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**Village of Gurnee
Planning and Zoning Board Minutes
October 7, 2020**

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, Tim Garrity (remote), David Nordentoft, Edwin Paff, Laura Reilly (remote), and Josh Pejsach (remote)

Planning and Zoning Members Absent: None

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

2. Pledge of Allegiance

Mr. Sula announced that, in accordance with the Governor's Executive Order in response to COVID-19 #2020-07, in-person attendance requirements under the Open Meeting Act have been suspended and relaxed. Therefore, tonight certain members of the Planning & Zoning Board will be attending remotely which will be reflected in the minutes.

3. a. Approval of the August 19, 2020 PZB Meeting Minutes

Mr. Nordentoft motioned, seconded by Mr. Garrity, to approve the meeting minutes from August 19, 2020.

Roll Call Vote:

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

Nays: None

Abstain: None

Motion Approved: 7-0-0

b. Approval of the September 16, 2020 PZB Meeting Minutes

Mr. Paff motioned, seconded by Mr. Baugh, to approve the meeting minutes from September 16, 2020.

Roll Call Vote:

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

Nays: None

Abstain: None

Motion Approved: 7-0-0

4. Public Hearing: Major Amendment to the Greystone PUD (7735 Route 132)

Ms. Gable stated that Kensington Development Partners is petitioning for a Major Modification to the existing Planned Unit Development (PUD) on property located at 7735 Route 132, which is located at the southeast corner of Rt. 132 and Rollins Road. The amendments proposed are as follows: 1) Amend/clarify that "education facility" includes a "university/vocational school" as a permitted use; 2)

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Add drive-through restaurant and outdoor dining, associated with a restaurant, as a permitted use subject to the use standards in the Zoning Ordinance; 3) Amend the lighting standards to be consistent with the current Zoning Ordinance; 4) Amend to provide an additional ground sign along Grand Avenue and permit all tenants representation on any sign located on the site; and 5) Amend setbacks as follows: i) reduce the building setback from Rollins Road property line from 290 feet to 40 feet, ii) reduce the parking setback from Rollins Road property line from 31 feet to 25 feet, and iii) establish a 0-foot parking setback to any newly created commercial lot interior to the site. In regards to this matter, the Planning and Zoning Board will make a recommendation that will be forwarded to the Village Board for their determination. The applicant is in attendance in person tonight.

As this was a Public Hearing, Mr. Sula asked that all wishing to speak on this matter be sworn in; Mr. Winter conducted the swearing-in.

Mr. Dan Rea, with Kensington Development Partners, stated that this is the first time he's presented using a mask and asked the members to let him know if they cannot hear him. He thanked for Board for their time in reviewing the petition for an Amendment to the PUD for 7735 Grand Avenue. He stated that their goal is to take a vacant store and create a redevelopment that is aligned with the Village's goals. He provided a Power Point Presentation that showed a slide of the overall site, which is the parcel at the southeast corner of Rt. 132 and Rollins Road (former Lowe's site). He stated that their plan is to turn the former Lowe's building into a vocational/educational facility for The College of Lake County. They would also like to retain the ability to create an outlot for a full service restaurant. He noted that they are currently working with staff on the resubdivision process for that corner parcel. He then walked the PZB through the requested PUD amendments. The first is a clarification that the PUD's listing of "Educational Facility" includes both "Vocational" and "University" which is the Village's current Zoning Ordinance categories for education. He noted that they just want to clarify that the proposed College of Lake County facility is permitted under the classification. In regards to the restaurant change, they are seeking to amend the PUD to allow a full service restaurant the ability to have outdoor dining as a permitted use, and for a restaurant to have a drive-through as a permitted use, as long as these facilities meet the use standards found in the current Zoning Ordinance. The amendment also proposes the following:

- Bringing the lighting standards up to the current code;
- Allowing a third ground sign on the property (with no more than 2 along Grand Ave) which will meet current guidelines,
- Allow users located on Commercial Lot A the ability to utilize any ground signage on the lot, even if the ground signage is not located on the business's property.
- Allowing a zero (0) foot parking setback between any newly created lots on Commercial Lot A; and
- Allowing for a building setback of 40' and a parking setback of 25' from Rollins Road.

Mr. Rea then presented a concept plan that included the potential subdivision of a lot toward the north for a potential restaurant.

