

VILLAGE OF GURNEE
PLAN COMMISSION

PUBLIC HEARING
held
April 15, 1998
7:30 PM

GURNEE MUNICIPAL BUILDING
325 North O'Plaine Road
Gurnee, Illinois

PLAN COMMISSION:

DONALD RUDNY, Chairman
KRISTINA KOVARIK
CARL CEPON
LYLE FOSTER
BILL SMITH
BRYAN WINTER

ALSO PRESENT:

TRACY VELKOVER
BARBARA SWANSON

Reported by: CAROL L. NAUGHTON, CSR, RPR

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1 CHAIRMAN RUDNY: The Plan Commission

2 Meeting will now come to order.

3 Could we have roll call, please.

4 MS. VELKOVER: Winter? Absent.

5 Foster?

6 MR. FOSTER: Here.

7 MS. VELKOVER: Smith?

8 MR. SMITH: Here.

9 MS. VELKOVER: Sula? Absent.

10 Kovarik?

11 MS. KOVARIK: Here.

12 MS. VELKOVER: Cepon?

13 MR. CEPON: Here.

14 MS. VELKOVER: Rudny?

15 CHAIRMAN RUDNY: Here.

16 Will you all join me in the Pledge

17 of Allegiance.

18 (Pledge of Allegiance.)

19 CHAIRMAN RUDNY: First we have the

20 approval of the March 18, 1998 Plan Commission

21 Minutes.

22 Motion to accept as presented?

23 MR. SMITH: So moved.

24 CHAIRMAN RUDNY: Motion by Mr. Smith.

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1 MS. KOVARIK: Second.

2 CHAIRMAN RUDNY: Second by Ms. Kovarik.

3 All those in favor of the motion

4 signify by saying "aye" in the roll call; those

5 opposed by saying "nay."

6 Roll call, please.

7 MS. VELKOVER: Foster?

8 MR. FOSTER: Aye.

9 MS. VELKOVER: Smith?

10 MR. SMITH: Aye.

11 MS. VELKOVER: Kovarik?

12 MS. KOVARIK: Aye.

13 MS. VELKOVER: Cepon?

14 MR. CEPON: Abstained.

15 MS. VELKOVER: Rudny?

16 CHAIRMAN RUDNY: Abstained.

17 Motion carried and so ordered.
18 Next is the Final Plat, Timberwoods
19 Unit 2. The subject property is located north of
20 Washington Street and west of Almond Road. The
21 property is zoned R-2 PUD and has preliminary PUD
22 plat approval for 120 single-family lots.
23 Phase I of this development
24 included 78 lots and was final platted in 1996.

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1 This final plat is for the second and final phase
2 of the Timberwoods development and consists of
3 three outlots and 42 single-family lots with an
4 average lot size of 12,617 square feet.
5 Tracy, anything to add to that?
6 MS. VELKOVER: Just that the plat
7 conforms to minimum lot size and minimum lot width,
8 the setback standards that were established for the
9 Timberwoods Community Agreement, and that the
10 landscaping plan was submitted with the Phase I
11 development for this phase also and has been
12 approved. The final plan is recommended for

13 approval subject to final engineering.

14 CHAIRMAN RUDNY: Are there any

15 questions? Is the petitioner here?

16 Okay. If there are no questions,

17 I'll entertain a motion for a favorable

18 recommendation.

19 MR. CEPON: I'll make the motion --

20 favorable recommendation subject to final

21 engineering.

22 CHAIRMAN RUDNY: Motion by Mr. Cepon.

23 MR. SMITH: Second.

24 CHAIRMAN RUDNY: Seconded by Mr. Smith.

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1 All those in favor of the motion

2 signify by saying "aye" in the roll call, and those

3 opposed say "nay."

4 Roll call, please.

5 MS. VELKOVER: Foster?

6 MR. FOSTER: Aye.

7 MS. VELKOVER: Smith?

8 MR. SMITH: Aye.

9 MS. VELKOVER: Kovarik?

10 MS. KOVARIK: Aye.

11 MS. VELKOVER: Cepon?

12 MR. CEPON: Aye.

13 MS. VELKOVER: Rudny?

14 CHAIRMAN RUDNY: Aye.

15 Motion carried and so ordered.

16 THE PETITIONER: Thank you.

17 CHAIRMAN RUDNY: Thank you.

18 Next is Right-Of-Way Vacation, Pine
19 Grove between Route 132 and University. The
20 subject property consists of approximately 35,800
21 square feet of Pine Grove Avenue right-of-way
22 located between Grand Avenue and University
23 Avenue.

