

**PLAN COMMISSION  
COMPREHENSIVE PLAN UPDATE  
WORKSHOP SESSION  
JUNE 28, 1995**

Members Present: Dan Robison, Carl Cepon, Ken Hellstern, Bill Smith, Steve Kaplan & Chairman Rudny

Members Absent: Bill Gill

Other Officials Present: Tracy Einspanjer, Village Planner; Jon Wildenberg, Director of Building & Zoning; & Butch Maiden and Richard Williams, Rolf Campbell & Assoc.

1. Call to order at 7:00 P.M.
2. It was explained that this is the first workshop session for the update of the Village's Comprehensive Land-Use Plan.

Mr. Williams addressed areas that are currently in the Village's planning boundaries that have either been annexed by other communities or have committed development plans in the County. Specifically, he addressed 460+ acres that Old Mill Creek annexed and 1,300+ acres that has committed development plans in the county. He also addressed areas where there are no firm plans by either the county or any adjacent municipalities. Decisions will need to be made about whether to remove areas from the Village's planning boundaries. Areas that have been annexed or which have specific development plans in the County may be candidates for removal. However, areas where there are no firm development plans still have planning implications for the Village and therefore, should remain in the planning area.

Mr. Maiden outlined the evolution of the Village's population since the 1990 Comp Plan. The population in 1989 (special census) was 11,339, in 1990 it was 13,701 (1990 Census) and in 1993 it was 17,031 (special census). The current estimated population, based on building permit activity since the 1993 special census, is 21,000.

Mr. Maiden explained that the Village has developed fairly consistent with the 1990 Comp Plan. However, the density of development is actually less than what was envisioned. For example, in the Grand-Hunt area there are 15-20% less units than what was envisioned.

The existing policy in the Comp Plan is to provide housing opportunities for persons at all stages of the life cycle. In addition, a goal is that a minimum of 50% of the housing units be detached single family. Mr. Maiden explained that, in 1990, the housing mix was 54% detached single family and 46% all other unit types. From 1990-1994 the Village added 2,978 housing units; 1,958 detached single family (66%) & 1,020 all other unit types (34%). The Village's current mix is close to 58% detached single family and 42% all other types.

Mr. Maiden went through some growth scenarios for the next 20 years. Scenario 1 assumes the addition of 200 units/year, scenario 2 assumes 250 units/year and scenario 3 assumes 600 units/year. Based on these scenarios the population in 20 years could be anywhere from 31,000 (scenario 1) to 50,000 (scenario 3). However, based on the available land in the village's planning area and the current comp plan land-use designations it would be impossible to achieve the growth in scenario 3.

Mr. Maiden explained different housing mix growth scenarios for the next 20 years and their impact on the Village's overall housing mix. Scenario 1 assumes an average growth of 200 units/year with 65% being detached single family and the remaining 35% being all other types. Based on this scenario, the Village's housing mix in 20 years would be 60% detached single family and 40% all other types. Scenario 1A assumes the same growth (200 units/year) but with 50% being detached single family and 50% being all other types.

Based on this scenario, the Village's housing mix in 20 years would be 55% detached single family and 45% all other types. Scenario 2 assumes an average growth of 250 units/year with 60% being detached single family and 40% being all other types. Based on this scenario, the Village's housing mix in 20 years would be 59% detached single family and 41% all other types.

Mr. Maiden discussed whether the 3 housing mix scenarios could be accomplished based on the current land-use designations in the comprehensive plan. To accomplish the single family development in the scenarios, the Village would need to add 2,000-3,000 units over the next 20 years. This is possible based on the land-use designations in the Comp Plan. To accomplish the multi-family development (all other unit types) in the scenarios, the Village would need to add 1,400-2,000 units over the next 20 years. Based on the land-use designations in the Comp Plan this number of units would not be possible.

To determine what changes would be necessary to accommodate the multi-family growth envisioned in the 3 scenarios above, Mr. Maiden stated that if the multi-family projects that have been before the Commission on an informal basis are included ( i.e., Kaufman, Khayat & Lossman), it would still not be possible to achieve 1,400-2,000 units. If you include property which the Village has been requested to examine for multi-family potential (Mayer, Penguin Group and Lake Karina), then it is possible to get to the number of multi-family units in the 3 scenarios.

