

**Village of Gurnee
Plan Commission Minutes
December 15, 2010**

Approved

The meeting was called to order at 7:30 P.M.

Plan Commission Members Present: Chairman James Sula, Stephen Park, David Nordentoft, Richard McFarlane,

Gwen Broughton, Sharon Salmons, Patrick Drennan

Plan Commission Members Absent: None

Other Officials Present: Bryan Winter, Village Attorney; David Ziegler, Community Development Director; Tracy Velkover, Planning Manager; Molly Booth, Associate Planner; Ryan Mentkowski, Associate Planner

1. Public Hearing: Special Use Permit for Young Scholars (PETITION HAS BEEN WITHDRAWN)

Chairman Sula stated that the petitioner, Young Scholars Child Care Center, Ltd., has withdrawn the Special Use Permit request for a child day care facility at 1425 Tri-State Parkway.

2. Chuck E Cheese: Minor Amendment to the Planned Unit Development (PUD)

Ms. Booth stated the petitioner, Chuck E Cheese Entertainment, is requesting a Minor Amendment to the Kritikos Grand-Dilleys PUD that was approved in 2002. She stated the area subject to the PUD Amendment is approximately four (4) acres that comprises the Chuck E Cheese Restaurant and the former Krispy Kreme site. She stated this land is owned by Bessie & Manny Kritikos. It was not sub-divided into separate lots, but instead each business within the PUD has a lease agreement for their respective building and parking lot. She stated the petitioner is proposing a 4,180 square foot addition to the north side of their existing restaurant at 1512 Nations Drive. She stated the proposed addition will increase the seat count by 82, which is an increase from 405 to 487 total seats. To provide additional parking closer to the building, the petitioner is proposing to modify the existing drive-thru lane located north and west of the former Krispy Kreme building to allow for an additional 15 parking spaces.

Chairman Sula turned the floor over to the petitioner Chuck E Cheese.

Mr. Ben Hughes of Cahen Architectural Group, stated that he is the Architect for Chuck E Cheese. He noted that he is present to answer any questions the Commission may have regarding the restaurant expansion and parking lot modification.

Chairman Sula asked the members of the Plan Commission for any questions.

Mr. Park asked to clarify the ownership and the leasehold for the property. He stated he understands that both tracks are under single control by the applicant and asked if this is correct.

Mr. Hughes responded that is correct.

Mr. Park stated going forward that it is the intention the existing vacant retail Krispy Kreme will not be used as a restaurant because of the adequacy of the parking. He asked if this is correct.

Mr. Hughes responded that is correct and they anticipate its use just as a retail.

Mr. Park stated that it will not be a problem to make this approval contingent upon these facts and asked if this is correct.

Mr. Hughes responded that is correct.

Chairman Sula asked if Mr. Hughes can testify on behalf of owner of the property or on behalf of Chuck E Cheese.

Mr. Winter stated the proposal was to make a restriction within the Minor PUD Amendment. He stated that the representative of Chuck E Cheese can utilize the property as proposed provided there was either a license (lease) or an easement over both parcels.

Chairman Sula asked if Mr. Hughes is empowered to speak on behalf of the property owner or just the tenant.

Mr. Winter stated people other than the owners if they have authority can present a request for Minor Amendments. He stated this happens often times with contract purchasers.

Chairman Sula asked if Mr. Hughes can make representation about the former Krispy Kreme site.

Ms. Velkover stated that Chuck E Cheese has a lease agreement with Bessie and Mannie Kritikos for both buildings and the underlying parking lots, should this Minor PUD amendment be approved. She stated that any tenant within the former Krispy Kreme building would be subleasing from Chuck E Cheese.

Mr. Park asked if Chuck E Cheese would control what tenant goes into this vacant building.

Ms. Velkover responded that they would.

Chairman Sula stated Chuck E Cheese is leasing both properties.

Mr. Park stated it is his understanding they then legally control it.

Chairman Sula stated if this is what the case is, then this is fine.

Chairman Sula asked for any other questions or comments from the members of the Plan Commission.

Chairman Sula asked for a motion.

Mr. Park stated that based upon the information provided he is willing to make a motion to forward a favorable recommendation on the Minor PUD Amendment for the Kritikos Grand-Dilley PUD that would allow the joint use of the two leased parcels in order to allow the expansion of the Chuck E Cheese restaurant subject to the condition that the existing vacant Krispy Kreme building be used by a non-restaurant tenant.

Mr. Winter asked if it was Mr. Park's intention to also include the condition in the staff report on this item.

Mr. Park responded yes.

Mr. Winter stated that this condition is as follows: That prior to approval of this Minor PUD Amendment by the Village Board, Chuck E Cheese must provide written authorization that they have the ability to utilize a minimum of 51 parking spaces on Parcel 2 that are most proximate to the Chuck E Cheese building and that these 51 parking spaces will remain for Chuck E Cheese's use for the duration that Chuck E Cheese operates as proposed by this Minor PUD amendment. Should Chuck E Cheese lose the ability to utilize parking spaces from Parcel 2, then modifications to their seat count will be required so that the amount of parking reflected in Chuck E Cheese's lease area meets Village Code requirement.

