

VILLAGE OF GURNEE
PUBLIC HEARING OF THE
PLAN COMMISSION

PUBLIC HEARING
held
September 1, 1999
7:30 PM

GURNEE MUNICIPAL BUILDING
325 North O'Plaine Road
Gurnee, Illinois

PLAN COMMISSION:
LYLE FOSTER, Chairman
CHERYL ROSS
BRYAN WINTER
JIM SULA

ALSO PRESENT:
JON WILDENBERG
TRACY VELKOVER
BARBARA SWANSON

Reported by: SUSAN R. PILAR, CSR, RPR
CSR License No. 084003432

2

- 1 CHAIRMAN FOSTER: Good evening. I
- 2 would like to call tonight's meeting of the

3 Village of Gurnee Planning Commission to order.

4 I would ask Mr. Wildenberg if he would do the
5 roll call for us tonight, please.

6 MR. WILDENBERG: Okay. Ross.

7 MS. ROSS: Here.

8 MR. WILDENBERG: Papp.

9 MR. PAPP: Here.

10 MR. WILDENBERG: Winter.

11 MR. WINTER: Here.

12 MS. McDERMOTT: Here.

13 MR. WILDENBERG: Finn.

14 MR. FINN: Here.

15 MR. WILDENBERG: Sula.

16 MR. SULA: Here.

17 MR. WILDENBERG: Chairman Foster.

18 CHAIRMAN FOSTER: Here.

19 Let's all stand for the Pledge

20 of Allegiance to the flag, please.

21 (Whereupon, the Pledge

22 of Allegiance was

23 recited.)

24 CHAIRMAN FOSTER: Agenda Item 3

3

1 tonight is approval of the August 4th, 1999 Plan

2 Commission minutes. I would entertain a roll

3 call vote at this time.

4 MR. WINTER: Motion for approval.

5 MR. SULA: Second.

6 CHAIRMAN FOSTER: All in favor aye.

7 (Aye responses.)

8 CHAIRMAN FOSTER: Approval of the
9 August 11th, 1999 Plan Commission workshop
10 minutes.

11 MS. VELKOVER: Sula.

12 CHAIRMAN FOSTER: Give me a motion.

13 Oh, the first one.

14 CHAIRMAN FOSTER: August 11th.

15 MR. WINTER: I'll make another motion
16 that we approve the -- the workshop minutes of
17 August 11th.

18 CHAIRMAN FOSTER: Is there a second?

19 MR. FINN: I'll second that.

20 CHAIRMAN FOSTER: Okay. All in favor
21 say aye.

22 (Aye responses.)

23 CHAIRMAN FOSTER: All opposed.

24 (No verbal response.)

4

1 CHAIRMAN FOSTER: Final approval of
2 the August 18th, 1999 Plan Commission minutes.
3 Is there a motion?

4 MR. SULA: I'll make a motion.

5 MR. FINN: Second.

6 CHAIRMAN FOSTER: All in favor

7 indicate by saying aye.

8 (Aye responses.)

9 CHAIRMAN FOSTER: Okay. That motion

10 is carried.

11 Next on our agenda is the Hunt

12 Club Office Park.

13 First we'll have a staff report

14 of this agenda item, then we'll go to the

15 Petitioner for a presentation.

16 Because this is a public hearing

17 anyone that desires tonight to make any public

18 testimony or comments will need to be sworn in by

19 the village attorney. This will also include the

20 Petitioner. So once the staff report is

21 completed we will have you stand at that time for

22 swearing in.

23 Tracy.

24 MS. VELKOVER: As you indicated, the

5

1 property consists of approximately four acres.

2 It is located on the west side of Hunt Club Road

3 approximately 1,700 feet south of Dada.

4 It's surrounded by single family

5 residential on the north and on the east, to the

6 west is single family, also and the park district
7 owns the property to the south.

8 Specifically, the Stonebrook
9 community is to the north, Stonebrook is to the
10 west and then unincorporated Lake County, there
11 is Fortune (phonetic) Ground Estates.

12 The Petitioner is looking to
13 annex the property into the village and zone it
14 as a restricted office as a Planned Unit
15 Development. Specifically, a CO-1 PUD
16 designation.

17 The PUD designation does allow
18 you to be very specific, plans including review
19 site plan, landscaping plan, architectural plan,
20 lighting plan. So you do have that information
21 and it will be presented this evening by the
22 Petitioner.

23 They are requesting preliminary
24 level of approval. So those plans can be tied

6

1 down through the PUD process. The property is
2 noted as single family residential on our
3 comprehensive land use plan at less than two
4 units to the acre.

5 CHAIRMAN FOSTER: Thank you, Tracy.

6 I'm going to ask the Petitioner

7 and any members of the public tonight that would
8 wish to testify or comment on this agenda item if
9 they will stand at this time and be sworn in by
10 the village attorney.

11 (Witnesses sworn.)

12 CHAIRMAN FOSTER: Thank you. You may
13 be seated. We'll ask the Petitioner at this time
14 to give his presentation.

15 MR. LAIDLEY: Good evening. My name
16 is David Laidley and I'm with Forrest Properties,
17 the developer of the proposed project, and let me
18 just say I'm impressed by the turnout and this is
19 a terrific turnout and we're pleased that you're
20 here.

21 I'm sure there's a lot of
22 questions and we have brought all of our staff
23 here and professionals so that we hope any
24 question that you might have can be addressed by

7

1 the professionals.

2 The members of our team just by
3 way of introduction is Jon Talty, who is
4 president of Otis, Koglin & Wilson, which is the
5 project architect, land planner and also
6 landscape professionals.

7 Next is Steve Winnike who's with

8 Manhard Consulting. He's a civil engineer for
9 the project. We have Dan Tinnes who is our
10 general contractor, president of Walltech and
11 myself, David Laidley.

12 Briefly Forrest Properties is a
13 developer of limited scope in that we've
14 successfully completed the Lincolnshire Town
15 Center development which some of you may be
16 familiar with down at 21 and Old Half Day Road,
17 Flatlands, Aroma (phonetic), Egg Harbor and about
18 120,000 square feet of space. We're actually in
19 the process of building a fourth building now.

20 So we're experienced in terms of
21 development within a community and in particular
22 that experience is important to us for this
23 purpose because we're dealing with an in-fill
24 piece of property that is -- you know, is

8

1 adjacent to residential and also the park
2 district.

3 So in coming up with or in
4 discerning what the best use of the property was
5 we met with the park district, we've met with
6 staff and have taken a lot of the comments that
7 they have and turned that into what we have
8 before you now.

9 I don't know if everybody can see
10 it, but the project is a three building
11 professional office park that fronts Hunt Club
12 with a detention pond that'll be heavily
13 landscaped and then we have three 11,000 square
14 foot buildings that will be owner occupied by
15 professionals who will have condominium ownership
16 structure with a condominium association as a
17 common area association management.

18 The buildings can be divided into
19 one to five or six different individual
20 occupants, professional occupants. We have --
21 two of the buildings are under letters of intent
22 for occupancy so that we feel that we've hit upon
23 a very attractive and very needed use because
24 there's a lot of professionals who would like to

9

1 be in the community near the people that they
2 serve and be able to own their space rather than
3 rent.

4 The architecture which Jon will
5 get into is residential in nature. These are
6 single-story buildings with very high quality
7 building pallet, brick, cedar, cedar shake roof,
8 stone rentals and as Jon will get into it our
9 idea is to complement and reflect the quality of

10 the residential that's around as well as provide
11 a buffer to the park district to the south.

12 The park district people have
13 been helpful to us. We've tried to respond to
14 some of their needs and we think that we can be a
15 good neighbor to the park district as well as a
16 good neighbor to you and to the community.

17 The idea would be to be annexed
18 into the village. We're surrounded on three
19 sides so it's -- it should be comfortable to be
20 finally in the village. We look forward to that.
21 And we expect that we would add light traffic to
22 Hunt Club and to the community.

23 There would be one curb cut. As
24 opposed to if this were just residential where

10

1 you might have two or three driveways we have one
2 driveway at the north corner of the property.

3 The -- the idea also is that
4 being a professional office park that the uses
5 are there business hours Monday to Friday, light
6 traffic on Saturday, Sundays hardly any use and
7 in the evenings be minimum use so that we feel it
8 is a -- a use that's compatible to a residential
9 neighborhood.

10 So let me turn the meeting over

11 to Jon Talty of Otis, Koglin, Wilson, the project
12 architect, and he will go briefly into some of
13 the architectural design.

14 Jon.

15 MR. TALTY: Thank you very much.

16 Would folks like for me to turn
17 this a little so you can see it a little bit
18 better and I apologize if I'm blocking the view
19 to the front.

20 Let me walk everybody through
21 the sign -- again, my name is Jon Talty, I am
22 with Otis, Koglin, Wilson architect and we're
23 excited to be a part of this project because I
24 think it's a challenge.

11

1 MR. SULA: Excuse me. It's really
2 critical that we're able to see what you're
3 pointing at.

4 MR. TALTY: Okay. We're excited to be
5 a part of this because it's a challenge. We're
6 serving many masters here. We have a wonderful
7 opportunity and David has a wonderful opportunity
8 to develop a very classy office park.

9 There is the village and the park
10 district who has their property to the south but,
11 most importantly, we have to be sensitive, we

12 have to be a good neighbor to the people to the
13 north and to the west.

