

**PLAN COMMISSION
AND
ZONING BOARD OF APPEALS
JOINT WORKSHOP
July 29, 1998**

Zoning Board of Appeals Members Present: Bill Finn

Zoning Board of Appeals Members Absent: Ed Clark, Steve Amundsen, Frank Papp, Robert McDowell, John Marcinkus, and Chairman Hood.

Plan Commission Members Present: Bill Smith, Lyle Foster, Carl Cepon, and Chairman Don Rudny

Plan Commission Members Absent: Brian Winter, Jim Sula, and Krysti Kovarik

Other Officials Present: Jon Wildenberg, Director of Building and Zoning; and E.M. Maiden, Rolf Campbell & Associates

1. Call to order at 7:10 p.m.
2. Approval of previous meeting minutes was put over to the next meeting.
3. Discussion of Village Center Overlay District.

Mr. Maiden explained the background on the process to update the Comprehensive Land Use Plan and the concern to address substantial commercially zoned areas at the Washington/ O'Plaine intersection. The area is viewed as being part of the Village Center. As such, the two boards are exploring the possibility of an overlay zoning district to temper potential intensive commercial uses that may currently be allowed. The boards have also begun to examine existing residential uses along O'Plaine Road, between Washington and Grand, to determine if there are reasonable opportunities for conversion of homes to low-intensity business uses. One method of conversion may be to incorporate the C/S-3 Village Center Residence/ Business District, along O'Plaine Road, as was done on "Old Grand" Avenue.

Chairman Rundy explained that these questions are in the very early discussion stages in workshop sessions, and that no formal action to change anything has been taken to date. Input from property owners in the area would be very beneficial for the Zoning Board and Plan Commission to hear.

A large number of property owners, (approximately 25), from the area were in attendance to discuss the matter. A petition dated July 7, 1998 was received (copy attached). Many of those in attendance offered concerns and questions regarding conversion of residential homes to business use, including: increasing traffic volumes; pedestrian safety; impact on school children; maintenance of property values; hours of operation for businesses; lighting; landscaping; location of parking lots; impact on tax rates; addition of signs; and an overwhelming preference to keep a residential neighborhood setting versus adding in business uses over time.

Given the input, the boards would like to reconsider their efforts on the residential conversions along O'Plaine Road between Washington and Grand. This item will be discussed at the next joint workshop meeting which was scheduled for August 12, 1998, beginning at 7:00 p.m. in the Gurnee Village Hall.

The meeting was adjourned at 7:50 p.m.

Submitted by,

Jon Wildenberg
Director of Building & Zoning