

**PLAN COMMISSION
COMPREHENSIVE PLAN UPDATE
WORKSHOP SESSION
AUGUST 16, 1995**

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

Members Absent: None

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

1. Call to order at 8:35 P.M. by Chairman Rudny.
2. The tour of the Rt. 21 properties has been canceled due to bad weather. It was stated that the tour will be rescheduled for September 14, 1995, at 6:00 P.M.

Mr. Kaplan questioned whether the Village should be looking at residential plans for the Rt. 21 properties since the Commission is still in the early stages of its investigation regarding amending the land use designation for these properties.

Mr. Maiden suggested that the Village might want to continue to view concept plans for the Rt. 21 properties in order to get a feel for the different proposals. It also allows for somewhat of a competition between the plans for these properties; with more favorable reaction being given to projects with low density, variety of product type, variety of land uses, tree preservation and landscaping, amenities and outstanding architecture.

Mr. Maiden informed the Commission that the Village Center Plan has not been updated since 1979. Mr. Maiden and Mr. MacLean presented plans depicting possible revisions to the Village Center Plan that can be incorporated into the Comprehensive Land Use Plan.

Sub Area A1: Grand Avenue and Rt. 132 (eastern point) to railroad underpass.

This area is comprised of mainly single homes (some which have been converted to office/service uses), small buildings and on-street parking. There are overhead power lines on the north side of Grand. Because of these overhead lines, little to no vegetation exists or can be planted in the ROW. The Village's Pedestrian/Bicycle Trail Master Plan also provides for a future bike path along Grand Avenue in this area.

Mr. MacLean stated that the Village may want to look at the elimination of the overhead power lines to allow more room for the bike path and any associated landscaping. The location of overhead lines is unsightly and makes it impossible to plant trees in close proximity to the sidewalk.

A traffic signal is proposed at the intersection of Rt. 132 and First Street. The anticipated timing of this light is 1996. This light will factor into the bike path by helping to move pedestrian/bike traffic across Rt. 132.

There was a suggestion that the bike path be moved to the rear of the lots on the south side of Grand Ave. (some of the existing Drexel Ave. ROW may be used).

Mr. MacLean stated that the potential exists for connection of parking facilities between lots in the Village Center area.

Mr. MacLean brought up the idea of using pictures in the updated Village Center Plan depicting some of the existing home conversions as examples of "do's" and "don'ts" for preserving the street facade. Some of the items would include: site lighting, signage, and architecture. Out of courtesy, the Village would contact property owners to get approval to use pictures of their property.

Sub Area A2: Railroad to Grand and Rt. 132 (western point).

Mr. MacLean noted the stark contrast between this sub area and the one discussed earlier. This area contains a number of commercial and public buildings. Many of the lots have some portion of their parking area in front of the buildings. The result is a view of asphalt from Grand Avenue with little or no vegetation. The appearance of this area could be dramatically improved by removing a few parking spaces per lot and planting trees in their place. In the past, businesses have been unwilling to lose any parking because of a perceived parking shortage. With the Village's recent purchase of the Rustic Manor property for conversion to a park and parking lot, businesses should be able to lose a few parking spaces.

It was suggested that Old Grand be rerouted to form more of a T-intersection with Grand. In addition it was suggested that Old Grand, west of Emerald, be closed to combine the future park site and the Mother Rudd house.

Sub Area C: Northwest and Northeast corners of Washington and O'Plaine.

It was explained that the typical development of the commercial piece at the northeast corner of Washington and O'Plaine under C/B-2 standards would result in a strip building with parking out front and loading docks and truck circulation to the rear. This places the truck traffic adjacent to the townhomes of Kensington. Mr. MacLean stated that the Village may want to encourage, through the Comp Plan, a Village Square type of commercial development for this lot. A Village Square design would encourage the placement of buildings closer to the roadway (facing each other) with parking in the middle.

There was discussion about the post office and their need to expand. The relocation of the post office to the western portion of the Brookside commercial parcel would fit into the overall Village Center plan. Although the post office is not pursuing the purchase of this property, the Plan Commission may want to incorporate this idea into the Comp Plan.

There were comments as to how the pedestrian/bicycle path system would cross the railroad tracks and connect this area to the Blackstone area.

Mr. Maiden stated that the Village should also examine the issue of parking for multi-family units in light of the potential for their conversion to condos.

Mr. Maiden noted other communities that have utilized Village Square design for commercial areas. Mr. Robison asked if Mr. Maiden could provide a list of these developments and the communities in which they are located so that he can go view them.

The next workshop session was set for Thursday, September 14, 1995, at 6:00 p.m. The meeting will convene on property located on the east side of Rt. 21, adjacent to and north of I-94. The Commission will view the Rt. 21 properties and then return to the Village Hall to continue the meeting.

Mr. Gill moved, seconded by Mr. Smith, to adjourn the meeting at 10:00 P.M.

Respectfully submitted,

Connie S. Dinsmore, Secretary
Plan Commission