Ms. Velkover clarified that the property can currently be subdivided and a restaurant placed on the site, as a restaurant is a permitted use in the PUD. She noted that when the PUD was originally approved, the Village Zoning Ordinance required a Special Use Permit for drive-through restaurants and outdoor dining associated with restaurants that had a liquor license. The current Zoning Ordinance allows drive

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through restaurants and outdoor dining associated with restaurants with a liquor license as permitted uses as long as specific use standards can be met. Kensington is requesting the PUD be amended to bring these uses in line with the current Zoning Ordinance. In regards to the education use, she noted that an Education Facility is a permitted use in the PUD. The new Zoning Ordinance uses the terms “Vocational School” and “University” and Kensington is asking to clarify that the “Education Facility” listed in the PUD would include the “Vocational/University” use that they are envisioning for the site.

Mr. Paff asked about the parking setback along Rollins Road and any landscaping that is located in that setback.

Ms. Velkover noted that the PUD requires a setback of 25-31 feet. Most of the landscaping is not within the 6 feet of the current parking lot on the site. However, any material that might be impacted by this reduced setback would need to be replaced in accordance with the Village’s Woodland Ordinance.

The PZB discussed the fact that the concept plan presented is just that, and that the site may not develop as envisioned by the developer this evening. As with any property, the development standards will guide any development or redevelopment of a property.

Mr. Sula noted that there is no one from the public in attendance in person. Therefore, he opened and closed the floor to the public. He stated that a motion may be in order.

Mr. Nordentoft motioned, seconded by Mr. Baugh, to forward a favorable recommendation to the Village Board on the petition of Kensington Development Partners for a Major Amendment to the Planned Unit Development for 7735 Route 132 as follows:

- 1) Amend/clarify that education facility includes a university/vocational school as a permitted use;
- 2) Add drive-through restaurant and outdoor dining, associated with a restaurant, as a permitted use subject to the use standards in the Zoning Ordinance;
- 3) Amend the lighting standards to be consistent with the current Zoning Ordinance;
- 4) Allow one additional ground sign along Grand Avenue and permit all signs on the site to be used by any tenant within the development provided all signs comply with the current Village sign code; and
- 5) Amend the building setback from Rollins Road from 290 feet to 40 feet, the parking setback from Rollins Road from 31 feet to 25 feet, and establish a 0-foot parking setback from lot lines interior to Commercial Lot A.

Ms. Velkover asked for clarification on the motion in regards to whether the 2 existing ground signs are to be in conformance with the underlying sign code requirements.

Mr. Sula asked if that wasn’t currently the case, if the existing ground signs don’t already meet code.

Ms. Gable stated that the signs are smaller but taller than what code would allow. She further clarified that the PUD allows 2 ground signs that are 15 feet in height and 60 sq. ft. in size. The underlying sign code would allow a sign size of between 60 and 150 sq. ft., depending upon the sign type, and 12 feet in height.

Mr. Nordentoft amended motion to strike #4 and insert a new wording and then add a #6 as follows:

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- 1) Amend/clarify that education facility includes a university/vocational school as a permitted use;
- 2) Add drive-through restaurant and outdoor dining, associated with a restaurant, as a permitted use subject to the use standards in the Zoning Ordinance;
- 3) Amend the lighting standards to be consistent with the current Zoning Ordinance;
- 4) Allow one additional ground sign along Grand Avenue that conforms to the Village's sign code and to permit all signs on the site to be used by any tenant within the development;
- 5) Amend the building setback from Rollins Road from 290 feet to 40 feet, the parking setback from Rollins Road from 31 feet to 25 feet, and establish a 0-foot parking setback from lot lines interior to Commercial Lot A; and
- 6) That the two existing ground signs regulated by the PUD be capped at 4 tenant panels.

Mr. Baugh seconded the amendment to the motion.

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

Roll Call Vote:

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

Nays: None

Abstain: None

Motion Passed: 7-0-0

Mr. Sula then explained the next steps in the approval process, informing the petitioner to talk with staff about the timing.

5. Next Meeting Date: October 21, 2020

Mr. Sula confirmed with Ms. Velkover and Ms. Gable stated that there are no public hearings for that night, but that there could still be some non-public hearing items for this meeting.

6. Public Comment

There were no public comments.

7. Adjournment

Mr. Paff motioned, seconded by Mr. Bough, to adjourn the meeting.

Roll Call Vote:

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

Nays: None

Abstain: None

Motion Passed: 7-0-0

The meeting was adjourned at 8:05 p.m.

Respectfully Submitted,

Approved

Joann Metzger,
Recording Secretary, Planning and Zoning Board