more
18 traffic up there it will help in terms of, you
19 know, spreading traffic in this community.

20 UNIDENTIFIED SPEAKER: You never
21 answered the question, you know.

22 MS. HANSEN: Excuse me?

23 CHAIRMAN RUDNY: Sir, we can't have
24 outbursts because the court reporter can only take

1 one person at a time. So please proceed to let her
2 speak.

3 MS. HANSEN: That's the answer. We
4 think that --

5 CHAIRMAN RUDNY: I don't know that --
6 that's an answer. I don't know if that's the
7 answer.

8 MS. HANSEN: Well, that's our best
9 answer and we'll be back to you again, I'm sure,
10 and I think that this question actually -- after we
11 hear from -- I'm asking after we hear from the
12 Commissioners and yourself and the people in this
13 room I want to have an opportunity to come back up
14 and -- and talk for I promise three minutes about
15 what we heard and maybe ask a few pointed questions
16 back and -- and prepare for the next, you know,
17 opportunity to meet with you.

18 CHAIRMAN RUDNY: Okay. I would like to
19 clear up a couple things. I think you keep saying
20 45 acres of office service for the Rosenquist. I
21 think it's 36.

22 MS. HANSEN: Well, the --

23 CHAIRMAN RUDNY: Of the portion 36
24 acres, isn't it?

1 MS. HANSEN: The entire site is 75
2 acres, gross acres, and of that 30 of it is the
3 Lawson property which American Stores Property has
4 an option on. Forty-five acres is Thomas
5 Rosenquist's.

6 CHAIRMAN RUDNY: Okay.

7 MS. HANSEN: Thirty-six acres comes
8 about when you start to deduct for -- for roadway
9 improvements and it is more of a net figure. So
10 from a survey and a legal perspective and what
11 we've submitted you've got 45 acres and you've got
12 30 acres. Those two parcels make up the 75 acres.

13 CHAIRMAN RUDNY: You keep referring to
14 his development as office services but he's asking
15 for an industrial zone. He's asking for I-1. I
16 realize that you're letting me know his proposal
17 is -- is a restricted use list which does tend to
18 mitigate its intensity and bring it more toward
19 office than it does towards an industrial use, but
20 it is an I-1 zoning that's being requested, not an
21 office -- what I would consider an office services.
22 It's really an industrial zoning that's being
23 requested, correct, I-1?

24 MS. HANSEN: Yes. But under each one of

1 these, you know, limited number really have codes
2 that captures a lot of uses and so this -- this use
3 in discussion with staff was recommended as the use
4 or the zoning classification that would best
5 represent what we described as the potential
6 development.

7 Now, one of the advantages of a PUD
8 is you really don't have zoning code anymore. You
9 develop design criteria that has all the variables
10 associated with a zoning code, setbacks and height
11 limitations and FAR and so you develop your own
12 zoning code in a PUD basically.

13 CHAIRMAN RUDNY: Right. But the PUD has
14 what we call an underlying zoning and the PUD is
15 designed to make a better development than the
16 underlying zoning would -- would normally allow
17 for.

18 So, in other words, you're correct
19 that there are -- there tend to be variances that
20 may deviate from the underlying zoning but that PUD
21 should result in a better development than the
22 underlying zoning.

23 MS. HANSEN: I absolutely -- yeah. I
24 agree and we think that it does and we hope to --

1 CHAIRMAN RUDNY: Well, the question is
2 what's the underlying zoning? That's the problem
3 I'm having and I would just like to clarify one
4 thing because there's this question about the
5 difference between industrial and office services.

6 The comprehensive plan specifies
7 very nicely what the difference is. This land use
8 map designates approximately 13 percent of the
9 planning area or plus or minus 1,500 acres for
10 industrial and office service uses.

11 The industrial land use category
12 includes such uses as manufacturing, warehousing
13 and assembly plants. Office service refers to such
14 uses as large office complexes, campus-like
15 settings as well as smaller office settings.

16 Smaller office buildings typically
17 provide space for professional services such as
18 insurance, accounting, legal and medical. So
19 that's -- I just want to point out --

20 MS. HANSEN: Yeah. Yeah.

21 CHAIRMAN RUDNY: I can tell you --
22 we'll listen to the other Commissioners and what
23 their feelings are but, you know, I work -- I've
24 been working on the comprehensive plan through I

1 think three updates and I know our intention was
2 for this property to be office services, which
3 would be either a larger office building campus
4 style atmosphere, an office park that's large
5 enough to be an office park or smaller offices that
6 would provide professional services.

7 And I think that would be very
8 compatible with the residential area, but I -- and
9 I think I've kind of talked enough and I would like
10 to open it up to some of the other Commissioners to
11 see if they have anything to say. It's dead
12 silence.

13 Mr. Cepon.

14 MR. CEPON: I will -- you've done a very
15 good job. The same feelings I have. I think we'll
16 wait and see what comments are from the citizens
17 and go from there.

18 CHAIRMAN RUDNY: Okay. Anyone else?

19 Mr. Sula.

20 MR. SULA: As a junior member of the
21 Commission I wasn't involved in the comprehensive
22 plan development but a lot of zoning just seems to
23 be somewhat of common sense and I'm really
24 struggling with having an industrial use so close

1 to residential. It just doesn't seem like it's a
2 good melding of land uses from one to the next.

3 CHAIRMAN RUDNY: Okay. Miss Kovarik,
4 you have something?

5 MS. KOVARIK: Yeah. Yes, I do.

6 It's kind of funny when you held up
7 all the drawings with the bright colors that you
8 indicate a parking lot. I really think that -- and
9 I am going to quote from the land use plan.

10 As part of the comprehensive plan
11 we wanted to direct commercial development to
12 locations appropriate for the scale and intensity
13 of commercial activity consistent with the comp
14 plan.

15 We want -- we anticipated -- we
16 want -- or our aim was to increase the percent of
17 share of services going in. If we start taking
18 away from the areas we've designated office
19 services then that will increase the employment
20 percentage of people employed that way. We want to
21 create a balance of employment.

22 I have a lot of questions about
23 some of the other things. I have a question of why
24 this should be changed to CB-2 and we were very

1 specific about wanting it to be office services,
2 not CB-2. So I'm probably not going to ask that.

3 I still think that's a real big
4 issue here of why we would change that zoning when
5 we were very specific about trying to create a
6 balanced mix of employment. Again, certain
7 commercial retail, commercial --

8 MS. HANSEN: Sure.

9 MS. KOVARIK: -- things like that.

10 CHAIRMAN RUDNY: I think you're exactly
11 right. I think if you can't convince the
12 Commissioners that this is a good use for this
13 parcel I don't -- I don't see what sense it makes
14 to go through details what the signs look like or
15 how many trees you're going to plant or -- or what
16 the traffic looks like.

17 Yes, Miss Kovarik.

18 MS. KOVARIK: Maybe this will help me
19 understand. You talked quite a bit in the material
20 that you gave us about this being an underserved
21 area of the village that current residents -- quote
22 current residents must travel considerable distance
23 to shop for groceries and prescription.

24 I do believe there's a Jewel -- or

1 I know. I don't believe because I shop at it that
2 there's a Jewel at Lakehurst. Do you plan to close
3 that store?

4 MR. BROWN: I can address that if you
5 wish. The Lakehurst store is approximately 45,000
6 square feet. We've been there since 1971 or '72.
7 We have a current lease with the developer or owner
8 of the shopping center that extends for some period
9 in the future. We have no plans to close that
10 store.

11 MS. KOVARIK: All right. Good. Because
12 that -- you show what your market -- who you're
13 targeting and you said even with the traffic study
14 that 35 percent would come from the west and 20
15 percent would come from the south, but you do show
16 very intense residential areas to the east as being
17 part of the target market including the --

18 MR. BROWN: Okay. Let me clarify that.
19 The market that we're attempting to serve is
20 growing. It's expanding in residential fashion up
21 and down O'Plaine Road in considerable fashion.
22 The Lakehurst store being a regional shopping
23 center, convenience part of the regional shopping
24 center has always had a regional type of a draw.

1 Almost as though the customers
2 there don't constitute a -- a primary trading area
3 as it were the Grand Hunt store which can easily be
4 traced on the map. Many of our customers have
5 shopped that store as a secondary stop or perhaps
6 a -- a third stop when shopping Belvidere Road
7 corridor.

8 With the obvious changes that are
9 merging at Lakehurst we're not sure what the future
10 at that shopping center much less our own store,
11 but I can say that we've invested considerable
12 funds in that facility over the year. It was
13 enlarged in 1988, it was remodeled within the last
14 three to four years, and as I say no store is
15 forever.

16 We have a lease that will
17 eventually have an expiration date, but we are not
18 proposing that that store will close in the very
19 near future and we're also not proposing as I think
20 we indicated in the development plan that this
21 proposed new site of the Planning Commission and
22 the City Council and the Village Board approves it
23 would be developed within the next two to three
24 years.

1 We're waiting to see what the
2 market will look like, how it will emerge. It's
3 obvious that growth is occurring both residential
4 and commercial in the general corridor along
5 Route 120.