24 Tracy, anything to add to that?

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1 MS. VELKOVER: Just with all vacation
2 requests of right-of-ways, we do circulate to
3 request to the various department heads to make
4 sure that the vacation of the right-of-way is
5 basically approved by the various departments.

6 They looked at this and indicated
7 that we really will probably never put a street
8 through there, that there really is no reason to
9 keep it as a dedicated right-of-way, and therefore,
10 that the vacation could occur.

11 However, the Engineering Department
12 has requested that several conditions be put on
13 vacation of the right-of-way.

14 There is a creek that runs through
15 the southern portion of the right-of-way,
16 approximately the southern 200 feet of it. And
17 that we would prefer to keep that portion of the
18 right-of-way as public so that we can maintain the
19 wetland and the flood plain area.

20 We would also -- the Engineering
21 Department has also requested that we reserve a
22 60-foot-wide easement on the northern portion of
23 the vacated right-of-way for the purpose of
24 accessing utilities.

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1 And I believe that the petitioner
2 may be here. I called him this afternoon. He had

3 a conflict, and he was going to try to make it, but

4 I don't see him out there.

5 CHAIRMAN RUDNY: Is the petitioner

6 here? Apparently not.

7 Well, let's handle it this way:

8 Would there be any questions if he were here?

9 MR. FOSTER: I just want to understand

10 what was indicated there.

11 MS. VELKOVER: The what?

12 MR. FOSTER: It's indicated that some of

13 the use would be for parking. I want to understand

14 that a little better.

15 MS. VELKOVER: Well, he has a setback

16 right now, an interior site setback, and this

17 additional right-of-way is 60 foot wide. He gets

18 half of it. When you vacate it, you split it down

19 the middle, and the adjoining property owners can

20 purchase it.

21 And if he purchases that 30 foot of

22 right-of-way, then he can use that for his side

23 yard requirement, and then actually possibly be

24 able to maybe put some parking in there.

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1 We don't want to put any buildings
2 in there. We would put a restriction on buildings
3 in that area.

4 MR. FOSTER: You are simply saying that
5 he would maybe expand his driveway?

6 MS. VELKOVER: He could expand his
7 parking area if he wanted to as long as he still
8 had access to the easement, a certain width of
9 access through that property. But he could be able
10 to put parking there, yes.

11 CHAIRMAN RUDNY: Any other questions?

12 Is generally the process here that
13 once it's vacated, then the homeowners can purchase
14 it, and they pay the Village based on some kind of
15 appraisal?

16 MS. VELKOVER: What happens is if you
17 recommend favorably on vacation, what we do is,
18 petitioners will pay to have an appraisal completed
19 of the property. We will have the appraisal
20 completed. They will be informed of what the
21 purchase price is.

22 It's different for different types
23 of land. This is commercially zoned. They would
24 pay a certain percentage for commercially zoned

1 property. And then if they were agreeable to
2 purchase it, it would go on to the Village Board
3 for final vacation and then purchase.

4 CHAIRMAN RUDNY: Okay. Any other
5 questions? If not, I'll entertain a motion for a
6 favorable recommendation.

7 MR. FOSTER: I would move for a
8 favorable motion of the right-of-way of the
9 vacation request.

10 CHAIRMAN RUDNY: Motion by Mr. Foster.

11 MS. KOVARIK: I'll second.

12 CHAIRMAN RUDNY: Seconded by Ms.
13 Kovarik.

14 Those in favor of the motion
15 signifying by saying "aye" in the roll call, and
16 those opposed say "nay."

17 Roll call, please.

18 MS. VELKOVER: Foster?

19 MR. FOSTER: Aye.

20 MS. VELKOVER: Smith?

21 MR. SMITH: Aye.

22 MS. VELKOVER: Kovarik?

23 MS. KOVARIK: Aye.

24 MS. VELKOVER: Cepon?

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1 MR. CEPON: Aye.

2 MS. VELKOVER: Rudny?

3 CHAIRMAN RUDNY: Aye.

4 Motion carried. It is so

5 ordered.

6 The next matter is a public
7 hearing, North Shore Gymnastics Academy, Inc. The
8 subject property is located in the Grand Tri-State
9 Business Park, specifically 760 Lakeside Drive. In
10 the Grand Tri-State Business Park, health clubs and
11 special sports instruction facilities -- that is,
12 self-defense, dance, gymnastics, et cetera --
13 require a Special Use Permit.