14 And so the buildings need to
15 reflect that. They need to be sympathetic in
16 scale, they need to be of similar pallet of a
17 residential -- of a residential development and
18 as I get to the -- to the architecture in a
19 minute I think you can -- you can see that that's
20 the case.

21 But quickly let me orient
22 everybody. Hunt Club Road is to the right of the
23 drawing here running north and south. Here is
24 the curb cut that David spoke of. There is a --

12

1 a 40-foot building setback prior to our detention
2 area.

3 The first building is being
4 proposed setback 152 feet from the property line
5 at Hunt Club Road. There will be a monument sign
6 that sits out here identifying -- identifying the
7 park and the -- the -- an exhibit showing that
8 sign will be shown in a second here.

9 We meet or exceed all of the
10 ordinance requirements regarding parking,
11 regarding density in that we're following the
12 rules here. We're exceeding the rules in that

13 we're setting the buildings back further from the
14 residential to the north and to the west so that
15 we can get adequate landscaping.

16 There's a landscape exhibit to
17 follow, but I think this is the most -- the most
18 current exhibit in terms of laying out the site.

19 There are three like buildings of
20 approximately 11,300 square feet, each of which
21 stand alone in terms of the parking that's
22 provided for them. They're self-sufficient. As
23 one building is developed the parking can support
24 the building and those tenants. As the second

13

1 building is developed it has parking to support
2 its needs and finally the third building here.

3 We are not robbing from Peter to
4 pay Paul so that someone who's a tenant in
5 Building 3 finds themselves parking over here.
6 There's plenty of adjacent -- adjacent parking
7 for the different users.

8 Again, the buildings are three
9 like buildings a little over 11,000 square feet.
10 There are 36 cars provided of parking for each of
11 the buildings and let me -- let me represent
12 that, the landscape here, so that you can see
13 what's happening. I apologize.

14 This drawing is a little -- at a
15 little bit smaller scale, but I think what it
16 does is represent the density of the planting in
17 this buffer zone adjacent to the residential
18 areas.

19 As David spoke of the detention
20 area in front is going to be a wet detention
21 area. It will become an amenity to the park. It
22 is not going to be a dry basin. That basin will
23 be landscaped at its perimeter and will have as a
24 part of it these entry features, one of which

14

1 embodies this monument sign here.

2 The monument sign is four foot
3 six inches tall and 12 feet long and simply says
4 The Cove Hunt Club and provides the address on
5 Hunt Club Road.

6 It will be externally illuminated
7 and will be the only signage on -- on Hunt Club
8 Road for this development.

9 The landscaping at the perimeter
10 is a combination of shade trees, evergreens
11 and -- and ornamental bush -- bushes and ground
12 cover with -- sitting -- sitting as part of a six
13 foot high berm that runs all along the perimeter
14 here.

15 The berm at its highest point is
16 six feet in height from -- from grade to the back
17 of the curb and from the property line.

18 The buildings themselves each
19 have landscaping surrounding their perimeter and
20 the -- and the entry areas are clearly called out
21 with specialty paving and specialty landscaping.

22 This is an exhibit representing a
23 typical building. There are two means of egress
24 provided for each of these buildings and, again,

15

1 this represents a little over 11,000 square feet.

2 The building again as I said
3 before is very residential in character. It's a
4 masonry building with a stone base. It has gable
5 forms similar to -- to -- to residential
6 architecture.

7 The primary exterior material is
8 brick. Within these gables is cedar siding and
9 stained cedar siding and the roof is a cedar
10 shake roof. That architecture is four sided. I
11 think that's important as we talk about this,
12 too.

13 The front door is no different
14 than the back door or the side door. These
15 buildings are visible from all four sides and so

16 we didn't want to turn our back to you, the
17 neighbors, or to the adjacent buildings.

18 The materials that you see
19 represented in these elevations are similar all
20 the way around. The roof is treated similarly
21 all the way around.

22 One of the things that we've done
23 with this roof element and let me -- let me state
24 that the buildings themselves are -- at its

16

1 highest point are only 22 feet high. That's not
2 as high as a -- as a two-story home would be.

3 So that there's not going to be
4 this imposing architecture on the landscape as it
5 sits amidst all these -- all these homes.

6 The buildings will be illuminated
7 with decorative fixtures at their entries and
8 that will be it. There will be parking lot
9 lighting and we can get into that later, but
10 we're very sensitive as to how this site is
11 illuminated.

12 We don't want people having light
13 blasting through the back windows of their homes
14 from the parking lot of the adjacent development.
15 The poles are going to be low in height and the
16 light will be directed down providing a safe site

17 and a safe environment but not being intrusive on
18 the neighbors.

19 One of the things that I was
20 saying before that we've done, the roof form that
21 you see has a well that sits in the middle of it
22 as represented on one of these exhibits. This is
23 a roof plan of that same building.

24 There's a well that sits in the

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1 middle, within that well are all the mechanical
2 units, all the air-conditioning units for the
3 tenants within so that when you look at this
4 building on the south you don't see the typical
5 condensing unit that many of us have at our homes
6 which sit outside the buildings.

7 These are going to fit on the
8 roof and they're not only going to sit on the
9 roof but they're going to be hidden in this well
10 so that no one from the adjacent properties, so
11 no one from the street, no pedestrian from
12 outside this building can see the -- the
13 mechanical equipment.

14 That's all very well screened
15 and -- and sits -- you can see it in section
16 here -- sits in this little well on the roof.

17 So that's a -- that's a brief

18 summary of some of the architecture, some of the
19 planning thoughts. Let me introduce you to Steve
20 Winnike from Manhard and he can talk to you about
21 some of the engineering and if there are any
22 questions I'm more than happy to answer them.

23 UNIDENTIFIED SPEAKER: What's the
24 typical tenant --

18

1 CHAIRMAN FOSTER: Sir, the floor will
2 open later. That's okay.

3 UNIDENTIFIED SPEAKER: He said
4 questions.

5 CHAIRMAN FOSTER: Well --

6 UNIDENTIFIED SPEAKER: He gave me an
7 opening.

8 CHAIRMAN FOSTER: Well, we will have a
9 chance for questions later on.

10 MR. WINNIKE: Thanks, Jon.

11 My name is Steve Winnike, I'm
12 vice-president with Manhard Consulting. We are
13 the civil engineer for this site.

14 My information is a little less
15 exciting than Jon's so I'll be very brief. The
16 existing site generally has topography that falls
17 towards Hunt Club Road. It's fairly flat but
18 also a few feet of fallen based on this

19 direction, the low lying swale.
20 What we would be doing is also
21 existing water and sanitary is stubbed from
22 Damwell (phonetic) Subdivision, I believe,
23 Woodside Park down to the park district.
24 There's also a water main along

19

1 Hunt Club Road and meeting with staff what they
2 would like us to do with the water main is
3 connect to the existing stub along Hunt Club,
4 bring it through the site and connect back down
5 here to cradle -- create a loop system for the
6 water through the property.

7 The sanitary service for the
8 three buildings is represented by the red line.
9 It would simply just come down and join the
10 existing sanitary at the south.

11 Like I said, the topography falls
12 towards Hunt Club Road. With that in mind we've
13 created a detention area in that front corner.
14 All the stormwater is being directed from the
15 berm around these two sides heading southeasterly
16 in this detention area in which according to
17 village ordinance it will be detained and
18 released at an allowable release at the existing
19 storm sewer at Hunt Club Road.

20 As Dave and Jon mentioned
21 earlier, the access to the property is at the
22 north end. The geometrics and submittals
23 previously at Lake County DOT Hunt Club Road is
24 an IDOT road. We simply see no problem with Lake

20

1 DOT as far as access or turning of movements at
2 that location.

3 Again, as far as traffic I guess
4 for that submittal to Lake DOT Metro
5 Transportation is the traffic engineer of record
6 and they do have a traffic study that has been
7 submitted to Lake DOT, I believe also to staff
8 here as far as traffic projections.

9 And in their study as well the
10 right turn lane coming in as well as the existing
11 five lane section would be restriped left turn
12 lane is adequate for the property.

13 MR. LAIDLEY: I also would like to
14 introduce Dan Tinnes who is our general
15 contractor and who can briefly discuss some of
16 the characteristics of the parking lot lighting
17 which is extremely important, I think, to the
18 community as well as the staff.

19 Daniel.

20 MR. TINNES: Hi. How do you do. I

21 don't know what exactly you want me to -- I do
22 have a sample light and this is -- the exact same
23 light fixture and pole is currently installed in
24 the south parking lot of the village hall.

21

1 So if you want to get a real good
2 idea of what this parking lot fixture is going to
3 look like on the pole you can take a look at the
4 fixture that's in the south parking lot. I can
5 plug this in now if -- if anybody wants me to and
6 you can get an idea of what it looks like.

7 Well, the pole height will meet
8 the requirement by the village which I believe
9 is 21 feet. At this point that's what the
10 requirement is. I think that's what it was going
11 to be at on the plan.

12 The parking lot fixture -- light
13 fixture is designed so that it casts illumination
14 down and out and so there isn't any kind of
15 backwash going out and bleeding over the
16 property.

17 Other than that that's about --
18 that's about it.

19 MR. LAIDLEY: Answer then as far as
20 construction traffic.

21 MR. TINNES: Well, as far as

22 construction traffic we only have one entrance
23 and exit from the property. Obviously, we're
24 going to keep this clean. The property will have

22

1 a construction fence on part of the property.