6 We're very, very anxious to see
7 what the development prospects are for Lakehurst
8 and without having any other specific idea what
9 that is we are focusing on a site that we think for
10 the long range makes sense for a prototype or
11 larger facility can offer the full range of goods
12 and services that would be acceptable to the
13 community.

14 I hope that answers a little bit of
15 the question.

16 MS. KOVARIK: You're kind of hemming
17 your bet saying things might work out better if
18 Lakehurst -- Lakehurst was designed for larger
19 planning areas than just Gurnee to be a regional
20 shopping area for all residents in the area.

21 MR. BROWN: Mm-hmm.

22 MS. KOVARIK: If it continues to
23 deteriorate you go to this site, something would
24 happen to the Lakehurst you may stay there and this

1 site could do something else?

2 MR. BROWN: We can't predict what the
3 future is. We don't even know what the prospects
4 are for Lakehurst. There are some people that
5 perhaps may and maybe city officials in Waukegan
6 that are more conversant with that, but we know
7 what our store is, we know how it serves the
8 scattered population.

9 Quite frankly, it has not been
10 keeping pace with the growth in the marketplace.
11 Especially given -- given the residential growth
12 and so for that reason we have to evaluate that
13 store independently of whatever other site we're
14 looking at.

15 Just as we did when we built the
16 new store at Grand Hunt and as we did with the
17 relatively new Jewel/Osco at Grand and Green Bay,
18 which is a replacement store in that particular
19 instance.

20 MS. KOVARIK: I'm a Jewel shopper, too.

21 MR. BROWN: So, again, we're not
22 proposing a development for the immediate future.
23 We're trying to anticipate what that future will
24 be.

1 The discussion that we've had with
2 staff and with the traffic consultants especially
3 indicate that there's going to be some major road
4 changes and, hopefully, in the near future but
5 could be a prolonged period of time and we're
6 trying to anticipate what that might mean for both
7 customers and residents of Gurnee and adjacent
8 communities and we want to be ahead of the game,
9 not playing catch up when that growth warrants in
10 this instance a facility.

11 I note if I may verbalize that the
12 audience responded when you indicated that
13 convenience shopping was not that close. We've
14 done some pretty extensive studies and surveys and
15 without question we have a very loyal customer base
16 at both the Grand Hunt store in Gurnee and the
17 Green and -- Green Bay and -- and Grand store in
18 Waukegan.

19 And we would certainly not propose
20 this type of a site if we didn't feel that it would
21 have a major impact on either of those two
22 facilities which are very close in contemporary
23 size and our prototype size in the 65 to 70,000
24 square foot range.

1 So, again, we're looking at the
2 long term just as the Plan Commission and the
3 Village Board will look at the long term prospects
4 for this property and what the maximum and best use
5 will be.

6 We've heard you loud and clear that
7 we need to do a better job of rationalizing the use
8 and how that will square with the comprehensive
9 plan and we're prepared to do that in the next
10 several weeks before we get in to any more detail.

11 CHAIRMAN RUDNY: Don't you think that
12 the commercialization of this intersection at 120
13 and O'Plaine would be detrimental to any
14 revitalization plans for Lakehurst?

15 MR. BROWN: I can't answer that because
16 I have no idea what the revitalization plans for
17 Lakehurst might entail.

18 CHAIRMAN RUDNY: But don't you think
19 that commercial -- does it make any sense -- let
20 me -- let's forget the Jewel. Let's just look at
21 it from a planning standpoint.

22 Does it make any sense to build a
23 whole new commercial area at O'Plaine and 120 where
24 there really is -- the infrastructure is really not

1 in place to handle that when you have a site that's
2 a mile away with all the infrastructure for a
3 fantastic commercial development, which used to be
4 a fantastic commercial development.

5 So I feel allowing any commercial
6 development, whether it be on the north side or the
7 south side, is going to be detrimental to any
8 attempt to revitalize Lakehurst and, frankly, what
9 I would like to see is let's make efforts, let's
10 work with Waukegan to rebuild Lakehurst because
11 we've got schools that are in the Warren and
12 Woodland School Districts.

13 Let's revitalize it and let's keep
14 the commercial there where all the infrastructures
15 are in place.

16 MR. BROWN: I hear what you're saying.

17 CHAIRMAN RUDNY: I'm just trying to make
18 some sense of this and as that's what planning is.
19 You should do planning based on logic and, you
20 know, maybe what you need to do is go back and --
21 and see if you can come up with any logic.

22 I've got to tell you I tried. I
23 looked at all the information you presented. I
24 spent a lot of time over this weekend. You guys

1 put a nice package together. I read all of this
2 and -- and I couldn't in any way make sense of --
3 of doing this and I can't make any sense of -- of
4 having any intense commercial development at that
5 intersection.

6 We did consider -- at one time
7 there was a proposal brought before us with a
8 single family with a -- what I call a neighborhood
9 CB zone which was a small -- I don't know -- was it
10 five acres maybe, something like that, which would
11 be something like South Ridge. I don't know. Many
12 of you are familiar probably with South Ridge.

13 It has what I call a neighborhood
14 commercial area. Clearly not anything that would
15 be able to facilitate a Jewel store and, you know,
16 we did consider that because I felt there is your
17 flexibility.

18 What you're saying is okay, putting
19 in the single family which is now going to be
20 knowledgeable about a commercial business district.
21 You can -- you can transition your single family,
22 some existing single family. From an esthetic
23 standpoint it's going to look good.

24 From an infrastructure standpoint I

1 don't think it's going to be able to handle it. So
2 those are the problems that I see with it and,
3 again, if I'm talking too much -- Bill, you have
4 anything?

5 MR. SMITH: I will just wait until after
6 the audience.

7 CHAIRMAN RUDNY: Okay. Lyle, do you
8 have any comments?

9 MR. FOSTER: At the risk of being
10 redundant I think it's important to probably get at
11 least preliminary comments of the Commissioners. I
12 really strongly agree with -- pretty much what that
13 the Commissioners have said.

14 I heard a lot of broad brush
15 strokes tonight, but I've not heard any specific
16 intelligent arguments that would warrant the zoning
17 change that you're asking for.

18 And also I strongly feel that when
19 you come in for a PUD that it really needs to be
20 something that's going to significantly improve the
21 community and provide them amenities that's going
22 to be very important to the overall Gurnee
23 community and the neighborhood.

24 And, again, I'm not here to address

1 that. While I remain open to what you're trying to
2 accomplish I need some specific compelling reasons
3 and I don't see that in the proposal, in fact, or
4 in the presentation tonight. So that's what I'm
5 looking for in terms of the PUD.

6 MR. BROWN: Fine. We appreciate that
7 input and, again, without belaboring the point it's
8 obvious that the key of the relationship of the
9 proposal to the comprehensive plan is what we need
10 to address and we will endeavor to do that, and if
11 we can't then we will rest our case.

12 CHAIRMAN RUDNY: Do you have any other
13 comments from the Commissioners?

14 (No verbal response.)

15 CHAIRMAN RUDNY: Okay. At this time --
16 since all you people came here tonight it would
17 only be right to offer you an opportunity to speak.
18 I think you've heard some comments from the Plan
19 Commissioners, but if you have something to add to
20 that I would recommend at this point -- obviously,
21 you don't need to address anything that -- any of
22 the details like traffic and things like that
23 because we really haven't even discussed that.

24 This, obviously, isn't going to be

1 resolved tonight but certainly if anyone has some
2 questions or comments please feel free to step up
3 to the microphone. If you could address the
4 comments to the Plan Commission we would appreciate
5 that and if you can state your name and address for
6 the record.

7 MS. THOMA: Barb Thoma, 382 Gatewood. I
8 would just like the residents -- some type of a
9 sign put up so more of the residents -- for the
10 next meeting so all the residents be able to
11 attend.

12 CHAIRMAN RUDNY: A sign on the property?

13 MS. FALL: A sign on the property.

14 CHAIRMAN RUDNY: You know, you probably
15 should take that up with the Village Board because
16 I know -- I think it's their proposal and it's not
17 a bad idea. It's something that they would have to
18 make the effort to implement.

19 MS. HAGEN: Hi. I'm Barbara Hagen. I
20 live at 4736 Kingsway North.

21 CHAIRMAN RUDNY: Could you speak a
22 little louder.

23 MS. HAGEN: Barbara Hagen,
24 4756 Kingsway North. I noticed on the agenda that

1 this plan -- this planned survey is in
2 unincorporated Lake County. Now, the Petitioner
3 has come to the village of Gurnee and ask that it
4 be annexed. Could they go to the city of Waukegan
5 and ask that it be annexed?

6 CHAIRMAN RUDNY: As far as Waukegan is
7 concerned there is a boundary agreement between the
8 village and the city of Waukegan that basically
9 they've agreed that Waukegan would not develop
10 anything south of -- excuse me -- north of 120 and
11 Gurnee would not annex any property north of 120 --
12 south of 120 in that area.

13 So, you know, now I'm not an
14 attorney. I don't know how binding that agreement
15 is, but I did read it and it seemed to be pretty
16 firm in that regard.

17 MS. HAGEN: Thank you. Thank you very
18 much.

19 MR. SANDERS: Kurt Sanders from
20 Providence Village and I just want to say thank you
21 very much for all of us coming out tonight and
22 supporting us.