14 North Shore Gymnastics Academy is
15 requesting approval of a Special Use Permit to
16 allow the establishment and operation of a
17 gymnastics training facility at 760 Lakeside
18 Drive.

19 Tracy, do you have anything to add

20 to that?

21 MS. VELKOVER: Just that they are

22 looking to lease approximately 14,000 square feet

23 of a 54,000 square foot building.

24 The building is currently up.

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1 There is one tenant within the building,

2 approximately a 12,000-square-foot tenant that

3 conducts a warehousing operation. The remaining

4 27,000 square feet is vacant and will be occupied

5 in the future, I'm sure.

6 The site has approximately 108

7 parking spaces, for which the existing warehouse

8 tenant uses approximately five of those. I believe

9 the petitioner is here to present more on the

10 gymnastics facility.

11 CHAIRMAN RUDNY: I take it you are the

12 petitioner?

13 THE PETITIONER: Yes.

14 CHAIRMAN RUDNY: This is a public

15 hearing. So anyone who is going to give any

16 testimony or discussion regarding this, and also
17 anyone from the public, because the public will
18 have an opportunity to speak on this if they wish,
19 just on this matter now, you need to stand and be
20 sworn in by a Village attorney.

21 (Oath administered.)

22 (Mr. Winter entered.)

23 CHAIRMAN RUDNY: Please make your
24 presentation, and if you could state your name and

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1 affiliation, and also if you could use the
2 microphone so everyone can hear.

3 MS. CORNELL: I believe you have this
4 map in your packets that you received. This is
5 exactly what you were talking about.

6 THE REPORTER: Could you state your
7 name, please.

8 MS. CORNELL: Betsy Cornell,
9 C-o-r-n-e-l-l.

10 And this is the building that we
11 were speaking of. This is the tenant that's

12 already leasing a spot in the building. And this
13 is the space that we are hoping to lease.

14 This is the open part of the
15 building that I'm sure will be leased sometime soon
16 in the future. They wanted this to be available
17 for one tenant to come in.

18 The building, I believe, was a
19 year old in January. So this tenant was in right
20 after it was built. So we would be the second
21 tenant coming in.

22 It's a pleasure for us to be here
23 tonight. I'm president of the North Shore
24 Gymnastic Academy, which is a newly organized

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1 group, and with me tonight, I have Gus Carrigan and
2 my husband Smith Cornell. I want to talk about the
3 program that we're going to have at North Shore.

4 The program will be a three-tiered
5 program. And the first tier of the program is a
6 preschool program, which will be a parent and tot
7 and mini tumblers and mini twisters. They would be
8 up to the age of attending school, so up to

9 kindergarten age. And those students would be
10 coming during the school day.

11 So if you look at the schedule, you
12 can see 9:00, 10:00, 11:00 classes, and then a
13 lunch break until 2:00. And then 2:00 and 3:00.
14 That would be this first tier of our program, the
15 preschool program.

16 Then we would have a second tiered
17 program, which would be our recreational classes.
18 And the ages would be school age. They would be
19 the kindergartners through high school level, and
20 that would be our after-school group. They would
21 be coming, and that's when our business would be
22 picking up, during the after-school hours.

23 The third tier of our program is a
24 competitive level program, and that would be our

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1 teams. We would have a girls' team and a boys'
2 team, hopefully. And they would be coming 5:00 to
3 9:00, that time in the evening.

4 So if you look at our schedule, our

5 classes would have from six to eight children per
6 class. So at one time, we would be starting off
7 with, hopefully, a schedule like this for
8 September. This is our goal and our aim to start
9 out.

10 And we would have two classes
11 running at 9:00, two classes at 10:00, two classes
12 at 11:00; approximately 45 minutes classes and six
13 to eight children per class.

14 And if you look at the schedule, by
15 5:00, 6:00 -- that's our peak period, 6:00 to 8:00,
16 9:00 in the evening for a gymnastics facility.

17 It's a pleasure for us to be here
18 tonight, and we've spoken with friends that we have
19 in this community and in the area, and they seem
20 very excited to have this facility coming to be
21 soon. So I'm hoping it's a mutually beneficial
22 business coming into the community. We're looking
23 for to it.

24 Any questions? My husband wanted

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1 to say a few words about the building.