Chairman Sula asked the members of the Commission for any questions or comments on the motion.

Roll Call

Ayes: Sula, Park, Nordentoft, McFarlane, Salmons, Drennan & Broughton

Nays: None

Abstain: None

Motion Carried: 7-0-0

3. Major Site Change: 3608 Grand Avenue

Ms. Booth stated Imagine Properties, LLC is requesting a Major Change to the existing access, circulation, and parking lot at 3608 Grand Avenue which is the former Leaf Furniture site. She stated Imagine Properties is represented by Ted Mavrakis and Ted Pirpiris and they requested a Major Building Change for the modernization of the exterior façade along Grand Avenue in November of 2009, which was done to allow the conversion of the building into a multi-tenant strip center. She stated currently the petitioner has 4 tenants lined up to lease the available building space. She stated as a result of the parking requirements of these tenants the petitioner has modified the existing access and parking system on the subject site. She stated the changes as part of the revised

site plan is to increase the number of parking spaces from 53 to 84 spaces; close the south access drive to Pine Grove; restrict Grand Avenue access drive to right-in and right-out only; remove the existing trash enclosure along the west side of the building and relocate it to the northwest corner of the site; and install a variety of landscaping and (4) four trees on-site. She stated because this site is part of the East Grand Gateway District Guidelines, the Guidelines state if the existing access point is modified or if more than 5% of the total number of parking spaces changes it is classified as a major site change which requires review and recommendation by the Plan Commission with action by the Village Board.

Chairman Sula asked if anyone from Imagine Properties is present.

Mr. Ted Pirpiris representing Imagine Properties pointed out the exit and entrance to the parking lot that would be closed; the area where the garbage would be moved from and moved to; and the re-stripping of parking spaces which then would total 84 spaces, thus being for the (4) four tenants that are lined up.

Chairman Sula asked for any questions from the members of the Plan Commission.

Mr. Nordentoft asked for the detail of the landscape enhancement that would be made for the site, and noted in particular for the trees that would be added.

Mr. Pirpiris responded the existing (13) thirteen trees on the site will be maintained and they will be adding some low-lying bushes, deciduous trees and shrubs. He noted there will be (4) four red-sunsets and (39) thirty-nine cold-fingers added to the site.

Mr. Park noted with respect to the Gurnee Overstock space listed as 12,000 square feet of which (3) three of it is storage with the area shown just beyond this as all loading dock. He commented this seems rather large as a loading area and asked how large this area is.

Mr. Pirpiris responded it is a loading area and that the petitioner needs this large space to bring in product. He stated everything from the Tai Kwando across the area is basically for his use to bring in product.

Mr. Park referenced the white area on the graphic stating it identifies where a vehicle may be located in a dock area and noted there is a lot of other space as well. He asked what will this space be used for and what tenant will use this space.

Mr. Pirpiris responded it is a common area and that anyone could use it for whatever they would deem it appropriate. He stated there should not be anything permanent that would be there and that it would only be transitional and used for product that would come off of a truck and go into their locked space.

Chairman Sula asked if this area is common for all (4) four tenants.

Mr. Pirpiris responded yes, for all (4) four tenants.

Mr. Park stated Gurnee grocery and liquor cannot access this area.

Mr. Pirpiris responded that is correct as they are on the other side and have their own loading dock.

Mr. Park stated the closure of the drive at the south end of Pine Grove is a very good idea and noted it should help the flow of traffic. He mentioned the right-in and right-out on Grand and noted it will be a lot safer as well as convenient.

Mr. Pirpiris responded very true. He stated they have noticed a lot of people are trying to avoid the light or get around the light and this will be an excellent improvement.

Chairman Sula asked Staff and assumed that IDOT doesn't have a problem with the right-in or right-out concept.

Mr. Ziegler responded that IDOT does not have problem with the proposal.

Chairman asked for a motion.

Mr. Nordentoft made a motion, seconded by Ms. Broughton, to forward a favorable recommendation for a Major Site Change at 3608 Grand Avenue for the plan as submitted.

Chairman Sula asked for questions or comments on the motion from the members of the Plan Commission.

Mr. Park stated he would like to make a condition that the common loading dock area be clearly identified as "common use only" and not for use for product for any of the three tenants, and only be used as a transitional staging area.

Chairman Sula asked for a vote on the motion as Amended.

Roll Call

Ayes: Sula, Park, Nordentoft, McFarlane, Broughton, Salmons, Drennan

Nays: None

Abstain: None

Motion Carried: 7-0-0

Chairman Sula asked for a motion to adjourn.

Mr. Nordentoft made a motion, seconded by Ms. Broughton, to adjourn.

The Meeting was adjourned at 7:47 P.M.

Respectfully Submitted:

Joanne Havenhill
Plan Commission Secretary