The Plan Commission will need to make decisions. For example, what should be the Village's housing mix goal? Should the housing mix policy plan be amended or changed? Should a specific housing mix goal be defined (60%-40%)? Should map amendments be made to address the possibility of more multi-family development in order to achieve some of the housing mix scenarios discussed above? If map changes are desired, then the Commission should consider ways to control the character of the community. For example, since Rt. 21 is a major corridor through the community any map changes that would allow residential development in this area should be tied to something that will help preserve the community's character (i.e., require an office/employment component to developments, require a greenbelt along the roadway, restrict building height, etc.).

Mr. Maiden presented information (from 1990) on other communities in the area and their mix of housing units. The Village's mix compares very close to that of Grayslake, Lake Villa, Antioch and Zion. Most of these communities have a housing mix of 55%-60% detached single family and 35%-40% all other unit types.

Mr. Hellstern asked if it was necessary or good to set a specific housing mix goal in the Comp Plan. Mr. Maiden stated that it depends upon the goal of the Village. If you want to provide housing opportunities to persons at all stages of their life cycle then it is important to provide a mix of apartments, duplexes, townhomes, entry single family and upscale single family. He stated that the definition of multi-family includes everything that is not detached single family.

Mr. Kaplan asked if anything could be done in the Comp Plan that would control development trends. He expressed a concern that multi-family development could take off very quickly and greatly upset the balance of single family to multi-family. Mr. Maiden stated that it is dangerous to set a moratorium on a specific type of development. He stated that a Comp Plan goal could be an absorption rate of X number of multi-family units per year based on the market.

Mr. Maiden discussed the Village's employment by sector and the changes that have occurred since 1985( information that was used in the 1990 Comp Plan). Overall, the Village has added approximately 7,100 jobs between 1985 and 1992. Most of the growth has been in the retail sector. The current goal of the Comp Plan is to provide .68 job opportunities for every resident. If this remains the goal of the Village, then an additional 9,000 jobs will be necessary if the Village's population reaches 31,000. Mr. Maiden

examined job opportunities given the land use designations in the Comp Plan (Grand Tri-State Business Park, Lodesky property, in-fill along Delany Road and Washington Street, Merit Club, Gwaltney property and along Grand and Milwaukee Avenue). Based upon employment opportunities provided by these properties it is possible to achieve an additional 9,000 jobs. If properties along Milwaukee are considered for residential it still is possible to achieve 9,000 additional jobs if some office/employment component is built into the development. Some communities provide 3 job opportunities for every resident. The Commission will need to determine if a change to the goal of .68 job opportunities per resident is desired. A goal could also be to target employment in a particular sector (i.e., office, industry/manufacturing, retail). Mr. Maiden noted that there was a large increase between 1985 and 1992 in retail jobs in the Village. The Commission needs to look at how an increase in this sector translates into housing needs.

Chairman Rudny stated that the housing mix and employment numbers appear to be encouraging. It appears that the community is growing as envisioned; a balanced community with a wide range of housing and employment opportunities.

Mr. Kaplan expressed concern about the competition of land for multi-family versus office/employment development. He asked what could be done to encourage job creation. Mr. Maiden cited the requirement of mixed use development; require an office/employment component for multi-family developments.

Mr. Maiden pointed out that, as a rule, multi-family generate less children than single family. He also pointed out that if there was no more multi-family development in the Village, the final housing mix would be 75% single family and 25% multi-family.

Mr. Smith expressed concern about properties that could develop in either Gurnee or Waukegan. He noted that, unlike Waukegan, the Village collects school, library and park impact fees.

There was brief discussion about the housing needs of senior citizens. Mr. Maiden stated that with the recent senior projects in Gurnee (Gurnee Meadows and Assisi Homes of Gurnee) the opportunity for seniors to find housing in Gurnee is pretty good.

There was discussion about the current plans for Rt. 53 and how they impact the development potential of properties in the Village's planning boundaries. The plans for Rt. 53 (Rt.120) to go over O'Plaine Road severely impacts any service/employment potential at this intersection. Also, care must be taken when planning residential in this area. The planned improvements at Rt. 53 (Rt. 120) and Rt. 21 do not improve access to the properties along Rt. 21 and therefore, don't necessarily lock in their potential for office/service development.

Mr. Maiden asked the Commissioners to look through the information presented this evening and to think about some of the issues that were raised; mix of housing units, employment opportunities, community character, proposed Rt. 53 improvements, etc. More refined information will be worked on for the next meeting.

The next Comprehensive Plan workshop session will be held after the Plan Commission's regularly scheduled meeting on July 19, 1995.

Mr. Cepon moved, seconded by Mr. Smith, to adjourn the meeting at 9:05 P.M.

Respectfully submitted,

Tracy Einspanjer, Secretary  
Plan Commission