2 MR. CORNELL: Good evening. Smith
3 Cornell, C-o-r-n-e-l-l.
4 Just talking about the building,
5 for the last eight months, we've spent a lot of
6 time surveying many of the gymnastic training
7 facilities throughout the Chicagoland area. There
8 is approximately 100 in the area. Some of them are
9 set up more as studios, smaller operations of 4,000
10 to 5,000, and then you have the facilities that are
11 up in the 20, 22, 25,000 category.

12 One thing that we looked at in
13 looking at some of the Western suburbs and then the
14 North Shore area were the availability of the new
15 buildings and what those new buildings presented
16 for opening up a gymnastics training center.

17 For us, one major concern is
18 parking. Another major concern was the level --
19 actually, the height of the ceiling, and then also
20 where the columns are inside the structure.

21 And after looking at numerous
22 buildings, we decided this was probably the best
23 situation we'd seen throughout several
24 communities. And we made a survey also of the

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1 parking lots of the existing facilities throughout
2 the Chicagoland area, and that's why we became very
3 excited about this facility.

4 Just on this side of the building
5 where we're located, we're totally eliminated from
6 the truck traffic, which is on this common side,
7 and there's a common dock area, and all trucks
8 enter here and cannot go around the building. So
9 we're in the back of the building here. There's
10 approximately 68 spaces here. Our fair share is
11 half of that.

12 But we do not use this double
13 door. So we actually pick up space here and pick
14 up extra space here. So our minimum parking is in
15 your 37 lot area. And that's during the day when
16 that is not our prime time. Our prime time is
17 really 5:00 to 9:00.

18 And then after that, of course, the
19 building has given us access to everything. So we
20 feel very good about the situation of the parking.

21 Some facilities larger than ours
22 have 20 parking spots, and sometimes that gets very
23 congested. So we felt very good about that.

24 We've been involved with gymnastics

1 for approximately 18 years. We live in
2 Lincolnshire. We have four daughters that have
3 gone through the system. We have two that are
4 still involved. They are both Level 9 gymnasts and
5 optionals. One is in high school and very active,
6 and our son got involved and continued with
7 gymnastics, but it was a great way to train for
8 physical fitness, and that's why we got involved
9 with just the positiveness of the whole program.

10 We're a part of the U.S.A.
11 Gymnastics Association, which is the official
12 association that leads to your Junior Olympic
13 programs.

14 One of the coaches that we'll be
15 bringing -- we've known him for about 15 years. We
16 would consider him one of the very, very top
17 coaches in the state. So we're really excited
18 about that, too. We're not mentioning his name at
19 this point in time. He is working somewhere else.
20 But he'll be coming over to us and bringing a crew
21 with him.

22 So I don't have any other comments
23 unless you have any questions of us.
24 CHAIRMAN RUDNY: Okay. You have some

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1 preschoolers coming here now. Is it going to be
2 required that their parents stay and wait for
3 them? Or is this something where parents would
4 drop kids off?

5 MR. CORNELL: In the tot program, those
6 parents -- a parent would come and stay. And the
7 way we have that set up is that there's never more
8 than two of those at any point in time. So if you
9 have that class of 6 to 8, you'd never have more
10 than 12 to 16 that the parent has to be there. And
11 therefore, those cars are there.

12 And then the other programs, a lot
13 of that is carpooling.

14 When you go past that 5:00 period
15 of time, that's when our numbers really go up. But
16 also, the carpooling actually goes down because
17 those students, many of them are there for three,

18 three and a half, four hours, and the parents do
19 not stay.

20 I happen to be a parent that drives
21 an hour right now going out to another facility,
22 and I elect to stay the four hours, and there is
23 one of me at another facility. All the rest come
24 back and pick them up.

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1 So in the evening, even though it's
2 a more crowded time, there's actually less people
3 in the facility during that time.

4 CHAIRMAN RUDNY: What I'm concerned more
5 about when we talk about this, when we have
6 preschool developments brought before us, is the
7 kids being allowed to get out in the parking lot
8 area. In other words, if parents dropped the child
9 off --

10 MR. CORNELL: Preschool is not allowed
11 to leave the facility.

12 CHAIRMAN RUDNY: They have to come in?

13 MR. CORNELL: They are not allowed to
14 leave the facility.

15 CHAIRMAN RUDNY: I don't think you have
16 much of a problem here. I don't think we're
17 talking about a serious traffic problem from the
18 parking lot. But I wouldn't think it would be a
19 good idea to have preschoolers kind of running
20 outside.