2 I don't know if we're going to do
3 all of it, but there's some parts we can't
4 because of construction requirements, but we will
5 definitely keep the site safe and clean and meet
6 any requirements that are called upon us. I
7 guess that's about it.

8 MR. LAIDLEY: That's our presentation
9 and we're -- I have to be careful -- I won't open
10 up the floor, but I'll turn the meeting back to
11 the Chairman and thank you.

12 CHAIRMAN FOSTER: Thank you, sir.

13 At this time members of the
14 Commission will ask the Petitioner questions. So
15 the floor is open now for Commissioners to
16 address the Petitioner.

17 Mr. Sula.

18 MR. SULA: I have one question for
19 staff now and then I'll have a follow up
20 depending upon what the answer is.

21 Currently the property is in
22 unincorporated Lake County, correct? Can staff

23 describe for us what generically is allowed in
24 the current zoning that's on the property.

23

1 MS. VELKOVER: I think I'll let Butch
2 Maiden, our consultant, address that because he's
3 had some experience with the County's ordinance.

4 MR. MAIDEN: Well, County is studying
5 changing their ordinance from a comprehensive
6 rezoning plan but currently it's in the Estate
7 and Countryside zone so it would be large lot
8 single-family residential would be all that would
9 be allowed at the present time.

10 MR. SULA: So if I understand properly
11 the Lake County zoning would not permit any sort
12 of commercial in the Estates?

13 MR. MAIDEN: Correct. It would only
14 permit residential or -- or agricultural related
15 uses.

16 MR. SULA: And in our comprehensive
17 plan the most residential use we possibly
18 envisioned for a site this size may be as many as
19 three or four homes per acre which the current
20 comprehensive plan allows us to -- I understand
21 that.

22 Even if I try to extrapolate some
23 reasonableness we may be talking as many as -- as

24 six single family homes here, possibly as few as

24

1 four?

2 MR. WILDENBERG: Actually, the comp
3 plan does indicate a density factor of zero to a
4 maximum of two units per acre.

5 MR. SULA: Okay. Okay.

6 I guess one of the questions that
7 I have then is -- this is probably a key question
8 is I need to have a better understanding of what
9 the compelling reason is to change it from a residential
10 zoning to a commercial zoning.

11 UNIDENTIFIED SPEAKER: Amen.

12 (Applause.)

13 CHAIRMAN FOSTER: You'd like the
14 Petitioner to address that?

15 MR. SULA: Absolutely.

16 CHAIRMAN FOSTER: Okay.

17 MR. LAIDLEY: The -- I think the
18 compelling reason that we feel that it is -- is
19 the following. The idea of the -- first I guess
20 from a landowner's point of view making the
21 subdivision into additional residential is going
22 to require more than one curb cut on Hunt Club
23 Road.

24 You're going to have some -- as

1 far as driveways are concerned. So that's --
2 that's one consideration.

3 The other is that from the point
4 of view of -- of the sale of residential right up
5 against a -- the park district property that's a
6 little problematic for a developer. You've
7 got -- if you're -- and I'm sure you're all
8 familiar with it, but you've got two large pole
9 barn facilities and significant maintenance
10 traffic on the park district.

11 It's going to be a very active
12 and beautiful park, but the beautiful part of the
13 park is on the other side of these buildings. So
14 from -- from a residential point of view there's
15 not many people I think that want to have their
16 back yard or side yard adjacent to the
17 maintenance sheds of the park district.

18 So that's -- that was one of the
19 big problems in addressing how to use the
20 property.

21 We feel that the use that we're
22 providing brings a residential character to the
23 community, to the neighborhood. We're not trying
24 to overwhelm it. We're trying to really blend

1 in.

2 Trying to be transitional, trying
3 to respect the fact that we have a park district
4 with the maintenance buildings on one hand and we
5 have beautiful homes to the west and to the
6 north.

7 So our feeling is we're going to
8 have proud owners, people who are going to take
9 care of their office, and they're going to be
10 professionals. This is all very upscale, very
11 high quality construction and the neighbors
12 themselves are going to be professionals that
13 serve the community, doctors, lawyers -- I
14 shouldn't mention lawyers but -- I am one but
15 sometimes they're okay neighbors, too, but
16 professionals.

17 We have a -- a insurance agency,
18 a very high quality well-known insurance agency
19 of four or five employees that will be there. As
20 I say, physicians, professionals.

21 So we feel that the -- given
22 those factors that the transitional use and the
23 sensitivity to residential scale provides an
24 in-fill that is complimentary to the

1 neighborhood.

2 CHAIRMAN FOSTER: Any other questions
3 from the Commission? Thank you.

4 Mr. Winter.

5 MR. WINTER: I have one with regards
6 to the lighting. One of the -- the drawings we
7 have showed a total of nine poles. Is that -- am
8 I reading that correct?

9 UNIDENTIFIED SPEAKER: That sounds
10 right.

11 MR. LAIDLEY: That sounds right.

12 MR. WINTER: So there would be nine
13 poles. I thought there was something in here
14 that suggested a height of -- the pole height
15 would be 22 feet. Again, am I reading that
16 right? I think somebody said that the buildings
17 themselves would be no higher than 22 feet.

18 MR. LAIDLEY: That's correct. At the
19 peak. Yeah. I think that the -- some of the
20 comments we've had since the drawings were
21 submitted would suggest that the height of the
22 parking lot lighting would be significantly lower
23 and that we would compensate for that by putting
24 in additional holes.

1 Again, as Dan pointed out, the

2 light is directed down. It's a box so that in
3 order to provide the safe lighting we would add
4 more poles but at a shorter height.

5 So we would try to really I think
6 come as low as we can to the -- to the parking
7 lot surface and I think we're talking -- and I'm
8 not the engineer.

9 Our lighting engineer was unable
10 to attend tonight, but we will try to address
11 that so that the pole height will be
12 significantly lower.

13 MS. VELKOVER: Bryan, I just want to
14 clarify unless they've changed their plans they
15 were 22 foot height poles on a three foot base
16 for a total of 25 feet in height.

17 MR. WINTER: That's another question
18 then. And this perhaps may be a follow up to
19 what Mr. Sula asked. Looking at this property --
20 and I had a chance to go out there -- it does
21 seem to be somewhat of a unique parcel in that
22 it's just four acres sitting out there.

23 Is it -- I think it's my
24 understanding that the development to the north

1 there's no way you can tie in to that -- that
2 residential development?

3 MR. LAIDLEY: That is correct.

4 MR. WINTER: And that's the same for
5 the western part?

6 MR. LAIDLEY: Yes. Without having
7 sacrificing a -- one of the buildable lots in --
8 to the west we wouldn't be able to access.

9 MR. WINTER: I mean is there -- is
10 there a way that you could get hooked up with the
11 west road?

12 MR. LAIDLEY: No. I mean there's --
13 I'm saying that we have explored that. There's
14 no -- my understanding in our attempts there's no
15 way to connect into the residential.

16 MR. WINTER: Because I think I have to
17 be -- you know, I didn't see necessarily a way to
18 do that, but I wanted to make sure that that had
19 been explored.

20 I mean as far as you know if you
21 were to develop this residential you would have
22 to go in off of Hunt Club?

23 MR. LAIDLEY: That's correct.

24 CHAIRMAN FOSTER: Tracy, do you have a

30

1 comment?

2 MS. VELKOVER: I was just going to say
3 that there is no right-of-way reserved to the

4 west so that there is no possibility of
5 connection currently from the west.

6 MR. WINTER: Because I guess -- and
7 that was one thing that struck me is that this is
8 currently not in the village and it's kind of an
9 odd piece what's between now residential and the
10 park district and the question always is what to
11 do with that property.

12 I know that the Planning
13 Commission is concerned about bringing something
14 to the neighborhood and wants to encourage
15 alternately the development.

16 CHAIRMAN FOSTER: Any other members
17 of the Commission have any questions? If not,
18 we'll open the floor to the public. Just so that
19 you understand what the procedure is tonight we
20 would ask you to direct all of your testimony or
21 any of your comments -- questions or comments
22 towards the Planning Commission and once all of
23 the public testimony is completed we will then
24 direct all of those questions to the Petitioner

31

1 and the Petitioner will then be asked to provide
2 an answer.

3 So you will not receive an answer
4 immediately after you ask a question. What we

5 would request there's a microphone I guess it's
6 up in the front but generally you will take that
7 microphone, state your name and address for the
8 record and then please state your comment and
9 question and we will take it at that point.

10 So the floor is open to the
11 public. If there are members of the public who
12 wish to testify at this time, please do so.

13 Yes.

14 MR. GATLIN: My name is Frank Gatlin.
15 I live in Saddlebrook Estates and I have gone
16 through the plan and information that you folks
17 supplied -- or the folks supplied you guys, the
18 plans of the studies.

19 And I would like to say that
20 since the County still has it zoned as R-1, R-2
21 as commercial development being inserted into a
22 residential area on the north/south and west that
23 I don't think it's a very good idea due to the
24 traffic.

32

1 They did do a traffic study, that
2 is correct. However, the traffic study only
3 covered the traffic that would be going onto Hunt
4 Club from Orchard Lane and the development
5 itself, nothing off of Foxworth and most of the

6 folks in this room that are from Stonebrook
7 Estates have to try to use Foxworth to get out
8 onto Hunt Club and it is already a rather iffy
9 proposition during the peak times, if not
10 dangerous.