23 I think you're correct in stating
24 that if the Jewel gets put in this place it will

1 change some of what companies do when they merge.
2 They will take a look at the Jewel in Lakehurst and
3 then it would not make sense to have that store
4 open and I, too, shop there as a convenience as
5 well as I go to the other Jewels.

6 So I like the fact that the plan
7 being put together does allow for transition and I
8 bought my house in Residence Village based on the
9 fact that I liked what I saw and, you know, my
10 property values reflect that as I think a lot of
11 people who showed up here tonight.

12 So with that I'm hoping that you
13 will -- what I heard you say tonight is that a lot
14 of the feelings are that, you know, you're going to
15 ask American Products to, you know, rethink this
16 out and maybe work with Lakehurst where industrial
17 traffic is that way.

18 I didn't come here to have, you
19 know, four lanes of traffic and 15 traffic lights,
20 you know, at that intersection. I really hoped
21 that the beautiful community of two lanes there
22 would stay that way and I feel that Jewel will lead
23 to higher traffic and that's why they had to do
24 this study.

1 So I really don't have a question.
2 I just want to support what I've heard tonight and
3 I'm glad that I missed the Bulls game to come here.

4 CHAIRMAN RUDNY: Before you go we need
5 your address.

6 THE WITNESS: I'm at 4812 Kingsway West.

7 CHAIRMAN RUDNY: Okay. Thank you.

8 MR. SHARON: My name is John Sharon and
9 I live at 652 Lexington Square West in Providence
10 Village, and I want to thank the Plan Commission
11 for giving us the opportunity, the citizens,
12 because this is the American way.

13 I also want to thank American
14 Stores for coming here and trying to present your
15 side of the story. I have no problem with them
16 located in Gurnee, I welcome them, but I would
17 like -- in fact, they've had a very difficult job
18 this evening trying to explain how one equals
19 three.

20 I think that they didn't look very
21 carefully at the comprehensive plan; yet there's a
22 reason that it's called the comprehensive plan and
23 that there's a reason that the zoning that's
24 currently set up for is CO/1, not CB-2, not I-1 or

1 1-I, I don't know which is correct.

2 It's very simple. The
3 comprehensive plan ensures that the value of our
4 homes and our property and investment is
5 maintained. If you take the -- all homes in
6 Providence Village where I live and add up the
7 value is about \$95,000,000.

8 So what you're seeing here -- this
9 is just for Providence Village. I don't know if
10 that's also people from other areas. You're
11 looking at investors with an investment of
12 \$95,000,000 in a community right now. Right here.

13 And from -- from what the Board has
14 said I'm very impressed with it. I'm glad
15 everybody has decided to say something about it or
16 speak up about it.

17 There is something that Mr. Smith
18 said that I didn't hear, though. Something about
19 comments. I couldn't hear. You asked him if he
20 wanted to say something.

21 MR. SMITH: I said I would wait until
22 after the audience had commented.

23 THE WITNESS: Okay. All right. I
24 didn't hear. I'm sorry.

1 I think -- I think it's very
2 difficult sometimes for people to understand,
3 especially when you have these detailed traffic
4 plans and site plans and all that. I do want to
5 let the people from American Stores know that with
6 no disrespect to you but what you're saying is
7 irrelevant.

8 It doesn't matter, you know. The
9 site plans doesn't -- it doesn't matter. It
10 doesn't matter if there is a berm, it doesn't
11 matter if there is a traffic study. None of that
12 is relevant at all because it doesn't mix with the
13 comprehensive plan for the city of Gurnee. It
14 doesn't make sense. Thank you.

15 CHAIRMAN RUDNY: Thank you.

16 MS. FREISTAG: Good evening. My name is
17 Laura Freistag. I live at 4915 Kingsway West. I
18 moved to Gurnee because I felt it was a very good
19 community. I have a nine month old.

20 My nine month old will be playing
21 in the back yard of your industrial complex and I
22 would just like to ask those of you who made the
23 presentations how would you feel if someone came to
24 you and said you know what, the park that your

1 children play in there's going to be five lanes of
2 traffic going past it.

3 How would you feel if they came to
4 you and they said guess what, there's going to be a
5 70,000 foot Jewel store right next to the park.
6 How would you feel? We are parents here. We are
7 also looking at the long term. You are looking at
8 long-term profits.

9 We are looking at long term for our
10 children and we beg of you, the Commissioners,
11 think about the future of our children and the
12 future of our subdivision. Thank you.

13 CHAIRMAN RUDNY: Thank you.

14 Anyone else?

15 MR. GARF: My name is Ray Garf,
16 751 O'Plaine Road. I own two and a third acres
17 directly across from where the store is supposed to
18 be. I came here 35 years ago. One house on two
19 and a third acres and they want to put a store
20 across the street so that I can look at it, I
21 guess. I don't care for it, I oppose it. I would
22 appreciate it if you would, too. Thank you.

23 MR. JERCESKI: My name is John Jerceski
24 (phonetic), 633 Plymouth Court in Gurnee. I'm in

1 one of the houses that immediately abuts that new
2 street which would be put in through there.

3 My question to you is -- most of
4 the things I prepared tonight were very detailed
5 questions which I do not believe are appropriate at
6 this time. My question for the Commission is when
7 they come back to you would that also be a public
8 hearing?

9 CHAIRMAN RUDNY: When they come back it
10 would be a continued public hearing. Again, even
11 though it's not required I always open the floor to
12 the public again, especially given the
13 circumstances here where I think really the issue
14 is going to be the land use that they're going to
15 have to come back and -- and as Mr. Foster
16 indicated give us compelling reasons to kind of
17 change our thinking on this and at which time if we
18 get in to details of the plan I will open the floor
19 to the public again and they will have another
20 opportunity to ask questions and make comments.

21 MR. JERCESKI: Thank you.

22 MR. SCHNEIDER: Todd Schneider,
23 637 Lexington Square West. I agree with what John
24 said relating to the home values. Any time you

1 have industrial or retail backing up to residential
2 your home values ultimately decrease.

3 Also, as a matter of information
4 about a month ago there was an article that the
5 Lakehurst mall was up on the shopping block, Jay
6 Cobbs Group, who's the managing agent was handling
7 that sale. Just a little information. Thanks.

8 CHAIRMAN RUDNY: Anyone else?

9 (No verbal response.)

10 CHAIRMAN RUDNY: Okay. At this time I
11 will close the floor to the public and, Bill, do
12 you want to say something?

13 MR. SMITH: Well, I think that Suburban
14 is county, isn't it, Jon?

15 MR. WILDENBERG: It's Suburban. Right.

16 MR. SMITH: I have a little trouble with
17 the trail being south of there. I would like to
18 see it just strictly office services. Five lanes
19 of traffic whether they go in or whether it's
20 developed as it's zoned is automatically office
21 service.

22 Five lanes will be in there because
23 the office service will bring more traffic than the
24 Jewel/Osco store will. I mean there's actual

1 figures that show that. Traffic will be heavy.

2 So five lanes is going to go in
3 there someday no matter what. I mean it's not
4 going to stay this two-lane road that somebody said
5 they would like to see stay that way unless
6 somebody buys it and keeps it vacant because if it
7 gets developed under the standards now that will
8 have to be put in. We'll require it if they come
9 in to the village.

10 Jon, on the comprehensive plan
11 nationally and the way it's looked at it's not
12 necessarily a rule that's written in stone, right?
13 It's what's projected but also that opens up to --
14 there can be variations in there, right?

15 MR. WILDENBERG: It's -- it's a best
16 effort guideline for development for the community.
17 It doesn't -- it's not always a one hundred percent
18 accurate predictor of every use that ultimately
19 gets built in town, but it's a -- it's a pretty
20 strong guideline that -- that needs to be very
21 carefully evaluated whenever you have a proposal.

22 Hell, we've had other developments
23 come in the community that weren't right a hundred
24 percent exactly in line or a hundred percent in

1 step with the comprehensive plan, but they were
2 good developments and ultimately keeping with the
3 village.

4 On the other hand, that doesn't
5 behoove the validity of the intent of the concepts
6 and the reasons why we designate certain properties
7 in certain ways. So that's something that the
8 whole Commission is going to have to, you know,
9 work through and come to its senses.

10 MR. SMITH: Gurnee Mills was not so. It
11 was changed, right?

12 MR. WILDENBERG: If I remember correct
13 Gurnee Mills is in the county and annexed in to the
14 village at that time.

15 CHAIRMAN RUDNY: Jon, I think Gurnee
16 Mills the comp plan for the majority of it -- a
17 good portion of the southern half was on the comp
18 plan as commercial business and then the northern
19 portion was residential.

20 But given the circumstances of the
21 size of the project it made sense to extend it to
22 commercial. The reason it wasn't anticipated that
23 we would have a commercial district that far north
24 was just that we never expected, the size of the

1 project, the size of Gurnee Mills.

2 MR. WILDENBERG: That was something that
3 really no one could envision at the time.

4 CHAIRMAN RUDNY: I'm sorry. Bill, were
5 you done?

6 MR. SMITH: And also we cannot look as a
7 Plan Commission that this is going to affect
8 Lakehurst. I mean we've had this before. When we
9 brought Home Depot in people got upset, you're
10 going to hurt Menards. Well, that's free
11 enterprise.