21 MR. CORNELL: Actually, even in the
22 handbooks that we have from U.S.A. GSA, they talk
23 about many of these factors and your safety and how
24 you should handle these things, which is very

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1 good.

2 As a matter of fact, as of August
3 of this year, any owner or anyone involved in
4 gymnastics has to have the safety certification.
5 So they have to follow these guidelines and be
6 certified for them even if they know them.

7 CHAIRMAN RUDNY: Any other questions
8 from the commissioners?

9 MR. SMITH: I think it's going to be a
10 very successful thing. I have a nephew that was

11 the steel ring champion in the state of Illinois in
12 1978, and he has his own school, which is highly
13 successful in Wichita, Kansas. About 15, 20 years
14 he's had it. I think there's a definite place for
15 it. I think it's going to go.

16 CHAIRMAN RUDNY: Any other questions?

17 MS. KOVARIK: You said that you've been
18 involved through your children for the last 18
19 years in gymnastics?

20 MR. CORNELL: Yes.

21 MS. KOVARIK: Have you operated a
22 gymnastics center?

23 MR. CORNELL: No. We've not operated
24 one at all. We looked into this five years ago

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1 when a couple of the coaches working at other
2 facilities wanted to know if we wanted to get
3 involved.

4 My wife has been very involved in
5 the community in Lincolnshire. She's been on the
6 School Board there for eight years. She's the
7 president of the Learning Fund there. So she's

8 highly known there and involved with a lot of the
9 children and their activities, and this is
10 something that a number of people have wanted us to
11 do for some years.

12 I finally retired two years ago.
13 I'd been in the bond business for 28 years, and so
14 I finally have the time.

15 MS. KOVARIK: So you are certified in
16 the United States?

17 MR. CORNELL: We have just gone through
18 that process, yeah.

19 CHAIRMAN RUDNY: Any other questions?

20 MR. FOSTER: Just a quick question.

21 In terms of your staffing, I know
22 you are starting up, but what would be the number
23 of people on-site?

24 MR. CORNELL: For the staff?

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1 MR. FOSTER: Yes.

2 MR. CORNELL: My wife is going to be
3 running the head office. So she's always going to

4 be there. We would have four full-time coaches,
5 and that's to meet that requirement, at some point
6 in time, where you would have four classes going
7 on.

8 In the evenings, you can have more
9 because you can have assistant coaches, or you can
10 have as many as eight in the evening. During the
11 day, four.

12 MR. FOSTER: The second question, is
13 this a facility where there might be some -- ever
14 any special events -- I'm not talking about
15 birthday parties -- in terms of meets or
16 competitions? Or is this strictly intended as a
17 training facility?

18 MR. CORNELL: Many of the gymnastic
19 facilities do hold meets. It tends to be more the
20 exception -- out of 100, there's probably 30. But
21 there's still quite a few. But the idea is, it's
22 usually done by the Boosters Club.

23 Many of the gyms run that way. So
24 it's really for the facility of -- the parents to

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1 earn money to go to these different meets, and

2 that's the way they can bring revenue in.

3 The way we're set up, because of
4 the columns, we're 40 on 40. And because of that,
5 we couldn't hold what we call optional meets, which
6 would be Level 7, 8, 9, or 10. We could
7 essentially do 5s and 6s. And that's only -- if we
8 would choose to do this, these would be one or two
9 times a year, and it would always be on a Saturday
10 or Sunday. So it wouldn't be in the evening.

11 You probably read, too, about a
12 dance class. This is all relative to the
13 gymnastics training, because the gymnasts, the
14 people on the floor and on the beam, do have a lot
15 of training in dance. We would not be holding
16 recitals. So that would not be an issue here.

17 CHAIRMAN RUDNY: Any other questions?

18 At this time, I'd like to open the
19 floor to the public. Is there anyone who wishes to
20 make a comment or ask a question from the public?

21 The floor is closed to the public,
22 and it sounds like there doesn't seem to be any
23 major concerns. So I would entertain a motion for
24 a favorable recommendation.

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1 MR. SMITH: I move for a favorable
2 recommendation on the North Shore Gymnastics
3 Academy to the Village Board.

