

PLAN COMMISSION

DECEMBER 2, 1998

Members Present: Brian Winter, Lyle Foster, Bill Smith, Carl Cepon, Krysti Kovarik, Jim Sula and Chairman Don Rudny

Members Absent: None

Other Officials Present: Tracy Velkover, Planner; Jon Wildenberg, Director of Building & Zoning; and Barbara Swanson, Village Attorney

1. The meeting was called to order at 7:30 P.M.
2. a. Mr. Sula moved, seconded by Mr. Smith, to approve the September 16, 1998, minutes as presented.

Roll Call Vote:

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

Nays: None

Motion Carried: 7-0

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- b. Mr. Smith moved, seconded by Mr. Winter, to approve the November 4, 1998, minutes as presented.

Roll Call Vote:

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

Nays: None

Motion Carried: 7-0

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- c. Mr. Cepon moved, seconded by Mr. Foster, to approve the November 18, 1998, minutes as presented.

Roll Call Vote:

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

Nays: None

Motion Carried: 7-0

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3. Public Hearing: Fifty Seven L.L.C.

The property consists of approximately 8 acres located on the west side of Delany Road, opposite Morrison Drive. The property is currently zoned U, Urban, in unincorporated Lake County. The petitioner is seeking to rezone the property to I2, General Industrial, in the Village of Gurnee.

Mr. Charles Byrum, attorney for the petitioner, noted that the property is contiguous to the Village limits and that Village utilities are available to service the site. The proposed zoning is compatible with surrounding uses and the Comprehensive Plan. It is expected that an

additional 10-feet of right-of-way along Delany Road will be dedicated to the County. Additional industrial use should be positive for the Village's property tax base. The owners are amenable to addressing items such as architecture and signage via an annexation agreement. A potential development plan (copy attached) was discussed.

Mr. Brad Peterson, 33845 Barberrry Lane, asked if there were any specific users for the site. In response, the petitioner indicated that no users have been secured at this time.

Mr. Smith moved, seconded by Mr. Cepon, to forward a favorable recommendation to the Village Board on the petition request.

Roll Call Vote:

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

Nays: None

Motion Carried: 7-0

4. Public Hearing: Rule Professional Building

The subject property consists of approximately 4 acres located south of Washington Street, approximately 400 feet east of Hunt Club Road. The petitioner is seeking to rezone the property from S, Suburban, in unincorporated Lake County, to C/O-1, Restricted Office, in Gurnee.

Mr. John Driscoll, AlterCare; Ms. Fran Fazio, civil engineer; Mr. Richard Preves, architect; and Mr. Todd Fagan, traffic engineer, presented testimony on behalf of the petition. A two-lot development under the C/O-1, Restrict Office District, zoning classification is proposed. The first lot, to be developed with a 15,000 square foot single-story professional office building, fronts on Washington Street; the second lot is directly south of the first and does not have a specific user proposed at this time. Access will be shared with the bank facility adjacent to the west. Additional right-of-way dedications will be made to Lake County for Washington Street and to the Village for realignment of Old Farm Lane. Public water and sanitary sewer facilities are available to service the development. A stormwater detention basin will be placed at the very south end of the property.

The proposed professional building is to be finished with brick and dryvit on all four sides. Asphalt shingles will cover the roof, which is proposed to be a 5/12 pitch and contains numerous gables.

Landscaping is concentrated on the east side of the project adjacent to the SouthRidge Subdivision. Parking lot light fixtures will be mounted no more than 15-feet high, be of a "shoe box" style, and have a flat lens.

Plan Commissioners expressed concerns regarding: addition of fencing along the east edge of the parking lot; future uses for Lot 2; cross-access between lots 1 and 2; and overall traffic movements.

Mr. Driscoll pointed out that a day care use may be interested in Lot 2. This type of use would need to come back to the Plan Commission for a special use public hearing.

Mr. Mark Nelson, 59 Silo Ct., asked if the 40-foot building setback from the east property line as shown on the plans would be used. He also expressed concern for: drainage patterns; dumpster location and screening; lighting, given the difference in elevation; and realignment of Old Farm Lane.

