

PLAN COMMISSION

NOVEMBER 1, 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; Bud Reed, Village Engineer; and Barbara Swanson, Village Attorney

1. Call to order by Chairman Rudny at 7:30 p.m.
2. Mr. Smith moved, seconded by Mr. Cepon, to approve the minutes of October 18, 1995, as presented.

Roll Call Vote:

Ayes: Robison, Cepon, Hellstern, Smith, Kaplan & Rudny

Nays: None

Motion Carried 6-0

* Mr. Gill arrives 7:32 p.m.

3. Mr. Cepon moved, seconded by Mr. Smith, to approve the minutes of the October 18, 1995, Comprehensive Plan Workshop session, as presented.

Roll Call Vote:

Ayes: Robison, Cepon, Hellstern, Smith, Gill, Kaplan & Rudny

Nays: None

Motion Carried 7-0

4. Final Plat: Concord Oaks Unit 1A
Final Plat: Concord Oaks Unit 5
Final Plat: Concord Oaks Unit 6

Mr. Rick Piggott, Concord Homes, and Mr. Kevin Kazimer, architect, were in attendance.

It was explained that all of these units are located south of Rt. 132, east of Almond Road.

Mr. Piggott explained that Concord has decided to re-plat units 1A and 6 (which were a part of the Garden series) into larger lots. They are proposing a product change for these units. Unit 1A has Preliminary Plat approval for 17 lots, with an average lot size of 6,056 square feet. The new proposal is for 14 lots, with an average lot size of 7,595 square feet. Unit 6 has Preliminary Plat approval for 103 lots, with an average lot size of 6,056 square feet. The new proposal is for 79 lots, averaging 7,968 square feet. Unit 5's Preliminary Plat approval was for 43 lots and that is also what is being proposed for Final Plat.

All setbacks for the three units will remain the same as previously approved.

The smaller "Concept" models, which sold from \$150-170,000, will become the "Heritage" models with a selling range of \$160-195,000. The larger "Arbor" models, which sold for \$163-188,000, will change to the "Cameo" series and sell from \$183-203,000.

The new "Heritage" models (#308, #309, #310, and #311) will range in square footage from 1652-2194 square feet. Most will be three bedrooms, some having either a fourth bedroom or a fourth bedroom option. All have two car garages, basement options, and a 2.5 bath option. The "Heritage" models will have a choice of six elevations.

The "Cameo" series (#314, #315, #316, and #317) will range in square footage of 2152-2447 square feet. Six elevations will be provided for these models, in addition to several options such as: 2.5 baths, full basements, and fourth bedrooms.

Foundation plantings will be provided, but not impact landscaping on the "Heritage" models.

Engineering finds these final plats to be in general conformance with the Subdivision Ordinance and are recommended for approval subject to final engineering.

Mr. Kaplan moved, seconded by Mr. Cepon, to forward a favorable recommendation to the Village Board on the Final Plat of Concord Oaks Unit 1A.

Roll Call Vote:

Ayes: Robison, Cepon, Smith, Gill, Kaplan & Rudny
Nays: Hellstern
Motion Carried 6-1

Mr. Kaplan moved, seconded by Mr. Cepon, to forward a favorable recommendation to the Village Board on the Final Plat of Concord Oaks Unit 5.

Roll Call Vote:

Ayes: Robison, Cepon, Smith, Gill, Kaplan & Rudny
Nays: Hellstern
Motion Carried 6-1

Mr. Kaplan moved, seconded by Mr. Cepon, to forward a favorable recommendation to the Village Board on the Final Plat of Concord Oaks Unit 6.

Roll Call Vote:

Ayes: Robison, Cepon, Smith, Gill, Kaplan & Rudny
Nays: Hellstern
Motion Carried 6-1

5. Public Hearing: Dr. Hugh Gogins

Dr. Gogins was in attendance to represent this petition.

Ms. Einspanjer explained that this petition is for an optometrist office to be located at 4052 Grand Avenue. The subject site is zoned C/S-3 and a special use permit is required for the proposed use. The following depicts the surrounding zoning and land uses:

North - R-3 zoning (single family home);
South - C/S-3 zoning (single family home);
East - C/S-3 zoning (special use - Dr. Leung); and
West - C/S-3 zoning (single family home).