4 MR. CEPON: I'll second it.

5 CHAIRMAN RUDNY: Motion by Mr. Smith and
6 second by Mr. Cepen for a favorable recommendation.

7 All those in favor signify by
8 saying "aye" on the roll call, and those opposed
9 say "nay."

10 Roll call, please.

11 MS. VELKOVER: Winter?

12 MR. WINTER: Aye.

13 MS. VELKOVER: Foster?

14 MR. FOSTER: Aye. And I wish you well
15 in your venture.

16 MR. CORNELL: Thank you.

17 MS. VELKOVER: Smith?

18 MR. SMITH: Aye.

19 MS. VELKOVER: Kovarik?

20 MS. KOVARIK: Aye.

21 MS. VELKOVER: Cepen?

22 MR. CEPON: Aye.

23 MS. VELKOVER: Rudny?

24 CHAIRMAN RUDNY: Aye.

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1 Motion carried. So ordered.

2 Thank you very much.

3 The next matter is a public hearing
4 by Dan and Andrea Inman. The subject property is
5 located at 4437 Grand Avenue, east of O'Plain Road
6 between Route 132 and Grand Avenue. The property
7 is zoned C/S-3, Village Center/ Residence District,
8 and is the former site of Duchow's Boat Show.

9 The building is now vacant. Floor
10 covering establishments in the C/S-3 district
11 require a Special Use Permit. The petitioner is
12 requesting approval of a Special Use Permit to
13 allow the establishment and operation of a carpet
14 and floor covering facility in a portion of the
15 building on-site.

16 Tracy, do you have anything to add
17 to that? Not really. Okay.

18 This is a public hearing. I trust
19 everyone that's remaining is probably for this
20 public hearing. So I take it the petitioner is

21 here? Did you want to come up closer to the

22 front? It might help.

23 MR. INMAN: If you have questions. Do

24 you have questions you need to ask?

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1 CHAIRMAN RUDNY: Well, the way we work

2 this, generally, is we were kind of expecting that

3 you might put on a presentation.

4 MR. INMAN: I was totally unprepared for

5 this. I knew the meeting was tonight, but I didn't

6 know what was involved in it. We just came kind of

7 prepared to back Jerry up with what he intends on

8 doing with the mall.

9 I can tell you what our intentions

10 are for the flooring store. If that's --

11 CHAIRMAN RUDNY: That's kind of what we

12 wanted. We did have some information that was sent

13 to us. There was a petition for Special Use, and

14 we have a layout drawing of the site, and we also

15 have a rendering.

16 And I think we probably have some

17 questions for you, but I think we also have some
18 questions for Mr. Martin in regards to the
19 development of the entire site, which I think is
20 probably, you know -- we were given a rendering,
21 which I know I was pretty impressed with.

22 I think it would be a wonderful
23 thing if that site could turn into something like
24 that, and I realize it can't be done overnight, but

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1 we were kind of hoping that maybe we would get some
2 information on what the schedule would be to
3 eventually get this property to that point.

4 And I know that's probably not
5 something that you could do, but maybe Mr. Martin
6 could fill us in a little bit on what his
7 intentions are for the entire site, and then you
8 can fill us in on what you plan on doing in the
9 interior, what kind of products you plan on
10 selling, and that kind of thing.

11 MR. INMAN: Sure.

12 CHAIRMAN RUDNY: Before we go any
13 further, this is a public hearing. So we need to

14 have anyone who is going to be talking about this,
15 whether they be from the public or the petitioner,
16 to stand and be sworn in by the Village attorney.

17 (Oath administered.)

18 CHAIRMAN RUDNY: Mr. Martin, maybe it
19 would be a good idea if you filled us in what your
20 vision is for your entire site and maybe a little
21 bit about what kind of schedule you plan on trying
22 to pursue with this.

23 MR. MARTIN: Sure. I'd be glad to.

24 I put the property on the market

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1 last July hoping to find somebody who financially
2 might want to come in there with a boat store,
3 because that's what it was built as, and then
4 possibly somebody who could use the whole facility,
5 and we talked to an awful lot of different people
6 during that process -- the agent that was working
7 with me -- and realized that at that size of
8 facility, most of the prospects were more
9 interested in a location around Gurnee Mills or

10 something like that.
11 But we did discover there were a
12 lot of people who wanted to come to Gurnee and be
13 part of the activity here that were smaller
14 businesses, and after approximately nine months of
15 attempting to sell the property, as it was, we
16 decided to look into this project, and it's kind of
17 a puzzle to me because it involves finding the
18 right people that are acceptable to Village Center
19 zoning, and also I have to find those people in
20 order to get the final okay on the banking that I
21 need in order to make the changes to the property
22 so that it will be a nice -- it will wind up being
23 a nice development.