Mr. Donnie Mulholland, 6430 Plainview, noted concern for functioning of the stormwater facilities, and additional buffering if a day care use is established.

Ms. Mary Courshon, 55 Silo Ct., stated concern for drainage due to her back yard currently being soggy; and questioned the type of light fixtures to be used.

Mr. Bo Holloman, owner of the subject property, explained the current and proposed drainage patterns.

Mr. John Courshon, 55 Silo Ct., expressed concern for light levels, traffic impact, and potential noise. He questioned whether other uses could come to the site and have 24-hour activity. He commented that the building on Lot 2 should be of the same character as the building on Lot 1, particularly in regard to architecture and height (i.e. one story). A fence along the parking lot (east side) would be a good addition.

Ms. Mary Courshon, 55 Silo Ct., questioned how medical waste will be handled. She also noted there are mature trees and wildlife on the property and that should be handled appropriately.

Mr. Eric Shroeder, 6383 Old Farm Lane, pointed out the current traffic congestion on Washington Street and asked how traffic from this project will function.

Mr. Frank McQue, 210 Saratoga Ct., asked if the dumpster would be screened and if there would be some berming along the detention basin.

The Plan Commission discussed the matter further including: future uses on Lot 2; landscaping; fencing; building setbacks; and traffic flow. Mr. Smith moved, seconded by Mr. Sula, to forward a favorable recommendation to the Village Board on the petition request with the following additional recommendations;

1. That fencing be installed along the east edge of the parking lot to provide additional screening of automobile headlights;
2. That architecture for any structure on Lot 2 be similar to the building on Lot 1; and
3. That the actual building setbacks as shown on the proposed plans be followed (i.e. 40-feet from Washington Street; 40-feet from the east property line; 124-feet from the south property line; and 10-feet from the west property line).

Roll Call Vote:

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

Nays: None

Motion Carried: 7-0

5. Informal Discussion: Manabach Nursery

The subject property consists of approximately 4.3 acres located on the west side of Hunt Club Road, approximately 3/4 mile south of Grand Avenue. The property is currently zoned a mix of C, Countryside/Agricultural, and E, Estate, in unincorporated Lake County. The petitioner would like to get feedback on a plan to rezone the property to C/O-1, Restricted Office, in Gurnee. The property is bordered by Stonebrook Estates to the north, Woodside Park to the west, Gurnee Park District property to the south, Hunt Club Road and Orchard Valley Subdivision to the east.

Information presented included: a letter dated October 20, 1998 from Forrest Laidley; a site plan dated December 2, 1998, by Otis Associates, Inc.; and photographs of proposed architecture (copies attached to and made a part of these minutes). Roughly, 40,000 square feet of office use within four buildings is proposed. The buildings are one-story in height. Sanitary sewer capacity and ultimate build-out are subject to the Grand/Hunt Area Development Agreement.

The Plan Commission felt that one-story, predominately brick office buildings with pitched roofs may be able to fit in with the surrounding uses. More green space, setback, and buffering is needed to provide a better transition from residential.

6. Informal Discussion: Storage Facility

The subject property consists of approximately 8 acres located on the east side of Hunt Club Road, about 1/2 mile south of Grand Avenue. The property is currently zoned S, Suburban, in unincorporated Lake County. The petitioner is seeking feedback on a plan to rezone the property and develop half of the site with a self-storage facility and sell half of the property to the Church of Gurnee for expansion purposes. Information reviewed included a site plan and architectural renderings (copies attached to these minutes). The subject property is depicted as office/service use on the Comprehensive Plan. Public Storage, Inc., proposes to amend the C/O-2, Office and Research, zoning district to include self-storage facilities as a special use. Overall, the Plan Commission noted strong concerns for introducing a use along Hunt Club Road that is primarily industrial in nature. Additionally, it is questionable whether the proposed text amendment would be appropriate for all C/O-2 zoned property in the community. The use is better suited in an industrial setting.

The meeting was adjourned at 9:40 P.M.

Submitted by,

Jon Wildenberg, Secretary
Plan Commission