

**PLAN COMMISSION  
COMPREHENSIVE PLAN UPDATE  
WORKSHOP SESSION**

**OCTOBER 18, 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.

Mr. Maiden stated that the past Comprehensive Land Use Workshop sessions have focused on the residential component of the Village and the ratio of single family units to multi-family units. He stated that tonight he would like to discuss the employment component of the Village. The 1990 Comprehensive Land Use Plan reflected a goal of .68 jobs per resident. Mr. Maiden stated that forecasts from the Northeastern Illinois Planning Commission for the year 2010 reflect a ratio of .6 jobs per resident for Warren Township. Projections for Libertyville and Vernon Hills Townships are .9 and .8, respectively.

Mr. Maiden stated that he tested the current land use designations on the Comp Plan to see if Gurnee can maintain the .68 ratio envisioned in the 1990 plan. He stated that, per the existing land use designations, the Village could maintain this ratio (21,000+ jobs). However, there has been a change in the type of employment opportunities in the Village. In 1985, 20% of job opportunities in the Village were retail; the current total is 43%. Also, in 1985 manufacturing accounted for 21% of job opportunities; now it accounts for 24%.

The following shows the anticipated breakdowns of employment types:

- Rt. 132 (Hunt Club to Rt. 45). There is potential for 60% retail and 40% service.
- Dilleys and Grand; Tollway to Washington Street to Rt. 21. Potential for 60% service and 40% retail.
- Delany and St. Paul completion. Anticipated 75% manufacturing and 25% service (does not include Anchor Glass site)
- O'Plaine and Washington. Contemplated as 75% retail and 25% service.
- Washington and Rt. 41. Anticipated as 50% service, 25% manufacturing and 25% retail.

Assuming the development of these areas as indicated above, the Village's ratio of jobs to residents would be .7.

Mr. Maiden noted that the trend for business parks is to accommodate office, industrial and manufacturing types of businesses. These types of parks are becoming more popular in this area (i.e., Amhurst Park, Northpoint, and Baxter). These parks typically require large parcels.

Mr. Maiden stated that if the Commission is considering removing any commercially designated land from the Comp Plan, they may want to look at areas that could be converted from residential to commercial. He identified several areas for consideration:

1. **East of Rt. 41 to the north of Stearns School Road.** Mr. Maiden presented a concept for a warehouse, manufacturing, office type business park that would incorporate major open space buffers. With this concept, there would be a reduction in residential property and a park site could be used as a buffer. Mr. Maiden stated that this site could develop with 1 million sq. ft. of commercial activity and generate between 1,000 and 2,000 jobs.
2. **North of Grand and east of Rt. 45.** Mr. Maiden stated that this area could be annexed by either Gurnee or Lindenhurst. Only the very corner of this site is designated as commercial on the current Comp Plan. Increasing the commercial designation further north could add significant job opportunities.

3. **Expand the Grand Tri-State Business Park** to include the following property which is currently reflected as low density residential on the Comp Plan: A) North of Washington on the east side of Cemetery Road; B) North of Washington on the west side of Cemetery Road (north and south of Orchard Valley Estates); and C) Between Washington and Gages Lake Road to the east of Southridge Farms.
4. **South of Rt. 132 between Knowles Road and Rt. 45.** This area is currently designated as a mix of commercial and residential. However, the County's plans for extending Rollins Road through this area will increase its commercial potential and greatly decrease the property's attractiveness for residential development. A "river walk" concept would work well here and potentially create 1000-2000 jobs.
5. **Southeast and southwest corners of O'Plaine and Washington Street.**
6. **Mr. Petersen's R-6 PUD property off of St. Paul.** Mr. Petersen has expressed an interest in rezoning this property to industrial.

There were questions raised about the possibility of increasing the ratio of jobs to residents (i.e., .8 or .9). Many Commissioners favored this.

Mr. Maiden stated that with a lower ratio it is not as competitive for employees and there is not an intense need for multi-family. As the ratio increases, other areas would have to be modified to create a balance and the need for multi-family would increase.

Mr. Rudny stated that he likes the idea of changing the land use designation on the Comp Plan in the following areas: Rt. 45 (north and south of Grand) and Rt. 41 north of Stearns School Road. He also remains in favor of the Rt. 21 properties retaining their commercial designation. He stated that he is not comfortable with the idea about expanding the Grand Tri-State Business Park. Mr. Robison and Mr. Gill indicated similar views.

Mr. Maiden stated that from a tax base standpoint, increasing the ratio of jobs to residents may increase the quality of services without resulting in a tax increase.

Mr. Wildenberg suggested that we obtain information as to the land use mix for the average small town. He stated that there are national averages that we have used before and that these should be examined again.

Many Commissioners preferred a fairly aggressive approach to employment opportunities.

There was also discussion about the type of jobs that may be created. To entice more office, industrial and manufacturing jobs, the Village may need to examine incentive programs (i.e., TIFs).

Mr. Gill moved, seconded by Mr. Cepon, to adjourn the meeting at 9:20 P.M.  
Voice Vote: All Ayes

Respectfully submitted,

Connie S. Dinsmore, Secretary  
Plan Commission