24 So I engaged the services of

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1 Richard Craves to do that architect's rendering,
2 which I provided to you a few weeks ago, and to try
3 to capture what my concept was.

4 The buildings were built in several
5 stages, and so it's logical to have several
6 businesses in there, if they are complementary to

7 each other and if it's affordable, when I bring
8 these people together, that the changes that I have
9 to make can be properly financed through one of our
10 local banks.

11 It looks promising. The Inmans
12 were the first people that really came forward with
13 a strong desire to have a nice business, and
14 initially, they were going to locate in the center
15 portion of the building, and eventually, there will
16 be -- hopefully, we'll find a renter for the west
17 portion and for the remainder of the main portion,
18 and we've already talked to several people on the
19 shop building that would be nice -- I feel they'd
20 be nice businesses.

21 And hopefully, within the next few
22 weeks, we'll have several of those petitions to get
23 your opinion on that. So essentially, that's the
24 background.

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1 There are a lot of ifs for me. It
2 looks good. I can say the banker is encouraged.

3 The banker, of course, wants to make sure it's a
4 viable situation. Of course, I want to do that,
5 too. So with that essentially as the background,
6 I'm trying to put all the pieces together so that
7 it comes out.

8 And in terms of timing, I hope to
9 do it within the next couple of months. It's been
10 an expensive proposition to have a building there
11 with the mortgage continuing for my wife and myself
12 without having any income coming in. So I'm trying
13 to get that job done.

14 CHAIRMAN RUDNY: Well, maybe we can, you
15 know, help move this along by having the
16 commissioners ask some questions.

17 How many uses do you think that
18 you'd be able to eventually get in here?

19 MR. MARTIN: Well, right now, I'm
20 planning on five, probably is the maximum. I'm not
21 talking about the main buildings, not the older
22 home that's up on old Grand Avenue, but what I'm
23 looking for is one use for the semi-enclosed canopy
24 on the eastern part of the property -- and that may

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1 be kind of hard to find. I don't know if I'll find
2 the right party to go in there -- another party to
3 share the main showroom with the Inmans, another
4 party in the west showroom, which is the big room
5 on the west of the building, and then for the
6 former shop building, somebody in there.

7 The property up on the old Grand
8 Avenue side has one of the older homes. In the
9 past ten years, I've tried to it fix up and improve
10 it, and I think we probably won't have much problem
11 there for that property.

12 CHAIRMAN RUDNY: Would you keep that as
13 a residence? Or would that --

14 MR. MARTIN: I visualize that as a
15 business down and possibly a residence up.

16 CHAIRMAN RUDNY: I looked at it. It
17 looked like it would make a nice attorney's office
18 or insurance or something like that.

19 MR. MARTIN: We had a public relations
20 officer in there up until a year ago, and he kind
21 of outgrew it and moved over across Skokie
22 Highway. But it makes an excellent office.

23 CHAIRMAN RUDNY: I can't speak for
24 everyone on the commission, but I have a feeling

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1 that we're all very encouraged by this, the
2 rendering as shown, and we'd like to see that go
3 in, and I think we all realize it can't be done
4 overnight.

5 But what kind of things do you
6 think that -- what improvements could you get in
7 the property before the Inmans would put their
8 store in there?

9 MR. MARTIN: Well, I need -- the store
10 is ready to go right now. It's ready for someone
11 to occupy it. The Inmans are anxious to get
12 started, if I may speak for you. He's just coming
13 out of Commonwealth Edison, with part of their
14 plant shut down down there, and so he and his wife
15 have had this business on the side for seven or
16 eight years, I guess. And now they are going full
17 time with it, and they are ready to make the move
18 now.

19 The improvements to the property
20 will not interfere with what they are doing. There
21 isn't any logical reason why they cannot move in
22 and start right away. I think one of the --

23 according to Tracy, one of your considerations is
24 signage and, of course, parking.

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1 There's ample parking on the
2 property. There's -- if you were to fully utilize
3 the property for parking, there would be about 110
4 spaces that would be just more than adequate. I
5 want to use some of it to help the landscaping of
6 the property. So there will be landscaping.
7 That's one of the major improvements.

