

Approved

**Village of Gurnee
Planning and Zoning Board Minutes
May 4, 2016**

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, Richard McFarlane, Karyn Crawford, Josh Pejsach, Dave Nordentoft, and Edwin Paff

Planning and Zoning Members Absent: None

Other Officials present: David Ziegler, Community Development Director; Tracy Velkover, Planning Manager; and Joseph M. Menges, (acting Village Attorney)

2. Pledge of Allegiance

3. Public Comment

Mr. Sula asked if anyone from the public had any questions or comments regarding anything not on the evening's agenda. As there were no responses, Mr. Sula closed the floor to the public.

4. Approval of the April 6, 2016 PZB Meeting Minutes

Mr. Sula asked if there were any questions or comments regarding the minutes. As there were none, he stated that a motion would be in order.

Mr. Paff motioned, seconded by Ms. Crawford, to approve the Planning and Zoning Board's April 6, 2016 meeting minutes.

Roll Call Vote:

Ayes: Baugh, Crawford, McFarlane, Paff, Pejsach, Nordentoft, and Sula

Nays: none

Abstain: none

Motion carried 7-0-0

5. Public Hearing: Special Use Permit for Richard and Angela Hill (Dress Up N Dance! LLC)

Ms. Velkover stated that the applicants, Richard and Angela Hill, owners of Dress Up N Dance, LLC, are seeking a Special Use Permit to allow the establishment and operation of a dance school/dance studio in the remaining portion of the Dr. Honey building that is currently located at the southeast corner of Washington Street and Cemetery Road. The property is zoned C2 PUD, Community Commercial as a Planned Unit Development. The PUD for this property has its own use list and "instructional schools" (beauty, music, dance, karate, gymnastics, etc.) is listed as a Special Use Permit (SUP). She noted that in the 2015 Zoning Ordinance update, "instructional schools" were changed to permitted uses in the C2 district. However, because the PUD agreement for this property requires a SUP for a dance school, this process must be followed.

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Mr. Menges, acting Village Attorney, swore in the applicants.

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

Mrs. Angela Hill, of Dress Up N Dance LLC, introduced herself and her husband, Richard Hill, as owners/operators of the organization, which they've run for about five years. Together, they elaborated on their plans and what it is the school, which is currently located in Grayslake, offers. With memories of coming to shop here in Gurnee as a young girl, Mrs. Hill describes running a business in this community as a "dream come true."

At the school, not only is dance taught through private lessons offered through the day, but special events are hosted throughout the year, as well. Two major events are held each year—an "Adult Prom" and a party for New Year's—as well as various themed parties (i.e., St. Patrick's Day, Cinco de Mayo, etc.) that are held about once a month. The events are usually attended by couples, and food is served with non-alcoholic beverages. Mr. Hill describes these events as an opportunity for dance and fellowship among community members, noting the benefits of dance to both physical and cognitive well-being.

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

Mr. Paff asked how many people usually attend the event/parties and what times they are held.

Mrs. Hill responded that they have capacity for about 60 people (30 couples) and that the events run from 7:00 pm to 11:00 pm, with the exception of the New Year's party, which runs from 8:00 pm until midnight. Mr. Hill, noting that their clientele is "mature," explained that couples are usually tired and leave soon after the countdown to midnight at the New Year's party. He and Mrs. Hill also elaborated that the smaller, themed parties—as they include both a lesson along with open dance and catered food—are really more of a sort of themed night. The attendance at these occasions is about 25-35 people.

Mr. Paff confirmed with Mrs. Hill that the school will be actually moving from Grayslake to Gurnee, not expanding. He also confirmed with Mr. and Mrs. Hill that special events are held about once a month. Mrs. Hill further elaborated that some of the smaller events, "family nights," are attended by children (such as Girls Scouts attempting to earn a badge in dance).

Mr. Nordentoft stated that he understood Mr. Paff's line of questioning, as the site—as yet not fully developed/complete—does not yet offer all the parking that has been planned for the location. He asked for an update for when any future phase might be constructed.

Mr. Ziegler responded that the owner of the property, Mr. Dan Riedel, has indicated a willingness to advance with the second building--a "spec" building, at this point. He noted that a permit for the foundation of this second building has been issued. He noted that Final PUD Zoning Approval must be applied for and obtained prior to the construction of this building. Mr. Ziegler speculated that another building would be constructed in about a year or two.

Mr. Nordentoft stated that he believes the parking available will be sufficient at this time, as the use is low-intensity and overlap of parking needs between tenants, especially for the larger events, is not apparent.

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Mr. Sula confirmed that availability of parking would not likely be an issue, as there are about 40 parking spaces available.

Mr. Paff confirmed that there are 39 parking spaces.

Mr. Sula asserted the cultural aspects of such an organization will be of great benefit to the community.

Mr. Paff agreed, but noted that the location was somewhat close to residential areas. He asked about the lack of screening/landscaping along Cemetery Road.

Ms. Velkover stated that only the landscaping associated with the current phase of development has been installed. A building and parking area is planned west of the Dr. Honey building and when this phase is constructed the landscaping along the Cemetery Road frontage, as well as the parking lot landscaping to the west, will be installed.

Mr. Sula noted that, while this location does front one the most heavily-traveled (east-west) corridors in the county, there is ample access that does not require much disruption in the neighborhood.

Mr. Paff agreed but noted that the only drive into this facility is at the south end of the site adjacent to a residential area. Mr. Paff explained that, while he acknowledges the positives of this business, his only concerns are in regard to potential impact from events that run into the evenings/nights.

Mr. McFarlane expressed that this would be welcomed addition to the community, noting that the building is solid, a half a block away from the homes, and the clientele of this business is quiet.

Mr. Sula then opened the floor to the public on the matter. There were no public comments on this petition.

Mr. Paff confirmed with Mr. and Mrs. Hill that special events would be held primarily on the weekends.

Mr. McFarlane motioned, seconded by Nordentoft, to forward a favorable recommendation on the Special Use Permit petition of Mr. and Mrs. Hill to allow a dance school/studio on property located at 6071 Washington Street.

Roll Call Vote:

Ayes: Baugh, Crawford, McFarlane, Paff, Pejsach, Nordentoft, and Sula

Nays: none

Abstain: none

Motion carried 7-0-0

6. Next Meeting Date: May 18, 2016

Mr. Sula confirmed with Ms. Velkover that there are two public hearing items scheduled for the May 18th meeting.

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7. Adjournment

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

Voice vote:

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

Motion carried: 7-0-0

The meeting was adjourned at 7:55 p.m.

Respectfully Submitted,

Joann Metzger

Recording Secretary, Planning and Zoning Board