

**PLAN COMMISSION
COMPREHENSIVE PLAN UPDATE
WORKSHOP SESSION
SEPTEMBER 14, 1995**

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

Members Absent: None

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

1. Meeting was called to order at 7:30 p.m.
2. Discussion of Rt. 21 Properties

The Plan Commission discussed the three Rt. 21 properties that were viewed just prior to the meeting. The following comments were made in regard to the properties.

MAYER PROPERTY: Contains approximately 42 acres on the east side of Rt. 21 between Saratoga Square and I-94.

- Mr. Maiden stated that if you assume preservation of the areas containing tree masses and if the first 100 feet of the property is left as greenspace, then the total buildable area is approximately 35 acres. The site has a significant grade change and a Commonwealth Edison right-of-way is located to the rear of the parcel. Access will not be easy because of the bridge over the Tollway and the ramp onto the Tollway. The main access into this site will also serve as the access point for the parcel on the west side of Rt. 21. Therefore, its location is extremely important. The triangular area between Washington Street, Rt. 21, and I-94 has three high points. This area has the ability to develop with three users for a total of 300,000 sq. ft. of office space.
- Mr. Robison stated concern with Mr. Mayer's development plan which reflects 4 buildings parallel to Rt. 21. He thought that the orientation of these buildings along Rt. 21 would appear sterile and massive. A better, more imaginative site plan could be developed. Based on the property's grade change, he expressed concern about the ability to preserve trees in the areas along the east property line where buildings are proposed.
- The Commission discussed the possibility of mixed development on the site. There was some discussion about the possibility of office/service along the property's Rt. 21 frontage and residential to the rear. There was also discussion about office/service along the south property line, where there is visibility from the Tollway, and residential to the north. A suggestion was made that the day care center be moved further south and an internal access road be provided.

LAKE KARINA : Contains approximately 54 acres on the east side of Rt. 21 south of I-94. Only about 10-15 acres is buildable.

- Mr. Maiden stated that, of the three sites that the Commission visited this evening, this has the most environmental constraints. Accessing the site is difficult because of these environmental constraints.
- Mr. Maiden stated that south of the Lake Karina property are two single family lots. Some wetlands exist on the back 1/3 of these properties. These properties are under one ownership; the owner was in attendance.

- The Commissioners had mixed feelings about the development potential for the Lake Karina property. Some felt that the site was perfect for an office campus development. Others felt that multi-family would be a good fit with the lake.
- Mr. Kaplan suggested that the Commission examine employment opportunities in the community before making decisions about converting any property from office/service to residential.

PRITZGER: Contains approximately 37 acres and is zoned C/O-2.

- Mr. Maiden stated that, of the 3 sites, this has the fewest environmental constraints. Approximately 30+ acres is buildable. Based on the size of the parcel and FAR of the C/O-2 district, the site could produce approximately 1,000 office jobs. However, if the site is developed with residential at a density of 2 DU/acre, then 1,000 residents could be generated.
- Many of the Commissioners felt comfortable with the C/O-2 zoning on this property. Access to the site would be easy.
- Mr. Robison thought that the property was suited for low density multi-family development (townhomes).

The meeting was adjourned at 8:30 p.m.
Voice Vote: All Ayes

Respectfully,

Connie S. Dinsmore, Secretary
Plan Commission