Dr. Gogins stated that the office will consist of 2 full-time employees and 1 part-time employee. Office hours are typically: Monday, Tuesday, Thursday, and Friday 9 a.m. to 6 p.m.; Wednesday 10 a.m. to 12:30 p.m.; and Saturday 9 a.m. to 12:30 p.m.

Six parking spaces are to be provided to the rear of the site; including 2 spaces in an existing garage. The garage will be used by the employees. A possible 7th tandem space could be used as another employee parking space.

Arbor Vitae shrubs will be planted in a staggered double row 5 feet on-center to help screen car head lights. A handicapped ramp will be installed outside, which will be the only exterior alteration in addition to the sign.

The living room will be converted into the waiting room; one of the bedrooms to the reception area; the two baths will remain the same but be altered to be handicapped accessible; one bedroom will be used as an examine room; and one bedroom will be used as a contact instruction room. The kitchen will remain the same; however, the stove may be removed. The back door will open into the laboratory, which will be used for lens fabrication.

The sign will be made out of wood and will not exceed 15 square feet. It will be setback from Grand Avenue 13 feet and the maximum height will be 5 feet. No lighting is proposed. Dr. Gogins is aware that if a lighted sign is desired in the future, the special use permit will need to be amended and another public hearing would be required.

Site lighting will include:

- The existing post lamp along the west side of the driveway. To diffuse light from this fixture the petitioner is proposing to use a frosted light bulb and install frosted glass panels;
- A new carriage lamp (same style as the post lamp along the driveway) over the entrance. Again, to diffuse light from this fixture the petitioner is proposing to use a frosted light bulb and install frosted glass panels; and
- Three new box style fixture will be installed in the following places: 1 over the handicapped ramp, 1 over the front of the garage, and 1 over the back entrance. The light source of this fixture is recessed into the housing unit. The existing light over the back door will be removed and replaced with the new fixture. The existing light is an old street light that currently throws out a lot of light. The new light should be an improvement.

Dr. Gogins stated that all lights will be out by 7 p.m., respectively; however, the special use permit application is requesting 9 p.m.

In response to the Commission, Dr. Gogins stated that his office averages 1 patient ever 1/2 hour, for a maximum 12-13 patients per day.

Mr. Robison questioned if the garage was usable and the total number of employees. He questioned if the existing flood light over the back entrance would be used for the parking lot or if it is to be removed.

Dr. Gogins replied that the garage will be repaired and the flood light will be changed to a different light fixture (light source is recessed into the housing unit). There will be three full-time employees, including himself, and one part-time employee.

Mr. Robert Sandahl, 4053 Grand Avenue, questioned where the handicapped ramp will be placed and if any other changes would be made to the front of the house.

Mr. Ed Elk, 4067 Grand Avenue, questioned how the driveway is to be accessed. He stated that the doctor next door has patients that park on the street and are using his driveway for a turn around. He questioned the width of the driveway and if it would be adequate for patients to turn around instead of having to back out of the driveway.

Dr. Gogins explained that the handicapped ramp would be located along the east side of the building and that it will run from the parking lot to the front door. The front steps will be relocated, but no other changes are proposed.

Ms. Einspanjer stated that the site plan provides an area in back of the parking stalls that is at least 30 feet deep. This should be adequate room in which to back a car up and turn around.

Mr. Robison asked if staff has received any complaints about cars parking on the street near Dr. Leung's office. Mr. Einspanjer stated that she has not received any complaints about cars parking on the street in this area. However, she stated that she would have the police look into this. She also encouraged Mr. Elk to give the Village a call when this occurs.

Dr. Gogins added that he would be happy to inform his patients that there is no parking on Grand Avenue.

In response to Mr. Robison, Dr. Gogins stated that they are looking to occupy the building around the beginning of March.

Mr. Smith moved, seconded by Mr. Gill, to forward a favorable recommendation to the Village Board on the special use permit application of Dr. Gogins for an optometrist office to be located at 4052 Grand Avenue, subject to all site lighting to be turned off by 10 p.m.

Roll Call Vote:

Ayes: Robison, Cepon, Hellstern, Smith, Gill, Kaplan & Rudny

Nays: None

Motion Carried 7-0

Mr. Cepon moved, seconded by Mr. Smith, to adjourn the meeting at 8:15 p.m.

Respectfully submitted,

Connie S. Dinsmore, Secretary
Plan Commission