

PLAN COMMISSION

January 7, 1998

Members Present: Bryan Winter, Lyle Foster, Bill Smith, Carl Cepon, Krysti Kovarik, and Chairman Rudny

Members Absent: Steve Kaplan

Other Officials Present: Tracy Velkover, Village Planner; Jon Wildenberg, Director of Building and Zoning; Barbara Swanson, Village Attorney; and E.M. Maiden, Village Building Consultant

1. Meeting was called to order by Chairman Rudny at 7:30 P.M.
2. a. Mr. Winter moved, seconded by Mr. Smith, to approve the minutes of December 17, 1997, as presented.

Roll Call Vote:

Ayes: Winter, Foster, Smith, Cepon, Kovarik and Rudny

Nays: None

Abstain: None

Motion Carried: 6-0-0

3. **Vacation of Public ROW: Constitution Avenue**

(The subject property consists of approximately 6,900 sq. ft. of Constitution Avenue right-of-way located between 2055 and 2029 Madison Avenue. The property is zoned R-3 PUD and was dedicated as a second entrance into the subdivision. The property owners adjacent to this ROW are requesting its vacation.)

Tracy Velkover added that during the planning and platting of the Westgate Subdivision, there was right-of-way that was dedicated between lots 94 and 26 that goes out to Dilley's Road as a second entrance into the subdivision. The right-of-way was never improved and shortly after the platting after this phase of Westgate, the property to the north was zoned and a second entrance was platted and built into the subdivision from Stearns School Road. There is no longer any need for this right-of-way because there is a second entrance into Westgate, one off of Stearns School and one off of Dilley's Road. It is doubtful that the County would allow another curb cut out at this location. The adjacent property owners have signed a petition to vacate the right-of-way and it has been circulated to the various department heads. They have supported this vacation and now it is before the Plan Commission for a recommendation to the Village Board.

Mr. Cepon moved, seconded by Mr. Winter, to forward a favorable recommendation to the Village Board as presented.

Roll Call Vote:

Ayes: Winter, Foster, Smith, Cepon, Kovarik and Rudny
Nays: None
Abstain: None
Motion Carried: 6-0-0

4. **Continued Public Hearing: Bristol Chicago L.L.C.**

(The subject property consists of approximately 42 acres that is located east of Rt. 21 and south of Washington Street. The property is zoned "S" Suburban in Lake County. The petitioner is requesting approval of a Planned Unit Development with underlying R-6, Multi-Family, on approximately 31 acres and C/O-2, Office/Research, on approximately 11 acres. Preliminary PUD Plat approval is requested on the residential portion of the property to allow development with 260 multi-family residential dwelling units, a recreational center, swimming pool, clubhouse and other amenities.)

Tracy Velkover added that since the first public hearing, Bristol Chicago L.L.C. has revised the plans based upon the comments and concerns of the Plan Commission. Some of the residential units have been eliminated, the amount of office property has been increased and the residential building architecture has been modified and the 100 ft scenic corridor along the frontage of the office parcels has been accommodated.

Harold Francke, Attorney with Rudnick & Wolfe representing Bristol Chicago L.L.C. stated the plan has gone through substantial revisions due to the comments received by the Plan Commission at the last appearance.

John Martin, Vice President of JEN Design stated he was attending the meeting in place of Jon Nelson, President of JEN Design who was not able to attend due to illness. Mr. Martin also stated that they have tried to address the issues brought up by the Plan Commission. The office use and the apartment uses are now more separated. The apartment use has been consolidated to the north and east behind the tree mass along Milwaukee Avenue. Defined useable office parcels are at the south end of the development along the intersection of Milwaukee Avenue and the toll road. The office area has been increased by approximately 4 acres making it now 15 acres instead of 11 acres which is a 37% increase over the previous plan. From a drainage standpoint, the detention facilities have been separated so now the detention facilities for the apartments are completely on the apartment site and the detention facilities for the office parcel are on the office parcel site. The recreation center that was out along Milwaukee Avenue has been moved to a central location within the apartment site. All the units are more or less centrally located around the recreation facility. The 100 foot scenic corridor has been indicated along Milwaukee Avenue so that all the tree masses that line Milwaukee

Avenue are kept intact. The issue of architectural type has been addressed. The number of buildings has been reduced also. 40 units have been dropped out of the apartment site. There are 260 units for a density of 9.77 dwelling units per acre. The units are made up of 140 units in seven 20-unit buildings and five 24 unit buildings. Some of the traffic study concerns have been accommodated in terms of left turn lanes out on to Milwaukee Avenue at both the south and north entrances.

Donald O'Hara, principal with KLOA, Inc. stated that since the last Plan Commission meeting he had received the memorandum from Gewalt-Hamilton regarding the traffic analysis which showed the intersection was operating at level of service D or better. Mr. O'Hara also stated that IDOT is willing to work with the Village's consultant to try to resolve the issue of the left turn relative to the on-ramp. The State has said they would not hold this development hostage to change any of the structure for the bridge over the Tollway but that they would try to see if a left turn lane could in fact be put in on to the on-ramp for the Tollway. The concern was IDOT did not have a strong desire to have an urban design relative to Milwaukee Avenue at this intersection due to the speed limit of 50 miles per hour. Having an urban section - the tapers would be such you would not have safe stopping distance if less than favorable tapers were to be put in for the left turn lane. The next area of concern was the signalization. IDOT said that when the volume is there, they would address the traffic signalization issue.