12 So I mean as far as that decision
13 we can't make on we're going to shut out Lakehurst.

14 CHAIRMAN RUDNY: Why not?

15 MR. SMITH: Well, I'm just saying then
16 why did we let Home Depot in?

17 CHAIRMAN RUDNY: You're talking about
18 competitive stores. What I'm talking about here is
19 infrastructure that's in place and a plan for a
20 community and Lakehurst if you want to make --
21 think that's in another community it's really not.

22 Lakehurst is in the Woodland and --
23 and Warren High School District and it's going to
24 affect us. So we have to consider it.

1 MR. SMITH: We can't say that because --
2 refuse this because it would shut down Lakehurst.

3 CHAIRMAN RUDNY: I didn't say it would
4 shut it down, but it's going to probably affect --
5 be detrimental to the revitalization of Lakehurst.
6 That's a fact. So I'm sorry. Go ahead.

7 MR. SMITH: No, I didn't say anything.
8 I think it's going to be gone whether they move
9 here or not. Jewel will be gone out of Lakehurst.
10 The south side of 120 --

11 UNIDENTIFIED SPEAKER: We can't hear
12 you.

13 MR. SMITH: I said I think Lakehurst
14 Jewel is going to be gone within five years whether
15 they put it here or put it on the south side of 120
16 or Waukegan comes across here and takes us in to
17 Waukegan, violate the law of the letter.

18 CHAIRMAN RUDNY: That's something that
19 the Plan Commission --

20 MR. SMITH: No, but I'm saying -- but
21 you made the comment. I said I think that it's
22 going to be gone in five years no matter what.

23 CHAIRMAN RUDNY: I said that
24 commercialization of the intersection at 120 and

1 O'Plaine will affect the revitalization -- any
2 revitalization plans that Lakehurst has is going to
3 be affected if we start commercializing 120 and
4 O'Plaine which we never planned on doing.

5 We don't have it in our
6 comprehensive plan and I would like to say you made
7 comment that -- and I hear this quite often -- the
8 comprehensive plan is not cast in stone. Well,
9 it's not chocolate pudding either.

10 What I see here is, you know, you
11 can't go putting this square peg in a round hole. So
12 we've got to -- as Jon said it has roots, there's a
13 lot of work that's put in to that plan and we can't
14 take it lightly.

15 You know, I have -- you brought up
16 the traffic thing and everybody keeps saying that
17 the office services will generate more traffic than
18 the retail traffic. So he doesn't feel we wasted
19 all his time.

20 In your study -- in your traffic
21 study you -- you show the -- the peak hour traffic
22 counts. Estimated traffic counts.

23 MR. LINDGREN: Traffic generation table,
24 yes.

1 CHAIRMAN RUDNY: The generation study
2 and you have the Jewel/Osco, you have 160 in, 185
3 out; retail you have 340 in, 370 out; then you have
4 a hotel, bank, restaurant and then you have
5 business part, 36 acres, 50 in and 195 out. So
6 that's 245, right?

7 MR. LINDGREN: Yes.

8 CHAIRMAN RUDNY: Now, if I just say
9 okay, let's eliminate all of the retail and turn
10 that -- let's turn the whole thing in to a business
11 park wouldn't I double that with the -- let's say
12 500 and that would total -- the total is like
13 1,500. So how do you generate more traffic --

14 MR. LINDGREN: The comparison you're
15 making is exactly correct. However, if I'm not
16 mistaken -- you guys will have to tell me -- the
17 density potential for the office service district
18 and I would -- I was just looking in the code.

19 I thought -- now, we talked a
20 little bit beforehand and we talked the range is
21 between .3 or .5 or thereabout but, Jon, doesn't
22 your -- your office service district allow a .8
23 FAR? Maybe I'm wrong but we didn't use a .8 on the
24 business park. We figured that that was probably

1 more in the range of a .3.

2 But if you develop to the intensity
3 that your office services district would permit --
4 and I'm just a traffic engineer so I shouldn't be
5 doing land use planning at all, but if you -- if
6 you go with a .8 FAR I can guarantee you that the
7 traffic volumes will be significantly higher.

8 Just a .5 FAR on that whole piece
9 of 75 acres would generate about a million and a
10 half square feet of office development. When you
11 talk about a corporate headquarters or that type of
12 a facility, the intense office services district,
13 and you look at the location of it from the
14 standpoint of the regional system the location of
15 this office service district is unique with respect
16 to the sewer system and has a delivery system right
17 on top of it.

18 So when you talk about that that
19 tells me yes, it has that potential.

20 Jon, am I right or -- or --

21 MR. WILDENBERG: Well, we have three
22 different scenarios -- basic scenarios for office
23 that could apply here, CO-1 district, which is the
24 least intense district is .5, the CO2 district,

1 which is another office district which is more
2 intense with more height at, .5 but in the I-1
3 district to develop office under the I-1 district
4 then there's the potential to develop a .8.

5 MR. LINDGREN: So even if I did the .5
6 I'm talking significantly higher generations than
7 what the commercial in terms of the peaks. We
8 don't anticipate a business park and that's why I
9 used a lower generation rate there.

10 If you want I'll pump it up but,
11 quite frankly, I think that from the standpoint of
12 what you would permit versus what we're proposing
13 that was the comparison I was making and --

14 CHAIRMAN RUDNY: Okay. I would just ask
15 a question because it seems to me like it doesn't
16 generate much traffic. I would say my experience
17 with other sites in the community everybody talks
18 about -- I hear this all the time -- well, you're
19 going to generate more traffic with this office and
20 then I have to say Grand Tri-State Business Park I
21 actually take Cemetery Road, it's only got stop
22 signs.

23 They don't have traffic lights
24 because there's such little traffic that seems to

1 be generated. The thing is it doesn't generate
2 traffic in what I call the leisure hours. There's
3 no -- almost virt -- there's virtually no traffic
4 generation on weekends and in the evening there
5 would be no traffic generation.

6 MR. LINDGREN: Well, what I was looking
7 at is that there is a potential and it's only fair
8 to look at the potential. Would it develop to the
9 full potential, I don't know.

10 CHAIRMAN RUDNY: It would be helpful if
11 you point that out next time.

12 MR. LINDGREN: And I'm sorry. I didn't
13 mean to be misleading. The fact is is that the
14 commercial development from an FAR standpoint is
15 obviously significantly less because they need more
16 parking per square feet than the office, but the
17 office on the -- on the other hand if, in fact, it
18 is a true corporate office facility and
19 generates -- even if it's a .5 FAR or -- or for
20 that matter a .35 what you could do is look at the
21 fact that they very likely could justify putting in
22 parking garages and things of that nature.

23 And, obviously, a commercial
24 development of this type doesn't do that. Or at

1 least I haven't seen too many of them do that.

2 CHAIRMAN RUDNY: Well, you answered the
3 question. I understand.

4 Any other questions?

5 Mr. Cepon.

6 MR. CEPON: I just haven't really heard
7 anything that would change my mind, not disagree
8 with you, but the only person we haven't heard from
9 is Mr. Maiden. I was wondering if he had any input
10 or output on this.

11 CHAIRMAN RUDNY: I was beginning to
12 think he's hiding.

13 Butch, you have any comments on
14 it?

15 MR. MAIDEN: Well, it is good to see how
16 serious you take your comprehensive plan. I think
17 you've covered many of the items on the issue. We
18 did look at a balance.

19 You didn't try to keep any
20 particular land use out of your community including
21 uses such that they're proposing. I think there
22 are some sites that are shown in the comprehensive
23 plan that are still undeveloped.

24 We may need to look at some of

1 those as to what impact, would this use be
2 appropriate there or if this use is granted on this
3 site would it have an impact on the probability of
4 those uses going commercial.

5 So I agree I think there's some
6 opportunity for additional testimony as they get
7 this matter continued.

8 CHAIRMAN RUDNY: Okay. Thanks.

9 Anything else?

10 (No verbal response.)

11 CHAIRMAN RUDNY: I guess I would suggest
12 that -- well, let me ask. You want to come back?

13 MS. HANSEN: Yes.

14 CHAIRMAN RUDNY: Okay.

15 MS. HANSEN: Two minutes, please.

16 CHAIRMAN RUDNY: Sure. Go ahead. I
17 should have asked if you had any comments yourself.

18 MS. HANSEN: First of all, just once
19 again, thank you so much for coming out tonight and
20 listening to what we had to say. We appreciate the
21 very good substantial comment back from the Plan
22 Commission and we have our marching orders.

23 We want to come back before you, we
24 want to continue the discussion with the staff,

1 with your planning consultant, with the Plan
2 Commission.

3 Just one thing to point out one
4 last statement as it relates to what was identified
5 as the key question, and that is whether or not our
6 proposed uses are in alignment with the
7 comprehensive land use plan.

8 Going away tonight you made the
9 case that yes, we still would like an opportunity
10 to talk about that with you. We think there is an
11 opportunity. We think the PUD process affords an
12 opportunity to -- to define uses and to get
13 specific and I think -- I hope meet the spirit of
14 the comprehensive land use plan with our proposed
15 development. So appreciate it. Thank you very
16 much.