11 I have sat there numerous times
12 five, ten minutes waiting to get out. That is a
13 problem and that study did not address that at
14 all.

15 Secondly, the tax base -- I would
16 like to know how much revenue -- tax revenue is
17 expected from this type of a development versus
18 what would our value of our homes go down to and
19 then what would the tax impact be on the reduced
20 value of our homes.

21 Is it proportioned the same, are
22 they going to make more if this thing is pushed
23 through? I for one object to having this put
24 into that area simply because it is a residential

33

1 area, not a commercial area and if we start it
2 there it can be rezoned all the way south.

3 And I notice that the
4 comprehensive plan did say that this was a area
5 that was zoned R-1 all the way along that area
6 and the plan for that parcel was R-1. You could

7 put maybe four to 16 homes on it.

8 The comment was well, you can't
9 get to it other than off of Hunt Club. Well, you
10 can't get into most of Stonebrook Estates except
11 off of Hunt Club. You've got one way and that's
12 off of Foxworth.

13 So I can't see putting in
14 something that would be a negative for putting
15 that into homes versus a business. Those are my
16 comments for now.

17 CHAIRMAN FOSTER: Thank you, sir.

18 MR. McKINNEY: Hi. My name is Mick
19 McKinney. I live in the Woods at Stonebrook and
20 I had a -- you folks had mentioned earlier that
21 it would be professionals occupying the area,
22 doctors, lawyers, so forth, and I was curious, I
23 have a friend who is -- controversial as it is --
24 has a -- you know, a series of abortion clinics

34

1 and I was curious if, in fact, he wanted to get
2 space in that facility if he would qualify.

3 THE COURT: Thank you.

4 MS. BONDS: I'm Denise Bonds and I
5 live in Stonebrook Estates. I have a couple of
6 questions. One, I want to back up. You said
7 professional people will rent these places out

8 and that might be true for the first few years
9 but who's to say later down the line someone else
10 can't come and rent these places that are not
11 quote unquote quite professional.

12 As far as the lighting goes, you
13 said it would not reflect on the back where the
14 residents live. The lights out in the parking
15 lot reflect all the way around. So you have to
16 recheck that one.

17 And as a question to the Board
18 here is this already approved?

19 CHAIRMAN FOSTER: Well, I can't answer
20 that -- I can answer that. Your last question.
21 This is an advisory or recommending body here
22 tonight. None of our decisions are final.
23 Anything that's voted on tonight goes to the
24 village Board.

35

1 The staff can comment at the end
2 of the meeting. In terms of the village Board
3 agenda we are a recommending and advisory body
4 and nothing has been approved and tonight it is
5 anticipated we will take a vote at the end of the
6 night.

7 Okay. Thank you.

8 Yes, ma'am.

9 MS. PAYNE: My name is Robin Payne and
10 I live in Stonebrook Estates, also, and I have a
11 question regarding the height of the lights and
12 you said there's a six foot berm surrounding and
13 the lights are -- I believe Tracy said that
14 they're roughly going to be 25 feet between the
15 pole and the base and the light and all that and
16 you said the lights go straight down.

17 Well, if there's only six foot
18 berm and lights are going straight down they're
19 going to go straight over those berms into
20 people's yards, and I live across from the golf
21 course and when their driving range lights are on
22 which are several -- several yards from my house
23 the lights actually come in my house from the
24 driving range. So I would imagine those 25 foot

36

1 lights will be going into people's homes.

2 CHAIRMAN FOSTER: Thank you.

3 MS. CHAN: My name is Marie Chan and I
4 live in Stonebrook Estates and I have a question
5 regarding what is restricted office space.
6 What's the definition?

7 And I did have a question on the
8 types of business and you're saying there is
9 doctors and lawyers. Well, if it's doctors and

10 lawyers they have clients so there's traffic
11 coming in and out of that development.
12 I am familiar with the
13 Flatlanders area. I work in Lincolnshire. So
14 it's a very beautiful area and that is just
15 pretty much all open area so I see that there is
16 probably no complaints from the people in that
17 area, but you are putting this into a residential
18 area and I think it is something that I -- I
19 personally would not like to have in my area.

20 CHAIRMAN FOSTER: Thank you.

21 MS. MORGAN: Hi. My name is Debbie
22 Morgan. My one question is how far away from the
23 residential areas will this be bordering? What
24 is going to be closest to the parking lots,

37

1 lights?

2 CHAIRMAN FOSTER: We will answer that.

3 MS. MORGAN: Okay. All right. Also,
4 I have to feel bad for those people that bought
5 homes around there thinking that this was going
6 to be a nice area and there was a park going to
7 be in there only to find out that they have an
8 industrial area coming in.

9 I really feel bad for them
10 because, you know, they had the ideal setting

11 there and now it's not going to be. I also think
12 that it's too much on that parcel of land there.

13 CHAIRMAN FOSTER: Thank you.

14 Is there any -- okay.

15 MR. ANBIN: My name is (inaudible)
16 Anbin (phonetic) and I live in Stonebrook
17 Estates. My problem with this is that throughout
18 the paperwork that I have read on this they keep
19 talking about how this piece of land is going to
20 be used as a buffer between Stonebrook Estates
21 and the park district.

22 I feel that working hard -- we've
23 worked very hard on getting the park into our
24 area, that we don't want a buffer there. We love

38

1 our park, we want to be able to see our park and
2 by putting something like this in it's taking
3 away from the natural setting.

4 They can put berms in and all the
5 trees and so forth that they are putting in their
6 landscaping plans are not natural trees in this
7 area. Natural trees in this area are all oaks
8 and hickories.

9 You're going to be putting pine
10 trees and maples in and it's going to stand out
11 like a sore thumb as opposed to continuing on

12 with the natural setting. Thank you.

13 (Applause.)

14 MR. MILLER: I'm Herb Miller and I
15 live in Stonebrook. As counsel knows we have an
16 accessible amount of food franchises in Gurnee.
17 I just wondered if there's been a study as to
18 whether or not we need office buildings, first of
19 all.

20 I mean we have Condell Medical
21 Center on the corner of Grand and Hunt Club Road,
22 we have Condell Medical Center down on 120, we
23 have office buildings to the west of Hunt Club
24 Road on Grand Avenue.

39

1 Why would we need more office
2 buildings and why would you vote to -- to put a
3 commercial enterprise in the middle of a
4 residential area.

5 The gentleman said well, building
6 homes there someone wouldn't want to live next to
7 a park. But would he want to live next to a
8 commercial property, you know. Thank you.

9 (Applause.)

10 UNIDENTIFIED SPEAKER: My name is
11 Kevin (inaudible) from Stonebrook also. I
12 just -- I think anytime anyone buys a home --

13 this has never been expressed before -- you
14 always look into everything and we have
15 expectations and you look at -- you try to look
16 at all of the things that are going to affect
17 those expectations down the road and then you --
18 when you come -- and you see something like this
19 you say well, just because the piece of land
20 isn't going to be used appropriately we're going
21 to change everyone's expectation and I don't
22 think that's a good idea.
23 I think you should set the
24 expectations to begin with and then go along with

40

1 that. I really worry that this will set a trend
2 and change all the expectations. As I said
3 before, that well, we've already changed one
4 let's change the rest going down south to more
5 business.

6 We looked at it when we bought
7 our home saying this is a residential area.
8 That's what we want, that's what we chose, that's
9 what we would like you to keep it.

10 (Applause.)

11 MR. HARDER: My name is Charles
12 Harder and I live at Lamb (phonetic) Lane and I'm
13 just wondering why they didn't actively seek some

14 of the for sale property in Grand Tri-state to
15 develop.
16 And as far as they're saying it's
17 a unique piece of property because of the park
18 district situation I understand that the school
19 district owns a nice piece of property over on
20 Cemetery Road and if the village actually -- the
21 planning Board actually put together something
22 with the school district and possibly the
23 property there could be turned in a residential
24 community and the whole property development

41

1 developed single unit properties and the park
2 district actually associate themselves with the
3 industrial area over on Cemetery Road. Thank
4 you.

5 (Applause.)

6 MS. ALEDWIN: Hi. My name is Susan
7 Aledwin (phonetic) and I live in Stonebrook,
8 also. You know, there is property that -- that's
9 for sale and for lease on the corner of I believe
10 it's Washington and Milwaukee. I've seen that a
11 lot of signs for -- they need people to have
12 tenants for these buildings.

13 Also, with this proposed
14 situation going on near the park I see a great

15 concern for the children who are going to be
16 walking to that park. I mean I have three boys
17 who would love to go to that park all the time,
18 be walking down that street and you just don't
19 know, you know, who's going to be pulling in
20 there or pulling out of there.

21 And it's -- it's -- it's just
22 something that this neighborhood and Gurnee has
23 done such an excellent job of putting together a
24 wonderful community that they should realize that

42

1 there's definitely a time for stopping and
2 realizing that open land is a wonderful thing,
3 too. Thank you.

4 (Applause.)

5 MR. KEELER: My name is James Keeler,
6 I live on Davidson Court and I would like Mr.
7 Laidley to address Mr. Sula's question. What is
8 the compelling reason to change the zoning
9 to -- to the commercial?

10 (Applause.)

