

PLAN COMMISSION

JULY 19, 1995

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

Members Absent: Dan Robison and Ken Hellstern

Other Officials Present: Jon Wildenberg, Director of Building; Tracy Einspanjer, Village Planner; E.M. "Butch" Maiden, Rolf C. Campbell & Assoc.

1. Call to order at 7:30 P.M. by Chairman Rudny.
2. Due to the absences of Messrs. Robison and Hellstern, it was decided that the approval of the minutes of June 21 and 28, 1995, would be postponed to the next scheduled Plan Commission meeting.
3. Final Plat: Gurnee Meadowwoods Subdivision

Mr. Wes Dunski, developer, was in attendance.

It was explained that this subdivision is located south of Keith Ave., north of Pacific Ave., east of Northwestern, and west of Magnolia. The property consists of 8.09 acres under the R-3 zoning district. The total subdivision will consist of 26 lots and one outlet. The minimum lot size is 10,000 square feet and the lots will meet the R-3 zoning standards for setbacks.

This subdivision will be platted in three phases. This final plat is for the construction of 14 lots along Atlantic Ave., and the detention area, which is outlet A.

Full public improvements will be installed.

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

Mr. Smith moved, seconded by Mr. Cepon, to forward a favorable recommendation to the Village Board on the Final Plat of the Gurnee Meadowwoods Subdivision for the construction of 14 lots and 1 outlet.

Roll Call Vote:

Ayes: Cepon, Smith, Gill & Rudny

Nays: None

Motion Carried 4-0

4. Final Plat: Providence Oaks Phase II

Mr. Mike Doran, developer, was in attendance.

It was explained that this subdivision is located north of Rt. 120 and east of O'Plaine Road and is zoned R-3 PUD. Phase II consists of 57 lots on a total of 23.404 acres.

Ms. Einspanjer explained that the subdivision contains open space and a lineal trail system to connect to the existing trail system in Country Trails.

The landscape and tree replacement plans have been submitted to staff for review. Detention is located south along Rt. 120.

Full public improvements will be installed.

* Mr. Kaplan arrives at 7:40 P.M.

In response to Chairman Rudny, Mr. Doran stated that an easement has been granted to the Newmans for the connection of their driveway.

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

Mr. Gill moved, seconded by Mr. Smith, to forward a favorable recommendation to the Village Board on the Final Plat of Providence Oaks Phase II.

Roll Call Vote:

Ayes: Cepon, Smith, Gill, Kaplan & Rudny

Nays: None

Motion Carried 5-0

5. Final Plat: Greenleaf Professional Campus

Mr. Martin Tuohy, developer and contractor; Mr. Lyle Peterson, property owner; and Ms. Margaret Borchia, attorney, were present.

Ms. Einspanjer explained that this site is located on the west side of Greenleaf (south of the Greenleaf Commons Office Complex) and north of the city limits of Park City. The property is zoned C/O-1, and currently is comprised of two lots. Each lot has a 10-foot wide utility easement which is located along the common side lot line. Both lots are under common ownership.

The property owner intends to build an office building on this site; however, the utility easements fall in the middle of the property. This plat will consolidate the lots into one, vacate the current utility easement, and dedicate a new easement along the west and north property lines.

Ms. Einspanjer informed the Commission as to the uniqueness of this site. The adjacent property, which is in Park City, is under the same ownership as this site in Gurnee. The property owner is requesting that a cross access and parking easement be provided between these two sites. Staff is concerned with this easement and wants it removed from the plat.

Ms. Borchia stated that the Gurnee site consists of 2.5 acres and one building is proposed. The Park City site consists of 6 acres and two buildings are proposed. The cross access and parking easement is to provide access and connect the parking lots for these two sites. All buildings will be of the same materials, architecture, and have similar landscaping.

Mr. Tuohy stated that curb cuts and turn lanes will be installed for this site. There will be 116 parking spaces for the Gurnee building, which exceeds the Village's requirement. The Park City site is proposed to have 221 parking spaces.