17 CHAIRMAN RUDNY: Now, the -- tough
18 question for whether we continue this or -- I
19 suspect we will continue it. When would be the
20 next available date?

21 MS. VELKOVER: Well, our next meeting is
22 June 17th and the agenda is completely full. So
23 the following meeting would be July 1st and at this
24 time we have one public hearing set up for that

1 date and that's it.

2 CHAIRMAN RUDNY: How extensive is that
3 public hearing? Is it expected to be --

4 MS. VELKOVER: I don't anticipate that
5 it'll be extensive but --

6 UNIDENTIFIED SPEAKER: That's a holiday
7 week.

8 MS. VELKOVER: July 1st?

9 CHAIRMAN RUDNY: July 1st is -- would
10 that be enough time for you?

11 MS. HANSEN: Yes, sir.

12 CHAIRMAN RUDNY: Okay. I'll entertain a
13 motion to continue this to July 1st at the village.

14 MR. FOSTER: So moved.

15 CHAIRMAN RUDNY: Motion by Mr. Foster.

16 MR. SULA: Second.

17 CHAIRMAN RUDNY: Seconded by Mr. Sula.

18 All those in favor signify by saying aye in roll
19 call.

20 Roll call, please.

21 MS. VELKOVER: Foster.

22 MR. FOSTER: Aye.

23 MS. VELKOVER: Smith.

24 MR. SMITH: Aye.

1 MS. VELKOVER: Cepon.

2 MR. CEPON: Aye.

3 MS. VELKOVER: Kovarik.

4 MS. KOVARIK: Aye.

5 MS. VELKOVER: Sula.

6 MR. SULA: Aye.

7 MS. VELKOVER: Rudny.

8 CHAIRMAN RUDNY: Aye.

9 Motion carried. So ordered.

10 And if anybody's interested the
11 Bulls are tied at the quarter 17 all.

12 Okay. We still have another
13 matter here. If any -- hey, Ray -- Ray, you guys
14 wanna talk why don't you go out in the hallway
15 there. We still have another matter here.

16 We have the informal discussion of
17 McDonald's. The property consists of 2.3 acres and
18 is located at the northeast corner of Hunt Club
19 Road and Washington Street. A portion of the
20 property is in unincorporated Lake County while the
21 very corner is zoned R-1, single family residence
22 district in Gurnee.

23 So is there anybody here?

24 MR. STADELMAN: Yes. Would you allow us

1 a moment to set up our board.

2 CHAIRMAN RUDNY: Sure. Sure.

3 Okay. I would like to ask anybody
4 who wants to speak please go out in to the lobby or
5 go back in the back room there. People in the back
6 of the room, we're still having a meeting, we're
7 not finished with our meeting here. Thank you.

8 MR. STADELMAN: Good evening.

9 CHAIRMAN RUDNY: Yeah. It's informal so
10 you don't need to say good evening. Hope you guys
11 looked at the comprehensive plan.

12 MR. STADELMAN: We did.

13 UNIDENTIFIED SPEAKER: Maybe we should
14 leave now.

15 CHAIRMAN RUDNY: Okay. We're sorry. Go
16 ahead.

17 MR. STADELMAN: My name is Jim
18 Stadelman. I'm with the Chicago region of
19 McDonald's. We've got with us tonight -- I'm with
20 the real estate department in Chicago. We've got
21 Rick Dolan who is our remodeling manager, project
22 manager, in the construction department, we've got
23 Mike Rogers, he is a project manager and also a
24 registered architect works for McDonald's and Mr.

1 Masucci who has given his free time to come here to
2 give his perspective for -- hopefully, to operate
3 this store that we bring to the village of Gurnee.

4 I am the first time with this
5 project and a guy named Mike Saddagus (phonetic)
6 was working on it previously. I think you remember
7 Mike in front of this Commission two different
8 times talking about this project and the normal
9 portions of the project have been discussed and we
10 appreciate your time and your effort on those.

11 In working with them, with Miss
12 Velkover, we feel that we've made great progress
13 relative to the site design which from our
14 perspective complies relative to the ordinances
15 that are set up with the village of Gurnee, parking
16 issues, landscape plan has come in in my opinion
17 very, very well relative to the ordinance that is
18 set up with the village of Gurnee.

19 We received comments back on both
20 ends. We think we have materially complied with
21 the comments. The lighting plan definitely
22 complies with the ordinance to date. We will get
23 that plan to you, Miss Velkover.

24 We have gone from light wattage

1 that is not conducive to the ordinance -- we
2 apologize for that -- to light wattage with 250
3 watts that meets or probably exceeds your lighting
4 ordinance.

5 Site engineering has been discussed
6 I think no less than three times back and forth and
7 complied with the village site engineering
8 ordinance and the Lake County engineering ordinance
9 and signage and conversations we think we're in
10 line relative to those ordinances based on the
11 conversations we've had.

12 So it's our understanding that
13 predominantly we're here tonight to talk of
14 anything that you would like to talk about but
15 predominantly being the architectural style.

16 If I'm misunderstanding that I'm
17 sure open to any points you would like to bring up.
18 Again, we're open to talk anything about this
19 project. We're very proud of this project. We
20 hope you guys will be, also. But we're here to
21 discuss we think the architectural.

22 CHAIRMAN RUDNY: You were not present at
23 that last -- last informal so I think my
24 recollection was that, you know, we were open to

1 UNIDENTIFIED SPEAKER: Not a colored
2 one?

3 And, again, the office building
4 that is conceptually being talked about to the east
5 of the proposed McDonald's that would be something
6 that would have to be brought through the formal
7 process and you would definitely get, you know, a
8 process to decide how that facility would look
9 since we're discussing what this McDonald's would
10 look like that, hopefully, gets built.

11 So we haven't spent any time
12 architecturally discussing what this building would
13 look like. We have done a landscape plan and an
14 engineering plan that conceptually allows this to
15 be contemplated as being built within the
16 ordinances that are set up through the village
17 through the county. And know that this can
18 conceptually be done.

19 MR. CEPON: Wouldn't you sort of tie the
20 two together?

21 MR. STADELMAN: I'm sorry.

22 MR. CEPON: Wouldn't you sort of tie the
23 two together?

24 MR. STADELMAN: Yes. And, again,

1 when -- when we contract with the user for this
2 site the Plan Commission and the Village Board will
3 definitely have the opportunity to enforce however
4 they want to tie conceptually the architectural
5 integrity of this facility just as we're discussing
6 tonight and at subsequent meetings what the
7 architectural integrity will be of this proposal.

8 CHAIRMAN RUDNY: I'm sorry. Go ahead.

9 MS. KOVARIK: No. That's okay.

10 CHAIRMAN RUDNY: I was going to say -- I
11 misunderstood you. I think it's a good idea. Why
12 don't you tie them together. Why don't you put a
13 McDonald's in the office building?

14 MS. KOVARIK: That's what I was going to
15 say.

16 MR. STADELMAN: I guess I don't fully
17 understand. I'm open to your --

18 MS. KOVARIK: That area is office
19 services because of the -- it's residential in that
20 area and you're asking -- speaking to an area that
21 our comp plan calls the office services, maybe
22 office for CO-1. You're asking for -- I think what
23 we were trying to compromise on is -- but that's a
24 good idea was, you know, build an office building

1 and McDonald's within. The office building may or
2 may not go up ten years from now.

3 MR. STADELMAN: No. I don't --

4 MS. KOVARIK: Couldn't you build an
5 office building there, some kind of neighborhood
6 office center with a little McDonald's in it
7 instead of a full fledged -- we have it at Gurnee
8 Mills, the Rock and Roll McDonald's. Rather than
9 that something that worked with part of the office
10 building.

11 MR. STADELMAN: Okay. If we can
12 backtrack I am not putting a time frame on this.
13 We do have interested parties regarding coming and
14 building an office facility here. We are somewhat
15 single minded in what we do and we want to
16 accomplish this this year.

17 So, therefore, we have pushed off
18 the negotiations for an office development. While
19 the comprehensive -- while you in theory want to
20 have this be office the bank on the southeast
21 corner commercial entity in our opinion looks like
22 it's doing very well.

23 The Amoco commercial services looks
24 like it's doing very well, and we know on our

1 studies that we will do very well here and,
2 hopefully -- we know we can be. We hope that you
3 guys -- we can be very harmonious with the
4 surrounding elements that make up --

5 MS. KOVARIK: When you say that you
6 will do very well, business from Grand Avenue,
7 Diley's Road, 120, I mean you've got three, four
8 McDonald's within a mile area. Are you diverting
9 or attracting business?

10 MR. STADELMAN: It's more than a mile
11 radius and the beauty about McDonald's -- it's more
12 than a mile, but the beauty about McDonald's is
13 that our trading areas are three minutes in time.

14 Over 90 percent of our business
15 comes from an immediate three minute trading area.
16 Now, when you drive northbound on Hunt Club, that
17 distance, think of how many lights you hit in
18 between this intersection and the Ring Road
19 stepping inside of Gurnee Mills to get to the
20 McDonald's.