11 MR. LONG: My name is Steve Long. I
12 also live in the Woods of Stonebrook. A couple
13 of comments I would like to make. First, I think
14 that as unpopular as it may be I think the
15 developer has made a -- an effort to -- to

16 co-exist with the residential area and I
17 appreciate that.

18 What is on the property now isn't
19 exactly what I would choose to have on the
20 property either so I think we need to realize
21 that. However, I do have some questions.

22 First, the developer said that
23 there are -- two buildings are under letter of
24 intent. I would like to know does that mean the

43

1 entire building or just some portion of the
2 building and can he be any more specific about
3 who has given those letters of intent so that we
4 can evaluate that?

5 In regards to the -- the earlier
6 question that counsel asked the response was this
7 is an appropriate fill-in because of the park
8 facility buildings that are there, the
9 maintenance sheds and everything are not
10 attractive and no residents would like to have
11 that there.

12 My question is is it appropriate
13 to then build a commercial structure there or
14 wouldn't it be more appropriate to address what
15 the perceived problem is, the maintenance sheds
16 and the park facilities that aren't very

17 attractive.
18 Are there plans to do that
19 because then if that was done that would change
20 the whole picture dramatically.

21 I would like to ask if there were
22 any alternatives for development of this site
23 that were considered or are possible if the -- if
24 the proposed alternative is not passed.

44

1 And, lastly, I would like to
2 comment on the traffic study because I feel like
3 it's flawed. It only reflects traffic at the
4 corner of Orchard Valley Drive and Hunt Club. It
5 does not reflect traffic on Dada or Foxworth Lane
6 and as has previously been stated it's -- that's
7 already a troubled intersection.

8 This will only exacerbate the
9 problem. A large part of the problem at that
10 intersection is that as traffic goes north on
11 Hunt Club Lane people do not stay in the
12 right-hand lane.

13 A lot of people want to go to
14 Jewel or Kohl's or whatever and they're in the
15 left-hand side lane. It's practically impossible
16 to make a northbound turn out of Foxworth now.
17 Cars that are turning out of this commercial

18 development will also be in the left-hand lane as
19 they head north further compounding the problem.

20 So something would have to be
21 done about that situation. The traffic report
22 says that the light at Dada significantly breaks
23 up traffic, but that has no effect on the
24 northbound traffic and -- and it really doesn't

45

1 even break up the traffic significantly because
2 people turn out of Dada Road and head south
3 there.

4 So there's -- I think the traffic
5 report is flawed and needs to be done by someone
6 who's more objective and less sympathetic to the
7 developer.

8 CHAIRMAN FOSTER: Thank you.

9 (Applause.)

10 DR. TRIM: My name is Dr. Trim
11 (phonetic). I also live in Stonebrook Estates.
12 It is very difficult to turn out. I actually
13 live close to the Foxworth Lane entrance and
14 since I cannot take left turn lane with my two
15 children in the back seat I always go through
16 inside the neighborhood and go to the Dada Street
17 and take us out at the signal intersection.

18 And that's really a problem

19 because I can't take, for example, a turn from
20 Foxworth Lane. So I don't. Any kind of
21 commercial zoning building or to be coming up
22 next to a park district my little daughter always
23 goes to play. So I don't want the zoning to be
24 commercial. Thank you.

46

1 (Applause.)

2 CHAIRMAN FOSTER: Are there any other
3 members of the public that would like to speak at
4 this time?

5 Thank you.

6 MS. HALFAX: I'm (inaudible) Halifax.
7 I live in Stonebrook. My back yard I see the
8 lovely, beautiful barns that are back there now
9 and the lovely stockade fence that's ready to
10 fall down and the beautiful white bus.

11 So I would -- you know, it's bad
12 enough looking at that in the daytime let alone
13 having it illuminated at night. So my question
14 would be to the council also is there a plan that
15 we're ever going to maybe move that or could you
16 move your bus so I don't see it out my kitchen
17 window and, you know, fix that a little bit
18 there. I don't know. It's an eye sore in
19 itself.

20 MS. VELKOVER: Where are you at?
21 MS. HALFAX: I'm right at the pond, my
22 back yard. I'm in the Woods of Stonebrook. I'm
23 at 1016 Pulsmith Circle. So my kitchen window
24 looks right out at the back of the stockade fence

47

1 and right at the white bus.

2 MS. VELKOVER: And your back yard
3 faces to the east?

4 MS. HALFAX: To the south.

5 So that could be fixed there I
6 think we could eliminate a lot of this just like
7 the other gentleman said and let's develop that
8 whole area there into a nice housing project
9 instead of having more commercial stuff coming
10 through because the park district seems to be the
11 problem for housing to go in there.

12 (Applause.)

13 CHAIRMAN FOSTER: Okay. Unless
14 there's some other members of the public we're
15 going to close the floor.

16 Yes, sir.

17 CHAIRMAN FOSTER: Could I just make
18 this comment to other members of the public. It
19 would be helpful if you would just come and stand
20 at this time so that we would know that you want

21 to also testify.

22 Yes, sir.

23 MR. KANEWSKI: Richard Kanewski. I
24 live in Stonebrook Estates. I guess I sit here

48

1 and I listen to all this and my question is for
2 you guys. Why are we here. Why are we in this
3 room. This property is not in Gurnee. The
4 question here is whether we're going to annex it.

5 Now, they've asked you to annex
6 it so they can do something with it. I wonder
7 why we're here. It's already zoned for -- for
8 single family dwellings. Therefore, if they ask
9 you to annex it then there must be some advantage
10 to the village and I'm the village and these
11 people are the village.

12 So what's the advantage. What
13 does that do for me as a resident of Stonebrook.
14 What does that do for me as a resident of Gurnee.
15 What is the advantage with that office complex
16 for me. What does it do for me. Nothing. It
17 does nothing for me.

18 When I moved into Stonebrook and
19 came down and my wife and I came down to the
20 village hall for something else and I was -- or
21 maybe I was at a meeting and we looked at the

22 property where the Dominick's is now and at that
23 time there was supposed to have been some sort of
24 medical complex or some kind of health club to go

49

1 in there.

2 I turned my back and there's a
3 Dominick's in there. You guys rezoned it. It's
4 the same situation. It's the same old thing over
5 and over again. Don't you people that represent
6 us realize we're tired of growth. We're sick of
7 it. Why are we even in this room.

8 Why don't you just tell them to
9 forget it when they came to annex that property.
10 There would be no discussion. Let them go to the
11 County and make a decision. Why are we here.

12 (Applause.)

13 MR. KANEWSKI: We have no business to
14 be in this room.

15 MR. KISE: That's kind of a hard one
16 to follow. My name is Jim Kise (phonetic). I
17 also live in Stonebrook Estates and I did quite a
18 bit of research when we decided to build a house
19 up here.

20 I spent the time and energy to
21 come through, look through the village hall, look
22 through the Planning Commissioners, look through

23 the streets, where were they going to go through,
24 where weren't they going to go through.

50

1 And one of the things I was
2 criticized for pretty strongly from a lot of my
3 colleagues at the time was why would you choose
4 Gurnee. There's so much development going on,
5 they're so commercial. You know, you're going to
6 have no sort of free land look and I do now.

7 I'm on the golf course, I'm
8 tucked back in the corner, but what I did say to
9 everybody is it's compartmentalized. There are
10 nice residential neighborhoods and there are
11 compartmentalized commercial developments.

12 What strikes me as odd is why we
13 would take a residential neighborhood that's been
14 carved out as such and try and plunk a commercial
15 development in. There's plenty of other
16 opportunity to put commercial developments in
17 many locations throughout this area and adjacent
18 areas.

19 So I think that's why you see a
20 lot of people here tonight because we just don't
21 understand why.

22 (Applause.)

23 MS. SWENDEN: Hi. I'm Laura Swenden.

24 I live in Stonebrook Estates, also. I wanted to

51

1 say that I appreciate the beauty of the
2 buildings, too. I think you've tried very hard
3 to make something that would move into a
4 residential area appealing.

5 However, I can't help but wonder
6 under the circumstances of what we're considering
7 that the beauty of the buildings in the
8 surrounding lighting and berming isn't actually a
9 Band-aid to the problem.

10 I helped a client -- I'm also a
11 Baird Warner real estate agent. I helped a
12 client search for five acres of commercial
13 property on Grand Avenue. It took us quite
14 awhile to try to find that property. And there
15 was nothing because it's all available for lease.
16 There's nothing to purchase at the present time.

17 I came into the village to figure
18 out if there was anything else for this
19 particular client to purchase and most of the
20 properties had already been acquired, either by
21 private sale or through real estate and they were
22 gone. That's why these folks are here tonight
23 trying to acquire this property.

24 The other thing is that it's on

1 Hunt Club Road and so they have tremendous access
2 to the highway so there's a lot of back and
3 there's a lot of traffic. It's a great location.

4 I'll tell you what, I moved out
5 in that area before a single piece of building
6 existed. I went to see Jon, I sat down and I
7 looked at what was going to be zoned on that
8 land. We knew exactly what was going in there.

9 I knew the apartments were going
10 in there although as that one gentleman had
11 mentioned we thought there was a health club
12 going in which that did change. I don't have any
13 problem with the commercial things that you
14 brought into our village.

15 In fact, I think you've done an
16 excellent job of planning much of the traffic and
17 trying to accommodate those people who live
18 around some of these commercial areas creating
19 berms and lighting that are most appropriate.