Ms. Borchia stated her opinion that this plat meets the Village's requirements and the parking and cross access easement should not be an issue.

Ms. Einspanjer stated that, in the Village of Gurnee, each lot must stand on its own. This means that sites must be able to provide parking on-site in accordance with Village code. Parking cannot be shared between sites. The concern with the easement is that the Village does not have any jurisdiction over development in Park City and, therefore, does not know whether enough parking will be provided to ensure that a parking problem does not spill over onto the Gurnee site.

In response to the Commission, it was stated that the main access to this site will be from Greenleaf. The cross access and parking easement is needed for ingress/egress for the site as a whole. The access point of Greenleaf can not be moved further south because the County is making the improvements and it would take over a year to change.

Mr. Tuohy stated that the building in Gurnee will be constructed first because it is closest to the access point. It is already 65% leased.

Mr. Wildenberg suggested that the language be changed to ingress/egress easement on the plat and questioned if the developer would be open to the Village's staff having a courtesy look at the plans in Park City.

Mr. Tuohy questioned if the Commission would be satisfied if the parking for the buildings in Park City met the Village of Gurnee's parking requirements.

Ms. Einspanjer stated it is possible to record covenants on both sites that would ensure the number of parking spaces meet the Village of Gurnee's requirements.

Mr. Kaplan moved, seconded by Mr. Smith, to forward a favorable recommendation to the Village Board on the Final Plat of the Greenleaf Professional Campus subject to: a covenant on parking requirements recorded on the plat; change the cross access and parking easement to an ingress/egress easement; and provide the Village with the courtesy of viewing the plans for the Park City site.

Roll Call Vote:

Ayes: Cepon, Smith, Gill, Kaplan & Rudny

Nays: None

Motion Carried 5-0

6. Informal Discussion: Faulkner Property

Mr. Alan Inbinder, developer; Mr. John Martin, Jen Land Design; Mr. Jerome Meister, Meister Group, and the property owners were in attendance.

Mr. Inbinder stated that the revised plan consists of 94 lots located on 42.5 acres at the northeast corner of Stearns School Road and Dilley's Road. (This does not include the old school house or the detention pond).

The average lot size is 13,350 square feet; minimum lot size is 10,530 square feet; and the minimum lot width is 80 feet. The overall density is at 2.2 du/ac. The Village's Comp. Plan shows the density at 0-2 du/ac for this site.

The road system has been designed so as to discourage cut-through traffic. The following depicts the road network:

- one egress at each end of the property;
- one access provided to the north for future development;
- the ingress/egress off of Dilley's will be at the furthest point away from the light;
- the entrance off of Stearns School will align with Westfield drive;
- speed bumps will be installed on the through roadway to slow the traffic; and
- an additional cul-de-sac has been added

Mr. Martin stated that this site is looking at the possibility of utilizing the existing detention pond along Stearns School Road.

Mr. Meister stated that he is a semi-custom builder and is looking at developing this site. He informed the Commission that there is a lot of work yet to be done with this plan; however, he can not see the development of any more than 94 lots.

Mr. Meister further stated that he is currently developing the Ambria Subdivision in Mundelein. This subdivision is at 3 du/ac, but has no detention acres because it is next to a 80 acre wetland area.

He stated that in order to accommodate a three-car garage the lot width must be at least 89 feet. This site is intended to have 25% of the lots available for three-car garages.

Mr. Smith stated that he would like to see deeper lots along Stearns School Road and the density at 2 du/ac.

Mr. Kaplan stated his opinion that the developer is headed in the right direction.

The Commission stated that they would like to see the density at 2 du/ac and 25-40% of the lots available for three-car garages.

Mr. Cepon moved, seconded by Mr. Gill, to adjourn the meeting at 9:00 P.M.
Voice Vote: All Ayes

Respectfully submitted,

Connie S. Dinsmore, Secretary
Plan Commission