

PLAN COMMISSION

MAY 3, 1995

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

Members Absent: Dan Robison

Other Officials Present: Jon Wildenberg, Director of Building; Tracy Einspanjer, Village Planner; Bud Reed, Village Engineer; Butch Maiden, Rolf Campbell & Assoc., and Barbara Swanson, Village Attorney

1. Call to order by Chairman Rudny at 7:30 P.M.
2. Mr. Hellstern moved, seconded by Mr. Smith, to approve the minutes of April 19, 1995, as presented.

Roll Call Vote:

Ayes: Cepon, Smith, Hellstern, Kaplan & Rudny
Nays: None
Abstain: Gill
Motion Carried 5-0-1

3. Concord Homes Inc. Petition to rezone property north of the Com Ed ROW and east of Arlington Drive from R-3 PUD to R-5 PUD

Mr. Bill Rotollo, Vice-President of Land Acquisitions for Concord Homes, Inc., was in attendance.

Mr. Rotollo stated that Concord is requesting a continuance of the rezoning hearing. He stated that Concord is revising the footprint of the proposed townhome units in order to accommodate recent market trends. Concord will be submitting the new plans for the townhome units in the next several days.

Mr. Rudny asked Ms. Einspanjer about the agenda load for upcoming Plan Commission meetings. Ms. Einspanjer stated that the agenda for the May 17, 1995 meeting does not have any scheduled public hearings.

Mr. Rotollo stated that Concord would be ready to proceed on May 17.

Mr. Cepon moved, seconded by Mr. Smith, to continue the public hearing on Concord Homes, Inc. petition to rezone property located north of the Com Ed ROW and east of Arlington Drive from R-3 PUD to R-5 PUD.

Roll Call Vote:

Ayes: Gill, Cepon, Hellstern, Smith, Kaplan & Rudny
Nays: None
Motion Carried 6-0

A member of the audience requested that the minutes reflect that there was no discussion by the Plan Commission before the motion was made and approved to continue the public hearing to May 17, 1995.

4. Informal Discussion: Faulkner Property

The following persons were in attendance on this matter:

Mr. Allen Inbinder, property owner; Mr. Jon Martin, JEN Land Design; Mr. Bob Cowhey, Cowhey & Associates; and Mr. Bruno Pasquinelli, Pasquinelli Development Group.

Mr. Inbinder stated that this property is in Lake County Sanitary District's Facilities Plan Area (FPA). However, sanitary service by Lake County is not practical since service would come from the north and Wadsworth has made a conscious decision to develop with large lots on septic systems. Therefore, he approached North Shore Sanitary District (NSSD) and Lake County about obtaining a FPA change that would allow this property to be serviced by NSSD. He stated that he has entered into a tri-party agreement with Lake County and NSSD to change the FPA for this property and an additional 518 acres north of Stearns School Road. The total acreage in the FPA change is 560 and includes some property east of Rt. 41 which is in the floodplain. The tri-party agreement allows development at a density of 2.0 DU/acre for the area within the FPA change. Mr. Inbinder stated that some of the property is un-developable because it is within the floodplain.

The FPA includes: O'Connor Farm (north of Faulkner property)
Faulkner property includes 4 homes that are not part of Mr. Inbinder's plan
Western Development Corp property - NWC Stearns School & Dilleys
County detention area along Stearns School Road
Property north of Stearns School Road & east of Rt. 41

Mr. Inbinder stated that it is his idea that the property north of Stearns School Road should develop at a greater density to the south and transition to a lower density to the north (adjacent to Wadsworth). His concept plan has the southern 74 acres developing at a density of 2.5 DU/acre, the middle 96 acres developing at 2.0 DU/acre, a 20 acre park site in the wooded area and the northern 137 acres developing at 1.5 DU/acre. The overall density of the area would be 1.78 DU/acre which is consistent with the Comp Plan which indicates <2 DU/acre.

Mr. Inbinder stated that his plan for the area directly north of Stearns School Road continues the transition from the Pembroke area. He stated that the lots in Pembroke Oaks are similar in size to what he is proposing on this site.

Mr. Jon Martin reviewed the proposed development plan. The lots along the perimeter of the site are larger in order to provide a buffer to Dilleys and Stearns School Road. Access to the site is planned from Stearns School Road opposite the drive from Pembroke Oaks. The alignment of this road to the north results in it straddling Mr. Inbinder's property and the property to the east. He stated that this alignment would have to be worked out. A second access into the site is provided off of Dilley's Road as far north as possible to eliminate any conflict with the intersection. Detention is provided in the northeast corner of the property. They would like to acquire the property that the County owns and is using for detention along Stearns School Road and combine detention facilities. However, they do not have any control over this property.

The average lot size in this proposed development is 11,048 sq. ft. There are 7 lots at 8,750 sq. ft. and 13 lots between 8,750 and 9,000 sq. ft. 71% of the lots are 10,000 sq. ft. or larger. The minimum lot width is 70 feet. Approximately 33% of the lots will be able to accommodate a home with a 3-car garage.

Mr. Inbinder stated that it is not his intention to compete head to head with the developments in the Grand-Hunt area. He stated that the price of the units is not set, but that they will probably start around \$180,000.

The Commission was concerned that based upon the lot sizes and proposed housing cost that this would directly compete with the developments in the Grand-Hunt area.

Mr. Rudny stated that the lots in Pembroke Oaks are larger than those proposed by this plan. The smallest is 10,000 sq. ft. and they probably average close to 13,500 or 14,000 sq. ft. Therefore, he did not see this plan as a continuation of the transition to lower density. He stated that the density is inconsistent with the Comp Plan and the development pattern in the area. He also cited the lot sizes in Spruce Pointe Estates.

Mr. Kaplan expressed concern with the density. He said that the transition to lower density is started in the Pembroke Oaks community and that the transition should continue to lower density. The other commissioner's agreed.

Mr. Hellstern expressed concern about the road network through the site. He stated that the current road network on the site would promote cut-through traffic.

Mr. Martin explained that street network was designed with a T or dead-end intersection to reduce the potential for cut-through traffic. Also, a stop sign would be installed internal to the site.

Mr. Hellstern indicated that it was still his opinion that the road network promotes cut-through traffic.

Mr. Smith expressed concern about the depth of lots along Stearns School and Dilley's Road. He stated that lots that back or side to these roads should be deeper or wider.

Mr. Rudny summed the Plan Commission's concerns: cut through traffic, density in relation to the Comp Plan and the developments in the area (Pembroke Oaks and Spruce Pointe) and lot depth/width adjacent to Stearns School and Dilley's Road.

Mr. Cepon moved, seconded by Mr. Gill, to adjourn the meeting at 9:15 P.M.
Voice Vote: All Ayes

Respectfully submitted,

Tracy Einspanjer, Secretary
Plan Commission