

MINUTES OF THE PLAN COMMISSION
July 9, 2012

The regular meeting of the Plan Commission was called to order by Acting Chairman William Cotey at 7:16 p.m. at the Village Hall.

Members present: Acting Chairman William Cotey, Scott Adams, Walter Oakley, David Semmelman, and Kurt Schultz.

Members absent: Chairman Mark Moore and Dan Donahue.

A quorum was established.

Village Staff present: John Spoden, Director of Community Development; David Smith, Senior Planner; and Matthew Rejc, Planning Intern.

Commissioner Schultz moved, seconded by Commissioner Semmelman, to approve the June 11, 2012, Plan Commission meeting minutes.

Motion carried 5 - 0.

COMMUNICATIONS AND DISCUSSION:

(a) Pre-Application Presentation - 481 Peterson Road

Mr. Mark Eiden, attorney representing the property owner of 481 Peterson Road, introduced a conceptual planned development for the property currently improved with the Austin's Saloon and Eatery restaurant. Mr. Eiden stated that his presentation does not bind the Plan Commission, but is intended to get feedback from them in order to assist his client, the property owner, in deciding how to proceed with future property improvements. Mr. Eiden stated that the property owner is considering a building addition and parking lot addition to the subject property that may include the annexation and rezoning of property to the south of the former unimproved right-of-way named Green Acre Drive. Mr. Eiden stated that a portion of Green Acre Drive located east of Bell Lane had been vacated several years ago. Mr. Eiden stated that Village Staff has done a preliminary parking requirement calculation for the building addition and have determined that 385 parking spaces would be required. He stated that even with the proposed parking lot addition, there would not be enough parking spaces to accommodate the minimum 385 required. He stated that the proposed parking lot addition would have 88 parking spaces on the existing restaurant site, 52 spaces on the neighboring Creekside commercial center site, 44 parking spaces within the tree area, and 131 parking spaces on the lots to the south of the vacated Green Acre drive right-of-way. He stated that the total number of parking spaces provided under the proposal would be 225 which is far short of the minimum required 385 that Village Staff has calculated.

Mr. Eiden stated that the lots to the south with a parking lot expansion would encroach into the neighboring residential area and may or may not be proposed in a formal application submission.

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He stated that the trees to the south of the Creekside commercial center are not high quality. He stated that the Austin's expanded venue would not always invite a capacity crowd.

Commissioner Schultz asked Staff if the major concern is the lack of parking provided. Mr. John Spoden, Director of Community Development, stated that one of the major concerns is the potential for a noise nuisance.

Commissioner Schultz stated that it appears that the property owner will lose parking spaces with the proposed building addition.

Mr. Eiden stated that the purpose for tonight's meeting is to get feedback from the Plan Commission before submitting a formal application as the property owner is cautious about investing too much time and money at this point.

Commissioner Schultz stated that it appears that the concept site plan shows the building addition encroaching into an access drive lane that connects to the neighboring Creekside commercial center rear parking lot. He stated that he is concerned that the building addition appears to cause the loss of several parking spaces. He stated that he is concerned that the proposed parking lot addition on the south side of Green Acre Drive vacated right-of-way will encroach into the neighboring residential area to the south. He stated that he is concerned about the difference in topographical grade elevations between the improved area and the area proposed for the parking lot expansion to the south. He stated that the property owner should give consideration to the minimum handicap parking space requirement as they move forward in developing their plans.

Mr. Eiden stated that by keeping the proposed expansions contiguous and on site will be more cost efficient.

Commissioner Schultz stated that caution should be exercised when planning for any potential wetland areas.

Mr. Eiden stated that the proper civil engineering will be implemented.

Commissioner Schultz stated that the proposed concept plan appears to maximize the available site. He stated that underground detention storm water storage may be necessary. He asked if consideration was given to leasing the existing parking spaces across the street.

Mr. Eiden stated that the property owner currently utilizes the existing parking across the street.

Commissioner Schultz stated that he is concerned about the ability of Bell Lane to handle the potential increase in traffic.

Commissioner Semmelman stated that he is concerned about the impact to the residential area to the south.

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Mr. Eiden stated that they would incorporate adequate buffering between the property owner and the residential area in the plans.

Commissioner Semmelman stated that adequate and safe on site pedestrian access from the proposed parking lot expansion on the south end of the site to the venue is important. He stated that the proposed parking lot expansion on the south end of the site may pose security concerns as it is rather remote from the venue.

Mr. Eiden stated that the parking lot lighting would be sufficient. He stated that they may also use security cameras and possibly station police in the parking lot as well.

Commissioner Adams asked if entertainment events are intended to increase on this property.

Mr. Eiden stated that he is uncertain at this point about the future frequency of entertainment events.

Commissioner Adams stated that he is concerned about the increase threat to security. He stated that he is concerned about the proposed development encroaching into the residential area to the south. He stated that consideration should be given to constructing a parking deck in lieu of an expansion of surface level parking areas. He stated that he is concerned about the pedestrian flow from the proposed parking area on the south end of the lot to the venue. He is concerned about the potential challenge for crowd control. He stated that consideration should be given to being sensitive to the residential area.

Commissioner Oakley stated that he is concerned about the potential of a noise nuisance. He asked about the cost of the development as depicted by the proposed concept plan. Mr. Spoden stated that any public improvements relative to the project would be borne by the applicant.

Mr. David Pardys, Village Attorney, stated an annexation agreement, public notice requirements, and filing fees would also be additional costs incurred by the property owner.

Mr. Eiden stated that it is understood that multiple zoning actions would be required.

Acting Chairman Cotey asked if parking could be constructed along the vacated Green Acre Drive instead of putting a new parking lot expansion south of the vacated Green Acre Drive. He stated that consideration could be given to constructing a parking deck in lieu of expanding the surface parking area. He stated that any development should be made with ample landscaping. He stated that 'event' traffic planning is advised. He asked if the property owner has looked at other sites to expand their restaurant. Mr. Eiden stated that he did not know if the property owner has considered other sites for his restaurant.

Acting Chairman Cotey stated that road improvements and wetland planning may be needed.

Mr. Eiden stated that the Plan Commission has provided a lot of information to be considered. He asked if they could come back for another pre-application meeting.

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Chairman Cotey stated that he would agree to another pre-application in front of the Plan Commission. He asked for Staff's opinion of the concept plan. Mr. Spoden stated that Staff does not support the parking lot expansion to encroach south of Green Acre Drive.

(No motion was made to conclude the discussion for Pre-Application Presentation - 481 Peterson Road.)

WORKSHOP DISCUSSION:

Mr. John Spoden, Director of Community Development, introduced to the Plan Commission the concept plan of building a three level municipal parking deck next to Cook Apartments on East Cook Avenue. He stated that the concept for the deck would include 299 parking spaces with one level below grade and two levels above grade.

Mr. Spoden stated that the parking area at the north 500 block of Milwaukee Avenue on the east side should be redeveloped to mirror the surface lot improvements just completed on the west side of Milwaukee Avenue.

Acting Chairman Cotey asked if additional streetscape improvements would be part of the parking deck construction. Mr. Spoden stated that a more comprehensive plan should be implemented for streetscape improvements.

Acting Chairman Cotey stated that a parking deck to the north of School Street should also be considered. He stated that any surface lot improvements considered for the 500 block should also include a comprehensive 'refuse' plan.

Commissioner Schultz moved, seconded by Commissioner Semmelman, to adjourn the Plan Commission meeting.

Motion carried 5 - 0.

Meeting adjourned at 8:37 p.m.