

Approved

Village of Gurnee
Planning and Zoning Board Minutes
April 17, 2019

1. Call to Order and Roll Call

The meeting was called to order at 7:30 p.m.

Planning and Zoning Board Members Present: Chairman James Sula, Brian Baugh, Edwin Paff, Josh Pejsach, and Laura Reilly

Planning and Zoning Members Absent: Tim Garrity & David Nordentoft

Other Officials Present: David Ziegler, Community Development Director; Tracy Velkover, Planning Manager; and Clara Gable, Associate Planner

2. Pledge of Allegiance

3. Approval of the March 20, 2019 Planning & Zoning Board Meeting Minutes

Mr. Sula asked if there were any questions or comments regarding the minutes from March 20th and, if not, a motion would be in order.

Mr. Paff motioned, seconded by Mr. Pejsach, to approve the March 20, 2019 meeting minutes.

Voice vote:

All "Ayes," no "Nays," none abstaining

Motion carried: 5-0-0

4. Minor Modification to the Special Use Permit for Menards (6401 Route 132)

Menard, Inc. is seeking a minor modification to the Special Use Permit (SUP) for the Menards store, located at 6401 Route 132, to allow a 21,962 sq. ft. addition. The property is zoned C-2, Community Commercial District.

Ms. Gable introduced the item by stating that Menard, Inc. is seeking a minor modification to the Special Use Permit for the Menards store at 6401 Route 132 to allow a 21,962 square foot addition. Specifically, Menards is proposing three new additions to the south side of the building including an 8,958 square foot covered storage area, a 9,504 square foot heated special order area, and a 3,500 square foot shipping area (approximately 21,962 square feet total). The parking code would require three spaces per 1,000 square feet of GFA (including outside sales/displays). Therefore, for the additional 21,926 square foot area, a total of 66 additional parking spaces would be required. Menards is requesting not to increase parking, as they believe that guest traffic will not increase since, per Menards, the additions will be used exclusively for storage of online purchases and for employees receiving product deliveries. Menards received a Special Use Permit for a "home improvement store" use in 1992. In 2010,

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Menards amended the Special Use Permit to allow a 143,936 square foot expansion. Because the addition consisted mostly of outdoor storage area, parking was not increased at that time. Per Section 16 of the Zoning Ordinance, the Planning and Zoning Board may approve any additions or enlargements to a structure where the area devoted to a special use is increased by 10% up to a maximum of 20%, when it is determined by the Planning and Zoning Board that such changes are in substantial conformance with the approved Special Use. The Planning and Zoning Board has final say on Minor Modifications to Special Use Permits and therefore, any motion would not be for a recommendation, but either for approval or denial.

Mr. Sula then turned the floor over to the Petitioner's representative, and asked him if he had anything to add.

Mr. Rodney Weekin, Real Estate Representative with Menard, Inc., offered an elaboration of the reason for this request. He explained that Menards has changed prototypes of its store several times since opening its first stores in the 1960s, but the specific intent of this new remodel is to capture more online sales. He elaborated that such sales are the fastest growing segment of its operations, adding that the shipping/receiving areas of the stores have been expanded to accommodate the merchandise sold this way and that additional storage been created to hold said merchandise before the customers come to pick it up. He noted that—while additional square feet is being added to the store—most of the new area will be walled up within the lumber yard, where customers will be driving up to pick up their materials. Mr. Weekin then stated that he would be happy to answer any questions, and thanked Board members for their time.

Mr. Sula asked Village staff if the Fire Department has signed off on these plans.

Mr. Ziegler stated that the Fire Department has reviewed the plans.

Both Mr. Sula and Mr. Paff expressed concern over the tightness for vehicular traffic at the back of the store. However, they acknowledged Mr. Weekin's response that the area accommodates both traffic from customers and passage for semis—and, the confirmation that the plans have been reviewed and approved by the Fire Department.

Mr. Pejsach asked if another parking traffic study has been done since 2010.

Ms. Gable responded that a newer traffic study was not done, but that Menards provided parking data from other similar stores.

Mr. Sula asked if there were any more questions from the Board, and if not, if anyone was prepared to make a motion.

Mr. Pejsach motioned, seconded by Mr. Baugh, to approve the Minor Special Use Permit Amendment, in conformance with the plans and information presented this evening.

Mr. Sula asked if there was any discussion on the motion. As there was not, a vote was taken.

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Roll Call Vote:

Ayes: Baugh, Paff, Pejsach, Reilly, and Sula

Nays: none

Abstain: none

Motion carried: 5-0-0

Mr. Sula thanked the Petitioner for increased investment in the Village.

5. Next Meeting Date: May 1, 2019

Ms. Gable stated that there are no public hearings set for May 1st, but that there are several public hearings in the pipe line. She also noted that staff is working with the Village's consultant on the Comprehensive Land Use Plan (Camiros) to schedule a meeting on their progress to date, including a presentation on the draft future land use map.

6. Public Comment

There were no public comments.

7. Adjournment

Mr. Baugh motioned, seconded by Mr. Pejsach, to adjourn the meeting.

Voice vote:

All "Ayes," no "Nays," none abstaining

Motion carried: 5-0-0

The meeting was adjourned at 7:45 p.m.

Respectfully Submitted,

Joann Metzger,
Recording Secretary, Planning and Zoning Board