20 In this consideration I think
21 you're mistaken by trying to allow these folks
22 in. The houses that back to this area directly
23 are a great deal of money. Some of them 300,
24 350, 450 and even more thousand dollars.

1 Their value will be greatly
2 affected by this and I can tell you that as a
3 real estate professional. Trying to sell a house
4 that backs to a commercial property inhibits its
5 sales and greatly affects its value.

6 These houses did not expect to be
7 backing to something commercial. Regardless of
8 its beauty it will impact their value and it will
9 impact it negatively.

10 Let's see. One question I did
11 have for Dan Tinnes, the general contractor. He
12 mentioned subsequently that they would keep the
13 property neat and clean were his words. After
14 you guys move out and the other folks who own the
15 property are there how can you guarantee that.

16 In the event that this property
17 does get village approval for a building would
18 you be willing to give the residents of this
19 community a copy of the regulations and -- the
20 docs and regulations so that we can review them
21 and see how the care of the property would be
22 guaranteed because at this point you can't
23 guarantee that. Thank you.

24 (Applause.)

1 CHAIRMAN FOSTER: Are there any other
2 members of the public that would like to testify
3 tonight or make a comment?

4 (No verbal response.)

5 CHAIRMAN FOSTER: If not, then we
6 would close the floor.

7 MR. OBER: I have just one final
8 thing. I'm Bob Ober. I live in Stonebrook
9 Estates and I have a problem with the traffic
10 that they show here because they say 565 cars a
11 day and they're not taking into account the
12 amount of traffic that can be from the banking
13 center, the increase of traffic flow on Hunt
14 Club, is completed into four lanes because every
15 road I see once they've changed it from a two
16 lane highway to a four lane highway they have
17 increased traffic flow and they say the
18 intersection there is a Class A for a traffic
19 pattern.

20 Once this is a four lane road
21 instead and the banking center is done and any
22 other commercial property the village decides to
23 put along Hunt Club and the entertainment village
24 which they plan to route in the meantime down

1 Hunt Club Road till the intersection is done on

2 the tollway at Washington will increase -- the
3 traffic flow is going to be tremendous for us to
4 get in our subdivision. Thanks.

5 (Applause.)

6 CHAIRMAN FOSTER: Thank you.

7 Anyone else?

8 (No verbal response.)

9 CHAIRMAN FOSTER: Okay. Again, I'll
10 close the floor for public testimony.

11 I would like to make a short
12 infomercial. Just so that the members of the
13 public properly understand our role this body is
14 the Village Gurnee Plan Commission. We're simply
15 residents of Gurnee just like yourselves with the
16 same interests, the same concerns, the same
17 desires.

18 What we try to be guided by is
19 the village of Gurnee comprehensive plan which
20 many of us have participated in in terms of its
21 inception, its updating, its revision and there
22 are some times that we make decisions that you
23 may agree with, sometimes you will not, but a
24 developer and Petitioner has the right approach

56

1 the village of Gurnee, its staff, its
2 administration and bring their desires and

3 have -- the way the process works it comes to the
4 Planning Commission and under our purview we will
5 make our recommendation.

6 However, the final decision is up
7 to the village Board. If we vote for this
8 tonight in favor of it it still goes to the
9 village Board which can negate the decision. If
10 we vote against it tonight it can still go to the
11 village Board and we would encourage you to
12 follow the process.

13 So we're here to listen to your
14 concerns, we're here to address those concerns
15 and we will now conduct our discussion and also
16 try to give you answers to the questions that you
17 have proposed tonight.

18 So, Tracy, let's see what we can
19 do for questions and try to answer the concerns
20 of the members of the audience.

21 MS. VELKOVER: First there was --
22 there were a lot of concerns about the traffic
23 study and the Petitioner does complete a traffic
24 study, but we also have a consultant that we use

57

1 that reviews their study.

2 He has reviewed their study and
3 has some of the same concerns that you have that

4 one of the concerns was that Foxworth Lane was
5 not addressed in the study. So that process is
6 still ongoing and there is -- there are some
7 concerns still out there on that study.

8 There was a question about what
9 restricted office is. Restricted office is one
10 of the village's two office zoning districts in
11 the village. It's basically an office district
12 that allows small office structures and it's
13 intended to be compatible with residential.

14 You can come into the village and
15 get a list of uses in each zoning district,
16 there's a list of uses that are permitted by
17 right and uses that were special uses in this
18 district that are permitted by right are office
19 in nature. There's some public education
20 utilities and even single family residential is
21 permitted by right in this district.

22 There are also some uses that
23 would require special use permit, and what that
24 means is that they would have to petition for a

58

1 special use permit or it would be a public
2 hearing similar to this where it would be --
3 where the specific use would be reviewed and all
4 that's going on the adjoining property and some

5 of those uses do include a pretty limited use of
6 retail uses, but there are about five and they're
7 related for the most part to medical types of
8 uses or medical offices such as a drug store or a
9 pharmacy. Again, those would require special
10 use.

11 There was a question about
12 whether an abortion clinic could be permitted in
13 this district and -- and medical offices are a
14 permitted use in this district. There's some
15 questions for the developer. I think I'll
16 direct this one to the developer.

17 About your lighting and the
18 distance that your lighting is away from the
19 residential and if you could address your
20 photometric plans and your -- your specifics of
21 your fixtures.

22 The village does have a lighting
23 ordinance. When they talked about a 25 foot
24 height of it that isn't a minimum. That's the

59

1 maximum that the village allows by right. We
2 also require that they have maps -- I'm sorry --
3 maximum cutoff is 75 degrees.

4 And what that means is that the
5 light as it's spilling out of the fixture cannot

6 extend more than 75 degrees out from the fixture.
7 So it wouldn't be able to extend 90 degrees out
8 from the head of the fixture.

9 I think they can address that
10 when they go through their photometric plan, but
11 what we do require as part of our lighting
12 ordinance is that they run through a photometric
13 plan that shows both horizontal and vertical
14 light readings not only interior to the site but
15 at all property lines.

16 And, again, I'll let them run
17 through those values, but they do fall within the
18 village's maximum that are allowed.

19 MR. LAIDLEY: I'm not -- excuse me --
20 not an engineer but the -- the idea of the
21 parking lot lighting would be to make it as
22 minimal as possible but still be safe to the
23 project site itself.

24 So that the initial submission

60

1 was within the plan -- within the village's
2 guidelines, photometric guidelines. We met those
3 requirements but without question we're -- as the
4 comments you made tonight concerns would have to
5 be that these poles would be substantially lower,
6 probably in the neighborhood of 15 to 16 feet.

7 Again, I'm not an engineer but
8 I'm trying to give you a response that we would
9 be working with the staff to eliminate the --
10 what they call spillage beyond the property lines
11 so that if you were in your back yard or looking
12 at the property from a six foot height you would
13 see that the surface is illuminated but the
14 surrounding area is not being broadcast with
15 direct light at all. So it's indirect light, not
16 like a golf course driving range or whatever.

17 The engineering that's available
18 today as far as lighting is concerned can achieve
19 these purposes. It's a matter of cost. If we
20 are allowed to go forward with the project that
21 cost wouldn't be an objective -- wouldn't impede
22 us in terms of making sure that the lighting was
23 satisfactory to -- to the residential community.

24 I wish I could give you a more

61

1 exact answer than that, but that's as much as we
2 can say at this time.

3 MS. VELKOVER: Just to let you know
4 the village's lighting ordinance does allow a
5 maximum of 400 watts and at this time you are
6 proposing to use 250 watt bulb, correct?

7 MR. LAIDLEY: Yes. Yes.

8 MS. VELKOVER: There was a question
9 about the specifics of the site plan where the
10 buildings sat and the parking lot and actually
11 light fixtures, too. Can you run through that
12 again and -- and what your closest light fixture
13 is to residential properties.

14 MR. LAIDLEY: Dan.

15 MS. VELKOVER: It's a little hard to
16 see if you can just highlight where the buildings
17 are at.

18 MR. TINNES: I can point it out on the
19 site once I get my -- do you have --

20 MR. LAIDLEY: While Dan is getting
21 ready let me just address there was a question
22 about the abortion clinic. It certainly would
23 not be -- we would not under any circumstances
24 sell to such a provider of services. Just as a

62

1 personal rule.

2 MR. TINNES: There was one other --
3 you had a comment about the lights out here as
4 being casting light all around. This would not
5 be the fixture I was referring to. On the south
6 side of the building in the parking lot down
7 there they have that same fixture. I don't know
8 if it's illuminated now but --

9 MR. LAIDLEY: I'll answer that in a
10 minute.

11 MR. TALTY: With regard to the
12 location of the light poles the approximate
13 location per the photometric plan will be three
14 along the north side of the property line, here,
15 here and here.

16 There will be two internal to the
17 site adjacent to this building, there will be one
18 on the south side of the building, there will be
19 one light on the west edge of the property here,
20 the west edge of that parking area and there will
21 be two to the south adjacent to the park district
22 facility.

23 With regard to the setbacks along
24 the perimeter the buildings themselves sit 50

63

1 feet back from the north property line and 50
2 feet back from the west property line. That is
3 also the setback for this area of parking. Right
4 here to the south the buildings setback is ten
5 feet from the property line of the park district
6 facility and it's 152 feet setback from the right
7 of way at Hunt Club Road.