21 MS. KOVARIK: I have three children. We
22 go to that McDonald's almost three times a week. I
23 know exactly how many lights and how you get there
24 and how it always ties in.

1 MR. STADELMAN: Again, it's not a
2 measured distance in feet to miles or whatever we
3 want to talk about. It's a measured distance in
4 time and of the volume generated that make up the
5 90 percent of the traditional McDonald's. Again,
6 15,000 of them domestically.

7 This has the full complement that
8 makes us feel very comfortable. We know we're
9 going to be successful here while maintaining that
10 success at Gurnee Mills, maintaining that success
11 at Diley's and maintaining that success at Delany.

12 MS. KOVARIK: You're still putting the
13 CB-2 in a primarily residential area. The bank I
14 feel complements the neighborhood. The Amoco I was
15 not on the Planning Commission at the time but
16 after my appearance expressed regret at allowing an
17 Amoco for intensive use right there in the
18 neighborhood in a residential area. I still don't
19 see how the CB-2 fits the surrounding neighborhood.

20 MR. STADELMAN: We would hope that we
21 will be successful -- my hope is that we will be
22 successful here in zoning and then running a
23 successful operation and that you would not feel
24 about the McDonald's on what you had just stated

1 about the Amoco.

2 Again, albeit the marketing trading
3 area we know has all the successful ingredients of
4 what we're talking about building here. Thus --

5 MS. KOVARIK: Actually that's probably
6 more of what I'm afraid of that it is successful.
7 That is the second worst intersection in Gurnee for
8 accidents, the No. 1 in Gurnee for accidents with
9 injuries, and if you are successful you're going to
10 only add to the problem.

11 I do believe that you're going to
12 attract, you know, people going through on their
13 way home, whatever. I live in South Ridge so I
14 tend to go to the Grand one. I don't know if I
15 would stop at that one or not.

16 I just don't think it -- I strongly
17 don't think it fits with the neighborhood. I know
18 there are compensating factors -- mitigating
19 factors for saying all right, it is going to be
20 intensive, you are going to have more traffic
21 there. There's mitigating factors for why it won't
22 disrupt the neighborhood.

23 MR. STADELMAN: We'll be happy to
24 discuss that. We, again, are a safe operating

1 entity. We have two access points that will serve
2 the two lots. We see approximately 1,300 customers
3 a day. Approximately 40 percent of that will be
4 between 11:00 to 1:30. Non-peak driving time.

5 I am not familiar with those
6 statistics of this being the intersection detriment
7 that you're referring to. I'm not questioning
8 that. I'm sure you're very familiar within your
9 village, but we cater to a lunch time business,
10 which is during the non-peak time.

11 And then, therefore, my question to
12 you would be these high rates of accidents that
13 you're having there I would assume my question
14 would be is that during the peak times and that we
15 definitely won't exacerbate that.

16 MS. KOVARIK: All right. And I don't
17 know what time -- let's follow your thinking about
18 the peak hours or lunch time. Those are all -- all
19 residential homes in the immediate neighborhood,
20 primarily working families. The middle school does
21 not -- they don't drive.

22 You might pick up some of the
23 business from the high school. All your business
24 is people going out for lunch are up on Grand

1 Avenue. There's no offices along there.

2 So people working in stores that
3 would go there to get their lunch. There is the
4 possibility of the bank kiddycorner to you, 200
5 employees. I don't know where your lunch crowd is
6 going to come from.

7 MR. STADELMAN: The statistics we get
8 from the demographic profiles state that the day
9 time population here would more than adequately
10 serve what we desire from a lunch time crowd.

11 MS. KOVARIK: I don't see how. I don't
12 see it.

13 CHAIRMAN RUDNY: I think we need to kind
14 of focus on the architecture at some point, but I
15 did have one business question, and that's that I
16 understand you might be successful getting business
17 out of the neighborhoods there but doesn't it take
18 away from your other stores?

19 I mean how many McDonald's can you
20 have in a town of 25,000 people? I have -- right
21 now I could leave -- I work on Grand Avenue and
22 Belle Plaine. I have access to seven McDonald's
23 from there.

24 MR. STADELMAN: At what?

1 CHAIRMAN RUDNY: On Grand Avenue and
2 Belle Plaine. And they're all convenient. I mean
3 at what point do you say -- I mean you have to run
4 your business, you know how to run your business,
5 but I always question McDonald's.

6 I think they do have a problem now
7 of diluting their market. In other words, they're
8 competing with each other, aren't they? I mean I'm
9 not --

10 MR. MASUCCI: I can give you a corporate
11 view.

12 CHAIRMAN RUDNY: Aren't they still
13 franchises?

14 MR. STADELMAN: Let's hear from a
15 franchisee relative to that thought process.

16 CHAIRMAN RUDNY: He might do well. He
17 might say yeah, mine's going to do well because you
18 draw from those neighborhoods, but the risk he
19 goes -- if she's going to go to this one now after
20 you build it then she's not going to the other one.

21 MR. MASUCCI: I think what would happen
22 with Gurnee Mills is the mall -- the growth of the
23 mall -- I'm the general manager of the company that
24 owns all the restaurants in the area and yes, this

1 will be our last restaurant in the city of Gurnee
2 if it does get approved.

3 We also feel that this would be the
4 last growth in the area. Probably in our area Lake
5 County also. So you're right on your -- at some
6 point it does get saturated but demographics change
7 and folks move and I know a store out in Lake
8 Villa -- I own Lindenhurst so I'm also familiar
9 with the area.

10 I've lived here for 22 years and I
11 think that will go after the three minute market in
12 the neighborhood McDonald's and I think we're going
13 to go through great steps with working with the
14 staff and the landscaping plan that's going to be
15 set.

16 We've got some nice berms, we've
17 talked about some fences and -- and just
18 landscaping in any of our 19 restaurants, a couple
19 of them food courts but any of our 16 freestanding
20 restaurants this will be second to none as far as
21 landscaping.

22 And as far as the outside of the
23 restaurant it's not going to be Lake Forest.
24 Personally I think Lake Forest is ugly, but that's

1 just my personal point of view. I think you can do
2 a lot better and serve the customers a lot better
3 with a nice restaurant that meshes with the
4 community, and I think to accomplish that at Gurnee
5 Mills we fit in to the mall.

6 To answer your question as far as
7 saturation Gurnee Mills is just filled every week.
8 It just seems like between Great America and Gurnee
9 Mills we're confident that Gurnee Mills will take
10 care of itself and the impact will be very minimal
11 and folks that do trade off that normally go to
12 Gurnee Mills will find this more convenient, less
13 congested, a nicer dining room.

14 Maybe the kids like the fifties
15 style, but this will be a little bit more adult
16 oriented with different types of seating and not
17 exactly Lake Forest but more padded seating and so
18 on, and I think that's what we're going after as
19 far as a neighborhood breakfast, lunch time
20 restaurant.

21 And one of the things also as far
22 as noise and so on we now have a face-to-face
23 drive-through system which we had in our Gurnee
24 restaurant at Delany Road where there's no outside

1 speaker box, there's no outside noise, there's no
2 crackling over the speaker to try and get your
3 order right. It's face to face and a lot more
4 personal and no -- no voice surrounds.

5 I'm real worried about that, too,
6 and I sat on the chair for the Plan Commission of
7 Lindenhurst. So I also share the concern also and
8 I hear everything that comes back and forth with my
9 Plan Commission.

10 We just worked on our Eagle
11 project, they're working on the Jewel project and
12 it's tough to try to make everything mesh, but I
13 hope I answered your question.

14 MS. KOVARIK: All right. Again, going
15 back to you want that to be a neighborhood office
16 services because we had plenty of areas designated
17 for commercial really within a half a mile either
18 way on Washington for McDonald's.

19 I know the market study from that,
20 but really we're going away from where we wanted to
21 go. All the time we spent. Obviously, the Plan
22 Commission, how much thought goes in to how much
23 office service, how much industrial, buffers and
24 intensity, residential and office service and we

1 already -- kind of already with the Amoco --

2 UNIDENTIFIED SPEAKER: Yeah. We're not
3 Amoco.

4 MS. KOVARIK: -- opened the door but do
5 we want to do that on the other corner.

6 MR. STADELMAN: Well, it's what --
7 obviously, the right thing to do is to ask you to
8 take an objective look at our plans and give us an
9 opportunity to meet your needs and -- and do the
10 lighting correctly, do the landscaping correctly.
11 The concern of the architecture is concern on our
12 part, also.

13 We never would intend to come in
14 here and build a red and white McDonald's in an
15 area on that corner. Our only intention would be
16 to build what is right for the area and -- and do
17 the job for the city of Gurnee, which I think we've
18 done in a couple of our other restaurants.

19 I think we've been unique in our
20 designs and served the area in a unique manner in
21 every area. Even on Delany Road in the factories
22 and serve the factories. We even have a little
23 delivery truck that goes out to the factories to
24 take care of them. So we try to be very adaptable.

1 That's really --

2 CHAIRMAN RUDNY: That's why we tried to
3 get some feedback on this architecture. Who's the
4 architect?

5 UNIDENTIFIED SPEAKER: Mike.

6 MR. ROGERS: Mike Rogers.

7 CHAIRMAN RUDNY: I guess I have to say
8 this is kind of not what I had in mind. It kind of
9 looks like a McDonald's. I'm not saying it
10 shouldn't look like a McDonald's. If you took the
11 name off I would say this is a McDonald's.

