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**Village of Gurnee  
Planning and Zoning Board Minutes  
May 5, 2021**

**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, David Nordentoft, Edwin Paff, and Laura Reilly

Planning and Zoning Members Absent: Josh Pejsach

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

**2. Pledge of Allegiance**

**3. Approval of the April 7, 2021 Planning & Zoning Board Meeting Minutes**

Mr. Garrity motioned, seconded by Mr. Paff, to approve the minutes of the April 7, 2021 meeting.

Voice vote:

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

Motion carried: 6-0-0

**4. PUBLIC HEARINGS: Grand Hunter Center Planned Unit Development (6593 Route 132)**

***a. Major Modification to an existing Planned Unit Development***

*GWV Gurnee LLC is seeking a Major Modification to the existing Planned Unit Development (PUD) for the following: 1) increase the amount of developable outlots in the Grand Hunt Center to 8, with no more than 6 being located on a single roadway; 2) amend the sign regulations to be consistent with the Gurnee Zoning Ordinance; and 3) allow a ground sign to be shared between the two subdivided lots. The subject property is C-2 PUD, Community Commercial District as a Planned Unit Development, and is located at 6593 Route 132.*

Ms. Gable stated that GWV Gurnee LLC is seeking a Major Modification to the existing Planned Unit Development (PUD) for the following: 1) increase the amount of developable outlots in the Grand Hunt Center to 8, with no more than 6 being located on a single roadway; 2) amend the sign regulations to be consistent with the Gurnee Zoning Ordinance; and 3) allow a ground sign to be shared between the two subdivided lots. The subject property is C-2 PUD, Community Commercial District as a Planned Unit Development, and is located at 6593 Route 132. In regards to the requested modifications, the Planning and Zoning Board will make a

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recommendation that will be forwarded to the Village Board for their determination. The applicant is in attendance tonight.

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

Mr. Sula then turned the floor over to the petitioner.

Mr. Mitch Goltz, with GW Properties LLC, stated that the property was bought last year, and that they are eager to start working on the project. He then offered to answer any questions.

Mr. Sula then asked if there were any questions/comments from members of the Board, and also asked if there was any more that the Petitioner could add.

Mr. Goltz stated that they are seeking the subdivision of the former Uno's property into two lots; one for U.S. Bank and one for Popeye's. Thus the requirement for the additional developable outlot. He noted that their plans allow for ample parking accommodating both businesses.

Mr. Garrity asked the petitioner to explain how the development would impact the parking for the site to the west, as the request is to use their parking lot. He expressed concern for the property owner to the west.

Mr. Sula, Ms. Velkover, and Ms. Gable clarified that there is no request to utilize parking from the lot to the west. The shared parking, which is a later item on the agenda, is between the 2 newly created lots for the Bank and Popeye's, because the bank has more parking than required by code, while Popeye's has less parking than required by code.

Mr. Sula then opened the floor to the public.

Mr. Jim LoMonaco, 1848 Pine Meadow Court, stated that he is the owner of the Shipping Point, which is directly west of the proposed redevelopment. He expressed concern about the use of parking from his site to meet the development's parking requirement.

Mr. Goltz attempted to address these concerns, but Mr. Sula asked that all questions be asked by the public and then after he closes the floor to the public, they can be addressed by the Board, in consultation with Village staff.

As that was the only question by Mr. LoMonaco, Mr. Sula closed the floor to the public and deferred the question to staff for advisement.

Ms. Velkover, after posting the Petitioner's site plan upon Mr. Winter's suggestion, explained that there would be no shared parking with the lot utilized by the Shipping Point, nor were any of the parking spaces in said lot used in calculating the amount of parking spaces included in the Petitioner's plans to meet requirement. The shared parking that is part of the petitioner's later request, is between the two newly created lots from the Uno's site. She also clarified that there will be no direct access between the Petitioner's site and the site upon which the Shipping Point is located.

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Mr. Goltz noted that the confusion may have come from the request to create two lots and to allow cross parking between the two newly created lots (not the lot to the west). He confirmed that all parking for the subject property will be onsite. He noted that the majority of the parking required for the subject property is for the Popeye's restaurant, for which the majority of patrons (80-90%) utilize the drive through.

Mr. Paff asked the distinction between the two site plans Board members received.

Ms. Gable explained that two site plans were included in the packets: a site plan used by the traffic consultant for their report and the most recent site plan, which includes a slight increase in the size of the Popeye's building and incorporates the suggestions made by the traffic consultant.

Mr. Sula asked if there were any more questions from the Board, then sought guidance from Mr. Winter as to whether or not three separate motions would need to be made and voted on.

Mr. Winter advised that the template motion would be appropriate.

Mr. Garrity motioned, seconded by Mr. Paff, forward a favorable recommendation on the petition of GWV Gurnee LLC to allow a Major Modification to the existing Grand-Hunt Planned Unit Development (PUD) for the following: 1) increase the amount of developable outlots to eight, with no more than six being located on a single roadway; 2) amend the sign regulations to be consistent with the Gurnee Zoning Ordinance; and 3) allow a ground sign to be shared between the two subdivided lots.

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

Roll Call Vote:

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

Nays: None

Abstain: None

Motion Carried: 6-0-0

Mr. Sula then reminded the Petitioner that this recommendation would be forwarded to the Village Board, and that Village staff would further advise as to the next steps in the process.