8 MR. TINNES: To give you some idea how
9 this -- to give you some idea how the lighting is

10 going to be cast it is roughly in this area.
11 That would be -- if you can see the blue lines
12 that would roughly be where the illumination
13 would be. Outside of this line it is showing
14 zero on this plan.

15 MR. KEELER: Mr. Commissioner, can I
16 ask for a clarification.

17 CHAIRMAN FOSTER: Sure.

18 MR. KEELER: Thank you. If -- I
19 believe Ms. Velkover said that it was a 75
20 degree --

21 MS. VELKOVER: Our ordinance it says
22 maximum 75 and I believe they are proposing 60
23 degrees.

24 MR. KEELER: Okay. At 60 degrees

64

1 would be a unilateral triangle. If the light
2 were 25 feet high that would probably mean it
3 would shine out 25 feet and if that berm is --

4 MR. TINNES: The berm is here and
5 here.

6 MR. KEELER: It's a 5 -- 50 foot.

7 MR. TINNES: It would be 12, 15 feet
8 with a landscaping.

9 MR. KEELER: Okay. And that's a --
10 that's a 50 foot wide space there?

11 MR. TINNES: The setback, correct.

12 MR. KEELER: Thank you.

13 MR. TINNES: Now, this particular
14 light fixture if I can show it to you here it
15 does not cast any light to the back of the
16 fixture. All the light on the 75 degree would be
17 cast out in front of the light.

18 UNIDENTIFIED SPEAKER: It'll just
19 enhance the glow from the other lights along
20 Grand Avenue.

21 CHAIRMAN FOSTER: Is there anything
22 else, Tracy?

23 MS. VELKOVER: Yeah. There was a
24 question about -- you had indicated that two

65

1 buildings were under letter of intent. There was
2 a question about whether it was part of the
3 building or all of the building and if you can
4 identify at least what type of tenant or --

5 MR. LAIDLEY: Okay. One is for the
6 entire building and it would be single use. The
7 other is a -- a single buyer who intends to sell
8 one or two of the units to other professionals.

9 They are all in the medical area,
10 but I can't give you the names right now. It
11 wouldn't be fair to them. It's nothing more than

12 a letter of intent. We simply did that to see
13 if, in fact, there was an interest.

14 There was some questions earlier
15 about, you know, why build more office buildings.

16 That's a good question. We believe that there is
17 a -- whether it's this property or other
18 properties we believe that there is a need
19 that -- that professionals are tired of -- many
20 of them -- tired of leasing and would prefer to
21 own.

22 There's without question a
23 significant value to owning property. The other
24 thing is just by way of mention that these units

66

1 will be in the neighborhood of \$325,000 on up.
2 So this is not an insignificant investment for a
3 professional.

4 These are going to be well
5 pointed office space so it is -- this is not
6 inexpensive professional space. I will just
7 mention that by way of -- by condominium
8 association bylaws there are ways to restrict the
9 sale of your unit to other users.

10 So we would certainly be open to
11 both sharing the condominium association bylaws
12 as well as restricting the use to -- to the kinds

13 of professionals that you would want to have in
14 your community. So that -- that is something we
15 would undertake without question.

16 MS. VELKOVER: There was a question
17 about whether the village needed office type of
18 development. The village does have a
19 comprehensive land use plan. It's a plan that
20 tries to encourage the development of a balanced
21 community, not only balanced in residential but
22 office residential opportunity for people at all
23 stages of life cycle from people fresh out of
24 college, entry level homeowners to new homeowners

67

1 to senior housing also.

2 The comp plan also does address a
3 balance between residential and commercial and
4 office and right now we've had a lot of growth in
5 residential plus commercial and we have not had a
6 lot of employment based growth and that is an
7 area that would be -- update of our last
8 comprehensive plan was actually identified as an
9 area that we kind of wanted to target.

10 Now, having said that, again it's
11 a -- it's growth in an appropriate area. So
12 that's something that you're going to be looking
13 at tonight.

14 Butch.

15 MR. MAIDEN: One of the things on the
16 comprehensive plan it is interesting it was
17 prepared only in 1997. We had two major areas
18 that were shown for office, one on Milwaukee
19 Avenue and the tollway south of Washington and
20 another area on O'Plaine and Route 120.

21 Well, developers came in there
22 and they told us there was no demand for office
23 space although it was shown for office on the
24 comprehensive plan. I think one developer the

68

1 Plan Commission worked with almost a year in
2 hearings before he was convinced that a major
3 portion of his site would have to be shown
4 through office use.

5 Actually, this type of building
6 is exactly the concept that was discussed for
7 that type of office project. A portion of that I
8 believe is now under development for the multiple
9 family portion.

10 As to whether the office portion
11 will be available soon or not perhaps Jon or
12 Tracy could update us, but we also had the same
13 thing occur with the property at O'Plaine and 120
14 where the developer indicated there was no demand

15 for office in Gurnee and he needed industrial and
16 commercial and the major part of that annexation
17 PUD provided that areas that were north of one of
18 the internal roads abutting single family was
19 restricted to office and one story very similar
20 to what the applicant is proposing.

21 So within the last two years you
22 have had areas that are shown in the
23 comprehensive plan that applicants didn't feel
24 there was a market.

69

1 So perhaps this testimony tonight
2 is -- is a helpful sign that perhaps the market
3 is coming around, but you have allocated those
4 and it does appear that those areas may be
5 available for office in the very near future.

6 UNIDENTIFIED SPEAKER: All right.

7 (Applause.)

8 MS. VELKOVER: There was the
9 statement by the lady that lives in I think
10 Woodside Park that her back yard faces to the
11 south and the bus. That's actually not village
12 property. That's park district property and
13 we'll have to take a look at that situation.

14 There was also a statement that
15 maybe instead of zoning this to office in order

16 to make the pole barn buildings attractive would
17 be a better way to address single family on this
18 property and try to update or to address the
19 appearance of the maintenance buildings and the
20 property that's actually south of this piece is
21 not in the village of Gurnee.

22 It's unincorporated Lake County
23 just like this parcel so we do not have any
24 jurisdiction over that.

70

1 UNIDENTIFIED SPEAKER: It is?

2 South -- our property is in the village.

3 MS. VELKOVER: The house -- the little
4 slice of property that the park district has
5 there.

6 UNIDENTIFIED SPEAKER: We annexed into
7 the village --

8 MS. VELKOVER: Okay.

9 UNIDENTIFIED SPEAKER: -- as far as I
10 understand. Otherwise, it would be burning now.

11 MS. VELKOVER: I'm not aware of that.

12 Again, there was a question
13 about compelling reason to depart from the
14 comprehensive plan. I know you tried to answer
15 that before. I don't know if you want to take
16 another stab at it.

17 MR. LAIDLEY: As I stood up the first
18 time after listening to all of you speak the
19 thought of that old line that says other than
20 that, Mrs. Lincoln, how did you like the play.

21 I want to, I guess, respond by
22 saying that one, you know, the voice is
23 overwhelming. You've articulated real concerns.
24 I live in Libertyville. We have a nice

71

1 residential area. I can identify with everything
2 you're saying.

3 What has influenced us -- or me,
4 if you will, is in Libertyville if you were -- I
5 don't know -- you might be familiar with it on
6 176 just east of Butterfield on the south side of
7 the street there is a development that's very
8 similar. In fact, it influenced my thinking.

9 It is an in-fill in a residential
10 area and the quality of the construction and the
11 owners that occupy -- the professional owners
12 that occupy that space are -- have proven to be
13 in Libertyville anyway an enhancement to that
14 neighborhood.

15 That doesn't mean that it's the
16 same application in Gurnee, but when I look at a
17 mature office park of similar design of what we

18 have in Libertyville, it's less than 500 yards
19 from my house, it is attractive and it works.
20 So that was what led me to
21 perceive the property in the manner that we've
22 talked about tonight. We don't want to be -- we
23 don't want to come into the neighborhood and not
24 be welcome, both from a developer's point of view

72

1 or from certainly the -- the end users' point of
2 view.

3 And I think we can address some
4 of the physical concerns such as lighting, I
5 think we can address that to the satisfaction I
6 think of most people. That's maybe not as hard
7 as it looks.

8 I think the hardest part is
9 perception. I think, you know, words like
10 industrial have been used interchangeably with
11 this and I think that that's very hard. That's a
12 hard perception to get beyond.

13 If you look at this and see
14 something that is -- is hard and abrupt as
15 opposed to transition that's not going to work
16 and so what we're -- in coming here -- and let me
17 say this also that the public process that you're
18 about it is good for you to be here.

19 I mean as hard as it is to listen
20 to this what you're doing is what America is all
21 about. I mean you're -- it's your neighborhood,
22 your -- you're articulating your rights and your
23 village is listening. So it's good that you're
24 here.

73

1 And this is not an easy meeting
2 for me, but at the same time we want to try and
3 go forward with the project but only if we can
4 meet these concerns.

5 And I guess what I would like to
6 do in a sense is turn it back to the public one
7 more time if I can and in the sense of asking
8 if -- if concerns such as lighting and -- the one
9 thing that is difficult in Gurnee and Hunt Club
10 in particular is traffic.

11 There -- I mean you inherited
12 when you bought your property, we've got the
13 problem. It's not going to go away and we're not
14 going to cure it, but we don't think we're going
15 to make it dramatically worse.

