

## PLAN COMMISSION

March 4, 1998

Members Present: Bryan Winter, Lyle Foster, Bill Smith, Carl Cepon, Jim Sula and Chairman Rudny

Members Absent: Krysti Kovarik

Other Officials Present: Tracy Velkover, Village Planner; Jon Wildenberg, Director of Building and Zoning; Barbara Swanson, Village Attorney; Bud Reed, Village Engineer; and E.M. Maiden, Village Planning 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 January 7, 1998, as presented.

Roll Call Vote:

Ayes: Winter, Foster, Smith, Cepon and Rudny

Nays: None

Abstain: Sula

Motion Carried: 5-0-1

### 3. **Final Plat: Michael's Resubdivision**

The subject property consists of approximately 1.6 acres located at the northeast corner of O'Plaine Road and Elm Road. The property is zoned R-2, Single-Family Residential. The petitioner is requesting approval of a resubdivision plat that divides two lots into three. The property owner is requesting waiver of certain public improvements including: curb and gutter, street lighting and fee in-lieu of sidewalk. In addition, the owner is requesting to pay the fee in-lieu of storm water detention at building permit. This fee is typically paid a recordation of the final plat. These requests were discussed. It was felt that curb and gutter and street lights may be sensible to waive given the existing neighborhood improvements. However, a fee in-lieu of sidewalk and the fee in-lieu of detention paid at final plat are needed to assist with these types of overall improvement programs.

Motion by Mr. Winter, seconded by Mr. Smith to forward a favorable recommendation to the Village Board, subject to a fee being paid in lieu of sidewalk installation and a fee being paid in lieu of storm water detention at the time of final plat.

Roll Call Vote:

Ayes: Winter, Foster, Smith, Sula and Rudny

Nays: Cepon  
Motion Carried: 5-1

4. **Public Hearing: Preservation Development Group**

The subject property is comprised of approximately 19 acres and is located at the northwest corner of Delany Road and Ryan Road. The property is zoned I-1, Intensive Industrial, and the petitioner is requesting to rezone the property to R-5 PUD, Limited Multi-Family as a Planned Unit Development with Preliminary PUD Plat approval for 183 apartment units.

The project includes seven apartment buildings primarily 3-stories in height. Some 4-story elevations may be used in areas having significant grade differences. The buildings are a different product than those in Osprey Lakes Phase I. Emphasis is placed on 1-bedroom units (104) and studio units (31) which comprise 74% of the project. The balance will be 2 bedroom units (48). Surface parking and garage parking spaces will be offered. Access will be coordinated via the existing improvements on Ryan Road.

The clubhouse in Osprey Lake Phase I will be expanded to accommodate the added residents in Phase 2. The expansion will include a library, billiards room, 10 person sauna, jacuzzi and additional aerobics/weight training area. The maintenance garage in the Phase I clubhouse will be relocated to the Phase II property.

The owner is also working with the Gurnee Park District to explore the possibility of creating a 3/4 acre tot-lot near the project entry. A concept plan for this tot-lot was presented by a representative of the Park District. Some concern was expressed by the Plan Commission as to the size and location of the park site; however, it was recognized that this proposal was in a very early stage.

Ms. Pat Baker, a park district resident living somewhere north of Continental Village, commented that she felt people would not travel so far to use the park at the proposed location.

Mr. Cepon moved, seconded by Mr. Winter, to continue the public hearing to March 18, 1998, to allow time for further evaluation of the proposed park as well as the overall project.

Roll Call Vote:

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

5. **Informational: Immanuel Baptist Church:**

Mr. Dan Venturi, attorney; Mr. Glen Christensen, landscape architect; and Mr. Chuck Parish, representing the Church, were in attendance.

Immanuel Baptist Church is contemplating construction of a new church at the northwest corner of Dilleys Road and Stearns School Road. The property consists of approximately 21 acres and the Church is seeking annexation under the R-1, Single Family Residence, zoning district. Churches are permitted uses in R-1. Although a public hearing on the rezoning is not required, the Village requested that they present their preliminary plans for the site to the Plan Commission.

The church was founded over 100 years ago. Approximately two years ago the church moved from its Waukegan location to Gurnee where they have been holding services at Warren Township High School. The church is proposing a phased development with the first phase to include a auditorium type building that would contain a large multi-purpose room, classrooms and offices. The remaining phases of the project are envisioned to develop over the next 10 years and include a sanctuary, administrative offices, and classrooms for adult education.

The church originally wanted to provide two access points into the site; one off of Stearns School Road opposite of Lawson Boulevard; and one off of Dilleys Road opposite of Steeple Pointe Boulevard. The entrance off of Stearns School Road has been removed from their plans due to indications from Lake County Department of Transportation that the access would require modifications to the bridge structure over I-94. At this time the church is not proposing to install the Stearns School Road access.

The church is proposing building and parking setbacks in excess of what is required under the R-1 district. However, they will be requesting approval from the Village Board to allow the sanctuary building to construct to a height of 50 feet. The R-1 district allows churches to build to a maximum height of 35 feet (exclusive of steeples).

Several commissioners indicated that the departure from the maximum height standard in the R-1 district may not be a problem because of the setbacks proposed for the sanctuary.

Mr. Sula expressed concern about the amount of parking areas adjacent to the roadways.

Mr. Christensen stated that berms will be installed along both Stearns School Road and Dilleys Road and that landscaping will be planted on these berms. In addition, landscaping internal to the parking areas will help to reduce the impact of the parking lots.

The Commission agreed that the proposed development sounded very positive.

Mr. Smith moved, seconded by Mr. Cepon, to adjourn the meeting at 9:30 p.m.

Respectfully submitted,

Jon Wildenberg, Secretary  
Plan Commission