John Clark, principal with Cordogan, Clark & Associates Architects addressed the issue of architecture. A new architectural style was created that is compatible with the prairie style and the detailing of the Village complex. A strong use of masonry with horizontal banding that gives a strong prairie style vocabulary was used. The clubhouse building has been incorporated with a lot of strong masonry so the building is positioned on a masonry base which reaches out into the landscaping with brick pylons and planters in front.

Lyle Foster stated he was very positively impressed by the changes that had been made. Mr. Foster asked if there was a timetable in which the office parcels would be developed. He was concerned about the Comp Plan and the desire for office use.

Harold Francke answered that there are no immediate plans or immediate users for the office area even though there had been some discussions with potential users since the last meeting. By annexing this property it would give the opportunity to the Village to implement to a certain extent the Village's Comp Plan by identifying a parcel that is in the Village, that is zoned office and has utilities at its doorstep.

Krysti Kovarik asked if the owner would maintain control of the development of the office parts.

Mr. Francke answered that Larry Mayer's entity partnership controls that parcel and would continue to own it until it is sold.

Chairman Rudny also stated he would like to compliment the designer on the architectural design of the clubhouse. Chairman Rudny asked if the apartment buildings had framed chimneys.

John Clark stated that yes the chimneys were framed although that was an issue that could be revisited.

Lyle Foster wanted to know if the rent structure would still be the same for the units.

Harold Francke answered yes, the rents would be the same.

Lyle Foster felt that a favorable recommendation of this Plan should be reflected because of the uniqueness of the plan. He felt the fact that the scenic corridor has been maintained is very important. It seems to be a very heavily landscaped parcel so that if a person was fortunate enough to live there, they would have a beautiful view.

Bryan Winter indicated that the project is unique because it maintains the integrity of the office/service corridor by placing the office parcels near the highly visible Tollway and Milwaukee Ave. The apartments are tucked away from Milwaukee. The petitioner has increased the size of the office parcels and maintained the Comp Plan's goal of a 100-foot scenic corridor along Milwaukee. He also pointed to the fact that the property has been vacant for over 20 years.

Chairman Rudny stated that this project maintains the integrity of the Milwaukee office/service corridor. The proposed office parcels are not token office parcels. They are of significant size, location and configuration to be marketable as such. He stated that this site is unique because of the supporting services and facilities for the proposed multi-family. He noted the Saratoga Square shopping center to the north. The project is also unique because of the preservation of natural resources and the proposed amenities for the multi-family.

Bill Smith indicated that the architecture is unique. The plan to tie some of the buildings and the clubhouse into a Prairie style architecture, which is present in the Village Center, is very nice.

Krysti Kovarik stated that she supports the project on this site because the multi-family buildings are not highly visible from Rt. 21 due to topography, existing vegetation and building placement. The parcels proposed for the office complex are visible from both the Tollway and Rt. 21 and therefore will maintain the integrity of the office/service corridor along Rt. 21.

Carl Cepon stated that the project is unique for all the reasons previously stated by the other commission members.

Tracy Velkover asked Mr. Francke if he were requesting only conceptual PUD approval for the office parcels.

Mr. Francke answered yes.

Mr. Winter moved, seconded by Mr. Smith to forward a favorable recommendation to the Village Board regarding this petition with the addition of some development standards for the conceptual PUD which is the office portion and a preliminary plat portion for the multi-family.

Roll Call Vote:

Ayes: Winter, Foster, Smith, Cepon, Kovarik, and Rudny

Nays: None

Abstain: None

Motion Carried: 6-0-0

5. **Informal Discussion: McDonald's**

(The subject property is located at the northeast corner of Washington Street and Hunt Club Road. The property consists of approximately 2 1/4 acres. A portion of the property is zoned R-1, Single Family Residential, in the Village of Gurnee and the remainder of the site is zoned E, Estate, in Lake County. The petitioner would like feedback on a plan to develop this site with a McDonald's restaurant and an office building.)

Mike Assad, real estate consultant for McDonald's stated they had revised their development plan after initial planning discussions for the 2.4 acre site, part of which is in the Village. Shell Oil Company was no longer a part of this plan.

Chairman Rudny stated the Plan Commission was open to the idea of having a neighborhood type of McDonald's at the location provided the architecture was "somewhat subtle" or similar to the commercial development along Washington Street and Cemetery Road. He was adamant that Washington Street should not be another Grand Avenue.

Mike Assad stated the revised plan calls for a restaurant and a smaller commercial building that may be used as office space by the owner of several area McDonald's franchises. A complication for the site was the Lake County Department of Transportation's dedication requirement of 20 feet on the Washington Street side as well as 20 feet along Hunt Club Road.

E.M. Maiden, Village Planning Consultant, offered tips to rework the plan to accommodate setbacks while improving interior traffic circulation.

Mike Assad asked the commissioners for specific feedback on a preferred architectural design for the proposed structure.

Bill Smith stated that something reflecting "the prairie school of design" would be nice.

Mike Assad stated the project would be fast-tracked and they would return soon with detailed plans for a formal presentation.

The meeting was adjourned at 8:50 P.M.

Submitted by,

Cindy Batz, Secretary
Plan Commission