16 The visitors to professionals
17 are -- they're not lined up two and three and
18 five deep. You know, it's -- if you go to
19 your -- to most offices it's one and two people

20 that have appointments and they're met and then
21 they -- they come and go, but traffic is an
22 issue.

23 I don't know that we can say
24 anything that's going to make you feel better.

74

1 If there were eight or nine homes on the property
2 it's less traffic, it's -- it's -- maybe it's 20
3 cars, maybe it's 32 cars. If it's my driveway
4 it's six cars.

5 It just depends on the size of
6 your family, but my question is that if what
7 we're proposing is so intrusive to what you
8 perceive as your neighborhood then solving
9 lighting and solving these things isn't going to
10 be the answer. We've got to go back and -- and
11 think of another way to use the property or do
12 something else.

13 So I guess I would say is -- is
14 it solvable in your mind?

15 UNIDENTIFIED SPEAKER: No.

16 UNIDENTIFIED SPEAKER: Real estate
17 values. That's not going to help our real estate
18 values, no.

19 MR. LAIDLEY: Excuse me.

20 CHAIRMAN FOSTER: Sir, while you asked

21 that question I didn't ask you a question. It's
22 really not our procedure to reopen the floor to
23 the public once the floor has been closed to the
24 public.

75

1 I appreciate your concern but
2 once you're finished I believe the Commission
3 will be ready to deliberate on the situation.

4 MR. LAIDLEY: Well, I inadvertently
5 asked the question but let me say this. I think
6 property values are -- we sincerely believe that
7 by bringing in people to occupy who will be
8 obligated through their condominium association
9 to maintain the property who are investing
10 probably by the time you get done a half a
11 million dollars into their particular space these
12 people are we think not only good neighbors but
13 we think they're the kind -- it's -- the
14 equivalent dollar value to some of the property
15 that's around.

16 Certainly taken in the aggregate
17 it's a significant investment far greater than a
18 residential development of eight or so houses.
19 So we believe that this is a good neighbor.

20 I've seen it in Libertyville and
21 if you get a chance -- if the Commission votes

22 this to be referred to the village Board if you
23 get a chance to look at what's going on in
24 Libertyville I think you might see something that

76

1 is compatible with your neighborhood.

2 CHAIRMAN FOSTER: Thank you.

3 I noticed a look of frustration
4 on some of you in the audience just now, but I
5 think that the way the format of this meeting
6 generally works it's difficult to kind of have a
7 problem solving session here.

8 We usually encourage developers
9 and Petitioners to meet in advance with the local
10 neighbors to try to come to any kind of, you
11 know, amenable solutions prior to this setting
12 tonight.

13 So I think at this point I'm
14 going to see if the Commissioners would like to
15 discuss. You know, I've already been asked by
16 Mr. Sula -- or Mr. Winter if he could make the
17 first comment tonight.

18 MR. SULA: Thank you, Mr. Chairman.

19 There's little question in my
20 mind that your team is capable of developing a
21 quality product and I would encourage you to find
22 another location within the village to do so

23 because I think you can do a nice job for the
24 village.

77

1 I'm still really struggling with
2 the compelling reason for rezoning property. If
3 I look at both the history of the zoning as well
4 as the contemplated zoning our comprehensive plan
5 would envision there's nothing even remotely
6 close to suggest that an office building could go
7 on that site.

8 And we're not dealing with
9 perceptions. We're dealing with reality when
10 we're talking about trips be being made. I'm not
11 a traffic engineer, but I know it's nowhere near
12 565 cars a day and I don't think that's good for
13 the communities in that particular part of the
14 village.

15 We generally look at restricted
16 office as a transition area of the zoning
17 district and, frankly, I'm not seeing what your
18 transitioning from or away from or to. I mean
19 we're surrounded by residential.

20 I'm not sure exactly, you know,
21 why you think putting an office building is a
22 transition area. Or transitional. I just don't
23 see it.

1 make a motion without any further discussion.

2 CHAIRMAN FOSTER: You want to discuss
3 it?

4 MR. WINTER: Yeah, sure. I would just
5 like to say I agree with Jim. I mean I think --
6 I tried to think about this a little bit in
7 advance having the material and I think while
8 there might be some argument that it could be
9 somewhat compatible I guess I think of this
10 building with the retention pond in front and the
11 houses on both sides, but I think even this
12 building has got a lot more -- more defining
13 boundaries than this property would have.

14 And so I think first off the
15 comprehensive plan does show it to be residential
16 and I can certainly see why the residents, you
17 know, would have expectations of that although
18 they should know that it's a comprehensive plan
19 and there's really no zoning by us since it's not
20 a part of the village currently but certainly
21 that's -- that's a big factor.

22 I think the traffic, too, is a
23 big concern and really the audience is well aware
24 of that. They've commented about how the -- the

1 four lane expansion going southbound may have
2 some effects. The water park if that's ever
3 built and certainly I think it's clear to all of
4 us whatever the flaws are of this traffic study.

5 Eight houses versus three small
6 office buildings I think could be a very
7 significant difference in -- in a direct
8 comparison and then I think that the third point
9 was that because a contiguous property
10 surrounding this area.

11 There isn't really any office,
12 you know, within a -- a block of -- I mean it's
13 not just right next door but -- but anywhere
14 really and so I agree with Jim that it's -- for
15 those reasons that I think probably others on the
16 Board are concerned about that and I do
17 appreciate everybody coming out and being polite.

18 We are residents like you and --
19 and certainly the Petitioner has the right to
20 come here and have a hearing and they've done a
21 good job and they certainly are nice people
22 trying to accommodate everyone, too.

23 So I really just want to agree
24 with what Jim has already said about this.

1 CHAIRMAN FOSTER: Thank you, Mr.
2 Winter.

3 And, Mr. Sula, you want to make
4 your motion at this time.

5 MR. SULA: I would like to make an
6 unfavorable recommendation with regard to the
7 petition of the Forrest Properties.

8 MR. WINTER: Second.

9 CHAIRMAN FOSTER: There is a motion on
10 the floor and it has been seconded.

11 At this time is there any further
12 discussion?

13 (No verbal response.)

14 CHAIRMAN FOSTER: If not, we'll call
15 for the roll call vote.

16 MS. VELKOVER: McDermott.

17 MS. McDERMOTT: Aye.

18 MS. VELKOVER: Winter.

19 MR. WINTER: Aye.

20 MS. VELKOVER: Papp.

21 MR. PAPP: I'm sorry. Me?

22 MS. VELKOVER: Yes.

23 MR. PAPP: Aye.

24 MS. VELKOVER; Ross.

1 MS. ROSS: Aye.

2 MS. VELKOVER: Sula.

3 MR. SULA: Aye.

4 MS. VELKOVER: Finn.

5 MR. FINN: Aye.

6 MS. VELKOVER: Foster.

7 CHAIRMAN FOSTER: Aye.

8 The motion has been carried.

9 The Plan Commission is forwarding an unfavorable
10 recommendation to the village Board. As I've
11 indicated in the meeting tonight on two occasions
12 our recommendation is simply that it's an
13 advisory recommendation.

14 Members of the village Board will
15 certainly look at the minutes of tonight's
16 meetings, they will see your testimony, they will
17 see why we made the decision that was made, but
18 this is not the final decision on this particular
19 matter.

20 Maybe, Tracy or Jon, if you want
21 to -- I don't know if you want to tonight discuss
22 the village Board, but we might give an idea of
23 how residents can follow this process.

24 MS. VELKOVER: Right. This is a

1 little unique because it is also an annexation.

2 So it depends if the Petitioner decides to
3 proceed with this. It will be sometime in the
4 future.

5 The Plan Commission -- or I'm
6 sorry -- the village Board meets two times a
7 month. They meet the first and the third -- I'm
8 sorry -- first and third Mondays of the month.
9 The agendas are set the Wednesday before those
10 meetings date.

11 You can call up to the village
12 hall and find out what's on the agendas for those
13 dates. We also have -- we post the agendas here
14 in the window and we put them on the internet,
15 too.

16 So but because it is an
17 annexation if they do decide to go forward it
18 will not be anytime within the next couple of
19 weeks. It will be at least three to four weeks
20 down the road because there is a legal notice
21 that we have to publish in the newspaper.

22 CHAIRMAN FOSTER: And at the village
23 Board meeting there is also, again, an
24 opportunity for you as members of the public to

1 comment and testify and go on record before the
2 village Board members voicing your concerns.

3 If there is no further business
4 tonight I would entertain a motion.
5 MR. SULA: If you have E-mail
6 capability you can contact the village to
7 automatically receive a notice of all public
8 meetings so you don't have to continually call
9 and ask. They'll just send it to you
10 automatically by E-mail. Jon or Tracy, I'm sure,
11 can tell you how to do that.

12 I move to adjourn.

13 CHAIRMAN FOSTER: Okay.

14 MR. WINTER: Second.

15 CHAIRMAN FOSTER: Okay. Adjourn.

16 (End of proceedings
17 at 9:08 p.m.)

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84

STATE OF ILLINOIS)

) SS:

COUNTY OF L A K E)

I, SUSAN R. PILAR, do hereby certify
that I am a court reporter doing business in the
County of Lake and State of Illinois; that I reported
by means of machine shorthand the testimony given at
the foregoing Report of Proceedings, and that the
foregoing is a true and correct transcript of my
shorthand notes so taken as aforesaid.

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