**b. Signage Special Use Permit for Popeye's**

*HZ Ops Holdings, Inc. (Beau Sisson) is seeking a Special Use Permit to allow two additional wall signs on the proposed Popeye's restaurant at 6593 Route 132.*

Ms. Gable stated that HZ Ops Holdings, Inc. (Beau Sisson) is seeking a Special Use Permit to allow two additional wall signs on the proposed Popeye's restaurant at 6593 Route 132. The applicant is in attendance tonight. The sign code would allow three illuminated channel letter signs, totaling up to 274.2 square feet in size; the applicant is requesting a total of 271.9 square feet of signage, divided into five signs. In regards to the requested Special Use Permit, the

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Planning and Zoning Board will make a recommendation that will be forwarded to the Village Board for their determination.

Mr. Sula, after confirming that those wishing to speak on this Public Hearing had already been sworn in, turned the floor over to the next Petitioner.

Ms. Jennifer Thorstenson, with MRV Architects, on behalf of HZ Ops Holdings, Inc., stated that this additional signage is being requested for the sake of visibility, directional purposes, and because there will be no access off of Grand Avenue to the restaurant. She elaborated that signage to the rear of the business is desired to attract potential diners from those shopping at Home Depot and other neighboring businesses. Overall, the amount of signage in terms of square footage, remains under that amount allowed by right.

Mr. Sula asked if there were any questions/comments from members of the Board.

Mr. Nordentoft pointed out that there was no additional square footage in signage being requested—that an allowed amount of signage was simply being divided into multiple signs of high quality—and, that he supported the request.

Mr. Sula, concurring with Mr. Nordentoft, then asked if there were any more questions or comments from members of the Board. He then opened the floor to the public before closing it again due to no responses.

Mr. Garrity motioned, seconded by Mr. Baugh, to forward a favorable recommendation on the petition of HZ Ops Holdings, Inc. (Beau Sisson) for a Special Use Permit to allow two additional wall signs on the proposed Popeye's building located at 6593 Route 132, in substantial conformance with the sign plan dated 02-12-2021.

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

Roll Call Vote:

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

Nays: None

Abstain: None

Motion Carried: 6-0-0

## **5. Final Plat of Subdivision (6593 Route 132)**

*GWV Gurnee LLC is seeking approval for a final plat of subdivision that would split the subject property at 6593 Route 132 into two separate lots.*

Ms. Gable stated that GWV Gurnee LLC is seeking approval for a final plat of subdivision that would split the subject property at 6593 Route 132 into two separate lots. All public improvements associated with the two newly created lots are currently in place. The Plat is accompanied with a Reciprocal Easement Agreement that provides for perpetual nonexclusive cross access and cross parking. Staff has reviewed the subdivision and verified that it conforms

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to the Village of Gurnee Subdivision, Trees and Woodland Protection, and Zoning Ordinances. Engineering staff recommends that the Village of Gurnee Planning and Zoning Board forward a favorable recommendation to the Village Board of Trustees for the resubdivision. She noted that on this matter the Planning and Zoning Board will make a recommendation that will be forwarded to the Village Board for their determination.

Mr. Sula confirmed that this is just the action to formally subdivide the lots for each of the proposed businesses, as discussed earlier. He then asked if there were any questions/comments. As there were none, a vote was taken.

Mr. Nordentoft motioned, seconded by Mr. Baugh, to forward a favorable recommendation on the Final Plat for GWV Properties for property located at 6593 Route 132.

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

Roll Call Vote:

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

Nays: None

Abstain: None

Motion Carried: 6-0-0

## **6. Parking Modification (6593 Route 132)**

*GWV Gurnee LLC is seeking a parking modification/shared parking for the subject property.*

Ms. Gable stated that GWV Gurnee LLC is seeking a parking modification/shared parking for the subject property. Code requires 15 parking spaces per 1,000 sf of GFA for a restaurant. For a bank, code requires three parking spaces per 1,000 sf of GFA + 3 stacking spaces for each drive-through lane. Therefore, U.S. Bank (3,500 square feet and two drive-through lanes) requires 17 parking spaces and Popeye's (3,266 square feet) requires 49 parking spaces (66 total spaces). With the existing site plan, U.S. Bank has 33 parking spaces and Popeye's has 23 parking spaces (56 total spaces). GWV Gurnee LLC is requesting a parking modification to allow shared parking (allowed through a perpetual non-exclusive easement agreement) as the bank has 16 excess spaces based on Village code. The Planning & Zoning Board has the final decision making authority in this matter.

Mr. Sula asked if there were any questions/comments from members of the Board.

Mr. Garrity and Mr. Sula concurred that there was no real issue with this request, noting that a good amount of visits to both businesses on this lot will be likely be via the drive-thru facilities each will have.

Ms. Reilly motioned, seconded by Mr. Baugh, to approve the request by GWV Gurnee LLC for a parking modification/shared parking at 6593 Route 132, subject to substantial conformance with the site plan last revised on 3-15-21 and the provision of a perpetual non-exclusive cross parking easement.

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

Roll Call Vote:

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

Nays: None

Abstain: None

Motion Carried: 6-0-0

Mr. Sula stated that he wished the developer success and expressed gratitude to see this site being repurposed, as it is a highly-visible lot that has been vacant for a while.

### **7. Next Meeting Date: May 19, 2021**

Ms. Gable stated that there are no public hearings scheduled for the next meeting, but that there are several non-public hearing items.

### **8. Public Comment**

There were no public comments made at this meeting.

### **9. Adjournment**

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

Voice Vote:

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

Motion Carried: 6-0-0

The meeting was adjourned at 8:00 p.m.

Respectfully Submitted,

Joann Metzger,  
Recording Secretary, Planning and Zoning Board