12 We were kind of hoping to I think
13 get something -- you know, No. 1, the green and
14 yellow maybe I think is -- let's put it this way.
15 You said you would make this compatible with the
16 office building and I don't know that you want an
17 office building that looks like it would be
18 compatible with this.

19 So, in other words, I would -- I
20 guess I was expecting to see something that would
21 look more like a little office building. It might
22 have some awnings on it or something like that and
23 certainly have a McDonald's sign on it, a more
24 discreet sign but, you know, I guess that's kind

1 of -- I don't know how the other guys feel, but I
2 consider actually what we were looking for -- we
3 said something that looked like the one in Lake
4 Forest.

5 UNIDENTIFIED SPEAKER: I agree with him
6 put a sign on it, you know, something -- I mean it
7 didn't really look like McDonald's.

8 CHAIRMAN RUDNY: Right. Not that -- we
9 don't want to hide the fact it's McDonald's but,
10 you'll have the sign and people -- especially if
11 you're just trying to get neighborhood business,
12 obviously, people are going to know it's there, and
13 I think they would appreciate the fact that it kind
14 of blends in with the neighborhood and, you know --
15 I don't know.

16 Maybe you can make it look like the
17 bank on the corner there. I like that bank.

18 MR. STADELMAN: That's what we are going
19 for. Excuse me one second. Because I talked about
20 a Kentucky bluegrass type setting and then some of
21 the Plan Commission members asked pictures of like
22 the school and a couple of areas and we're looking
23 at that, also. So we weren't clear so that's why
24 we're here.

1 CHAIRMAN RUDNY: Okay. Maybe that's it
2 because I think that's -- I think that's really
3 what you came here for because I think, you know,
4 we kind of gave you the indication we would be open
5 to something. I don't think this is what any of us
6 had in mind.

7 MR. SMITH: No. I have no problem with
8 a McDonald's going in with your office building,
9 but I would like to see it more in the neutral
10 tones like this building, the one back there.

11 CHAIRMAN RUDNY: Brick.

12 MR. SMITH: More neutral tones instead
13 of the yellows and greens.

14 CHAIRMAN RUDNY: Earth tones.

15 MR. SMITH: Earth tones, yeah.

16 MR. STADELMAN: I brought samples of
17 what we had entertained as far as the brick sample
18 and the drivet sample and the shingles and they are
19 earth tones other than the green roof, but we took
20 the roof as something that could tie in to the bank
21 building across the street.

22 MR. SMITH: This shows very yellow. Now
23 that doesn't show --

24 MR. ROGERS: This is the actual color

1 samples.

2 CHAIRMAN RUDNY: Can we see those.

3 MR. ROGERS: They're shades of brick.

4 CHAIRMAN RUDNY: What about this upper
5 structure here?

6 MR. DOLAN: That would be a wood trim
7 just to bring out some --

8 CHAIRMAN RUDNY: This here glass?

9 MR. DOLAN: All right. That is drivet.

10 CHAIRMAN RUDNY: Okay. Then you got
11 brick. This brick is down here, right?

12 MR. DOLAN: We tried to incorporate
13 horizontal wood trim in order to bring out more
14 prairie style look to it. The shingles was to tie
15 in to --

16 MR. ROGERS: This is very similar to
17 what the bank does have.

18 MR. SMITH: I don't have so much trouble
19 now that the yellow is gone, but this was really,
20 really yellow here.

21 MR. DOLAN: Tracy, I apologize, but I
22 brought in eight sets of drawings and it
23 accompanied with color. Okay. Well, they're
24 somewhere here. We appreciate the opportunity to

1 show the colors so we can understand.

2 MR. ROGERS: There's only so much we can
3 do with color reproduction sheets.

4 CHAIRMAN RUDNY: Right. Yeah, I
5 understand. I don't know if it's just the color,
6 though. I guess it's the -- I don't know. I've
7 seen that roof style at McDonald's before.

8 MR. ROGERS: The thought behind -- the
9 roof style is actually very important part of
10 what -- what makes us successful. The sign. You
11 know, even some --

12 CHAIRMAN RUDNY: You tried to make it
13 look like a McDonald's.

14 MR. ROGERS: Absolutely.

15 CHAIRMAN RUDNY: But we wanted you to
16 try to make it not look like a McDonald's. That's
17 the point. They didn't tell you that, did they?

18 MS. KOVARIK: If it's truly for the
19 neighborhood everybody will know it's there.

20 CHAIRMAN RUDNY: Yeah. You don't need
21 that draw. It's not like people are going to be
22 driving by on an interstate or something and
23 haven't been there before. It's -- it's, you know,
24 going to be neighborhood people. That's where you

1 said you're drawing your business from. That's why
2 we felt --

3 MR. ROGERS: At least the largest
4 component. The stores that are identifiable as
5 being McDonald's are undoubtedly the most
6 successful and, whereas, when we say neighborhood
7 stores a large component of what makes it
8 successful is that but then there's always still --
9 it's an influx business meaning people driving by
10 notice it and --

11 CHAIRMAN RUDNY: Well, see, I remember I
12 said that you can take the sign off and I know it's
13 McDonald's.

14 MR. ROGERS: The roof is --

15 CHAIRMAN RUDNY: You did what you were
16 trying to do.

17 MR. ROGERS: The roof is actually
18 trademark. I mean that design is actually
19 trademark. It's second only to the arch in terms
20 of --

21 CHAIRMAN RUDNY: But you do build stores
22 that don't have that.

23 MR. ROGERS: And a lot of times those to
24 tell you truth don't -- but yeah. So this -- this

1 is an interpretation of trying to get -- some of
2 these are important for McDonald's yet to style it
3 with things that are reminiscent of a prairie style
4 and certain things that are close to what we use --
5 actually this drawing here that emphasizes on
6 our --

7 MR. SMITH: I don't have so much trouble
8 with it now with the greens are much darker or
9 subdued green and that is not yellow like that was
10 yellow. It's not as good now.

11 CHAIRMAN RUDNY: That does make it look
12 worse, but I -- well, I don't know. I guess I
13 would have to say I'm kind of disappointed in it.

14 UNIDENTIFIED SPEAKER: We'll do better.

15 MR. CEPON: Maybe have this designed and
16 sort of like --

17 CHAIRMAN RUDNY: Yeah. Even if it's
18 something that you really don't kind of want to do.

19 MR. DOLAN: We want to get some
20 direction.

21 MR. STADELMAN: Ladies and gentlemen,
22 again, we appreciate the informality because we
23 can make strides and this is great. Let's go --

24 CHAIRMAN RUDNY: I think you guys ought

1 to explore that concept. That would be kind of
2 unique. You do it at your corporate headquarters.
3 It's got a McDonald's in an office building.

4 MR. ROGERS: Yes. We know what the
5 numbers are on that, which is why we don't
6 voluntarily do something like that.

7 MR. MASUCCI: There's been a lot of
8 stores have been pushed on store fronts.

9 MR. ROGERS: A lot of times if we do go
10 through all the processes and build something the
11 worst thing that can happen is to have the business
12 there if we're not going to be successful for
13 anyone, either for us or for the village or for
14 whatever.

15 If you want to have something built
16 it needs to kind of guarantee a certain degree of
17 success. We know that the roof is very important
18 in that and to incorporate some of these other
19 objectionable things that was our interpretation of
20 trying to --

21 MR. CEPON: Is it going to be one of the
22 last ones you build in the county?

23 UNIDENTIFIED SPEAKER: Yeah. I don't
24 mean to be conflicting. It was not Lake County was

1 the statement. It was not Lake County in that
2 statement.

3 UNIDENTIFIED SPEAKER: I hope we gave
4 you enough feedback.

5 MR. DOLAN: The point to meet with you
6 on the informal basis was so that we could get a
7 real handle on what was going to be approved by
8 your Board the next time we came. We didn't want
9 to keep making submittals, going to meetings and
10 then, you know, losing time.

11 CHAIRMAN RUDNY: I think the informal
12 process works well. Just like that hearing I wish
13 we had some informal hearing on that. That would
14 of, I think, cut a lot of problem out, but I had
15 wanted to comment on this.

16 The fact that it was a neighbor
17 that had written me a letter about this and he, I
18 think, brought up a good point. If you're going to
19 be drawing from those neighborhoods you have South
20 Ridge which is the significant residential
21 community.

22 In fact, I think there's another
23 subdivision next to South Ridge, south of South
24 Ridge, and you're probably going to have a lot of

1 pedestrian traffic from there and a lot of kids
2 that are going to come on foot or on bike and there
3 really isn't any pedestrian walkways along
4 Washington there.

5 So I think you guys ought to be
6 concerned about the safety of putting a McDonald's
7 there and drawing from there. So maybe you might
8 want to look at talking with staff and seeing if
9 maybe one of the things you might want to do is run
10 a sidewalk along the south -- or put in some
11 crosswalks.

12 MR. DOLAN: Oh, along -- well, we did --
13 after talking with Tracy we have incorporated five
14 foot walk along Hunt Club, which is where our west
15 property line and our south property line all the
16 way through on Washington.

17 CHAIRMAN RUDNY: Yeah, but then there's
18 nothing -- I don't think there's anything from that
19 point to the edge of the South Ridge. It's got to
20 be --

21 UNIDENTIFIED SPEAKER: South --

22 MR. DOLAN: South Ridge is further east.

23 CHAIRMAN RUDNY: The entrance of South
24 Ridge is further east. South Ridge is south across

1 the street. Well, now, it's -- I have to say us
2 guys got to be concerned about it.

3 I mean you've got to say nobody's
4 done anything here to provide a crosswalk or I
5 would just hate to see --

6 UNIDENTIFIED SPEAKER: What type of
7 distance is that?

8 MR. DOLAN: I would guess a couple of
9 thousand feet.

10 CHAIRMAN RUDNY: Probably. What do you
11 think it is, half a mile?

12 MS. VELKOVER: No.

13 CHAIRMAN RUDNY: Not that far?

14 MS. KOVARIK: No. Quarter mile.

15 CHAIRMAN RUDNY: Six hundred feet.

16 Well, it's just something, it's just feedback to
17 take a look at it. You know, we're not going to
18 solve it tonight. It was a comment that was made
19 by one of the neighbors there and I think it
20 was --

21 UNIDENTIFIED SPEAKER: Blacktop.

22 CHAIRMAN RUDNY: Pardon me?

23 UNIDENTIFIED SPEAKER: Blacktop.

24 CHAIRMAN RUDNY: Yeah. Something like

1 that would be fine, too.

2 UNIDENTIFIED SPEAKER: Chairman, there
3 is a bike path that comes out of South Ridge
4 probably a couple hundred feet east of where you
5 are on the south side of the street actually ends
6 at Washington there.

7 CHAIRMAN RUDNY: On Washington?

8 MS. KOVARIK: Yeah.

9 UNIDENTIFIED SPEAKER: Yeah. It ends at
10 Washington. There's a bike path that just ends
11 there. There's no sidewalk, but I think it's
12 ultimately part of the full bike path plan, but
13 it's -- so I mean you don't even have a -- I mean
14 that's where -- how kids would get there. They
15 would end up basically just east of the bank
16 between that vacant property.

17 CHAIRMAN RUDNY: Okay. So maybe we just
18 need to connect to that.

19 UNIDENTIFIED SPEAKER: There is a path
20 there, but that's in the middle of Washington which
21 could be four or six lanes eventually.

22 MS. KOVARIK: Yeah. There is a
23 crosswalk.

24 CHAIRMAN RUDNY: That will be something

1 that will have to be looked at.

2 MS. KOVARIK: There's no crosswalk or
3 sidewalk?

4 MR. WILDENBERG: No.

5 MR. CEPON: There's some danger there.

6 UNIDENTIFIED SPEAKER: That is a danger
7 because there's no sidewalks anywhere else and kids
8 would end up right there at the McDonald's there.

9 UNIDENTIFIED SPEAKER: How far away is
10 it?

11 UNIDENTIFIED SPEAKER: I would say it's
12 basically a hundred feet or so from your property.

13 MS. KOVARIK: A little more than that
14 because it's between my street -- so like eight --
15 yeah, like vacant -- the bank, vacant lot, eight
16 houses, bike path and then --

17 CHAIRMAN RUDNY: I think we made our
18 point. You guys can take a look at it.

19 MR. STADELMAN: We appreciate the time
20 and the dialogue. If I can just -- this is a
21 one-dimensional drawing a, flat roof type with
22 prairie design on the -- incorporated in to here
23 with these colors and I'm not asking for a
24 commitment. I'm just yes --

1 CHAIRMAN RUDNY: Explain what you're
2 asking.

3 MR. SULA: I thought I heard somebody
4 asking it's still the same McDonald's. I thought
5 we were trying to get some alternative -- I don't
6 know when the last informal hearing was on this
7 thing, but this drawing is a year and a half old.

8 It, obviously, came out of a file.

9 MR. DOLAN: That is -- which drawing is
10 that?

11 MR. SULA: This drawing. It says
12 January '97.

13 MR. DOLAN: No. That's -- well, look at
14 the revision dates.

15 UNIDENTIFIED SPEAKER: Right. It's the
16 base drawing.

17 MR. SULA: It's still the base drawing
18 that's a year and a half old. I mean where is the
19 alternatives? If we can get some alternatives,
20 great. If we can't it still looks like McDonald's.
21 It doesn't look like the prairie style buildings
22 that are around the area.

23 MR. STADELMAN: Right. The hang up is
24 that we are showing a mansard roff. I'm trying to

1 clarify for my mind. The concept is that the
2 mansard roof is what makes it look like a
3 McDonald's, but the colors are right? In general?

4 MR. ROGERS: It's a single-story
5 building that sells quick service food. So there
6 are certain things that -- I mean it's not going to
7 be a couple stories and it's not going to be a lot
8 of other things.

9 So we're trying to find out, you
10 know, when you say alternatives -- I mean in
11 regards to -- I guess the only thing that's really
12 the same is the -- the trademark roof.

13 MR. DOLAN: Roof line. I mean the bank
14 across the street has those colors with a flat roof
15 and a lot of the details but closely linked to
16 prairie design.

17 MR. SULA: Are you basically saying you
18 want the mansard roof?

19 MR. DOLAN: No. I'm trying to convey
20 that if we go to the -- a flat roof -- the mansard
21 roof is a double weighted --

22 MR. ROGERS: Single slope roof.

23 MR. DOLAN: -- single slope.

24 CHAIRMAN RUDNY: Yeah. I don't think

1 you need a flat roof. I think you need a pitched
2 roof.

3 UNIDENTIFIED SPEAKER: Yes.

4 UNIDENTIFIED SPEAKER: Help us out.

5 UNIDENTIFIED SPEAKER: Pitched roof,
6 yes.

7 CHAIRMAN RUDNY: We want a pitched roof.

8 UNIDENTIFIED SPEAKER: Thank you.

9 UNIDENTIFIED SPEAKER: Here we go.

10 CHAIRMAN RUDNY: That's better.

11 MR. SULA: That's better.

12 MR. DOLAN: When you say it's better
13 next time when we come and we present that --

14 CHAIRMAN RUDNY: Make it look like the
15 school.

16 UNIDENTIFIED SPEAKER: Yeah. Make it
17 look like a school. No problem.

18 UNIDENTIFIED SPEAKER: I'm sorry.
19 That's what I meant by a flat roof. A flat versus
20 the --

21 MR. SULA: The sloping.

22 UNIDENTIFIED SPEAKER: Right.

23 UNIDENTIFIED SPEAKER: This is Lake
24 Forest. And this is -- I don't know.

1 MR. WILDENBERG: I got scared of the
2 flat roof. Pitched roof.

3 CHAIRMAN RUDNY: He kept showing pitched
4 roof but saying flat roof.

5 UNIDENTIFIED SPEAKER: A picture is
6 worth a thousand words.

7 MR. WILDENBERG: A hand gesture is worth
8 a thousand words.

9 CHAIRMAN RUDNY: We need to wrap this
10 up.

11 UNIDENTIFIED SPEAKER: Sure.

12 CHAIRMAN RUDNY: I think maybe you guys
13 got enough feedback and maybe you guys can come
14 back with a couple alternatives because we're not
15 architects, we can't tell you what to do. We can
16 only tell you when we look at the building that's
17 what we like.

18 So it's nice to have a couple
19 alternatives to say yeah, this is one of them we
20 like. I think where we can draw a consensus. I
21 think we're all looking for the same thing. Thank
22 you very much.

23 UNIDENTIFIED SPEAKER: Thank you.

24 UNIDENTIFIED SPEAKER: Thank you, too.

1 CHAIRMAN RUDNY: And before we adjourn I
2 just -- I have to put something on the record
3 regarding Bryan Winter. Bryan advised me that he
4 feels that he has a conflict of interest on the
5 Jewel petition.

6 He is an attorney and he has done
7 work for Lake County Grading which is -- so he felt
8 that's a potential conflict so he is going to
9 abstain from participating in that hearing and he
10 was absent tonight, but he asked me to put that on
11 the record for him. So I think that's it.

12 Carl.

13 MR. CEPON: Motion to adjourn.

14 MR. FOSTER: Second.

15 CHAIRMAN RUDNY: All in favor say aye.

16 BOARD MEMBERS: Aye.

17 CHAIRMAN RUDNY: Meeting adjourned.

18 (End of proceedings at 9:50 p.m.)

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1 STATE OF ILLINOIS)
2) SS:
3 COUNTY OF L A K E)
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7 I, SUSAN R. PILAR, do hereby
8 certify that I am a court reporter doing business
9 in the County of Lake and State of Illinois; that I
10 reported by means of machine shorthand the
11 testimony given at the foregoing Report of
12 Proceedings, and that the foregoing is a true and
13 correct transcript of my shorthand notes so taken
14 as aforesaid.

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SUSAN R. PILAR, CSR, RPR
Notary Public, Lake County, IL
CSR License No. 084-003432.