8 I plan on taking down the tall,
9 what we call a stacker building. It's a pole barn
10 building that was built about 25 years ago to stack
11 oats, and that really doesn't have a good use. And
12 that's going to come down, which will then expose
13 the back of that big west showroom, and I propose
14 that we're going to put an entrance into that
15 portion of the building directly from the parking
16 lot and, of course, landscape around the building
17 and also put in several show windows facing out in
18 that parking area.

19 So the improvements to the lot and

20 the landscaping are the biggest things. I have
21 to -- I'm kind of at a disadvantage as to what I
22 have to do inside until the party shows up for the
23 west showroom that's going to go in there. And
24 I've been in touch with the fire department on what

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1 they would require and the building commissioner on
2 what he would require.

3 Until those actual uses show up,
4 they don't know exactly what I'm going to run
5 into. But it shouldn't be anything major.

6 CHAIRMAN RUDNY: Well, I guess probably
7 what we're looking for, too, is we've been through
8 a lot of these things in the past where people say
9 they are going to do certain things to a property
10 and they want to get the renters in, and it ends up
11 that they never do some of these things.

12 So I think, given this is a Special
13 Use situation, very critical part of town, we
14 certainly -- I think would like to move in the
15 direction you're wanting to go, but I think we need

16 some kind of guarantees that some of these things
17 are going to be done so that all of a sudden we
18 don't see people in there and every possible use
19 that they are in, but we don't have all of these
20 improvements.

21 Not that you wouldn't intend on
22 doing them, but we need to have some kind of a step
23 process as far as each use comes in, there is some
24 kind of guarantee in the Special Use that certain

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1 things would be done.

2 Just for example, I could see
3 initially the signing, I think, would be important.
4 I know that -- I go by there every day. I drive to
5 work. I pass it, and it seems to me the sign
6 that's out front there could use some -- probably
7 more than refurbishing, maybe replacement.

8 MR. MARTIN: Which sign is that?

9 CHAIRMAN RUDNY: The one on Route 132.

10 MR. MARTIN: You mean the one that says
11 "For Sale"?

12 CHAIRMAN RUDNY: No. The signs that are

13 on the pole.

14 MR. MARTIN: Yes.

15 CHAIRMAN RUDNY: So I don't know what
16 you intend --

17 MR. MARTIN: The plan for that is to
18 have each of the tenants have their individual sign
19 on that. And the signage on old Grand Avenue, I've
20 been working with the signer over here -- or I will
21 work with him when we know exactly what we have to
22 work with. And we will have individual signage on
23 a little post for each one of the businesses that
24 are there. I was kind of in a box because -- and I

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1 asked Jim Hayner for his advice. And because --
2 Jim said that what we're voting on tonight, or what
3 you are considering tonight, is the Inman's Special
4 Usage, according to the special zoning in the
5 Village Center.

6 And I said, "Well, I'm not prepared
7 to say exactly what I can do, because I can't."
8 You say you want a guarantee. But I mean, all I

9 can do is show you what my vision is, which is what
10 I asked Jim Hayner's advice on. He thought it
11 would be best to at least show you the direction
12 that I was thinking of when the Inmans came here to
13 ask for their special zoning so they could locate
14 their business there.

15 I've come to the conclusion I have
16 to get some rent out of the property. And so
17 that's why I'm going in this direction.

18 CHAIRMAN RUDNY: Well, I think we think
19 you have a good vision. I don't have a problem
20 with the vision, but it's implementing it. We've
21 gone through -- and I've been planning commissioner
22 for a long time -- we've gone through on the Grand
23 Avenue -- you called it "old Grand Avenue." I
24 guess technically it's the Grand Avenue area.

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1 I've probably seen at least a
2 dozen, maybe 15 Special Uses come in for offices.
3 Typically, what they do is they bring in the
4 plans. They show us not only the exterior changes,
5 but the interior changes, and then the Special Use

6 is based on the implementation of all those
7 improvements. Those plans are part of the record.

8 And I think it would be unfair to
9 all those individuals that we require do that to
10 just say, "Okay. Let's give this Special Use," and
11 not have it tied to implementing at least a portion
12 of the improvements that you intend on putting in.

13 MR. MARTIN: I'll be happy to guarantee,
14 but I don't know exactly what it is you want me to
15 guarantee. Like I said, it was kind of hard to
16 come here -- for the Inmans to come here alone and
17 ask for permission to come into my building and
18 start their business, and as long as I was
19 visualizing this, I spent the money to go get
20 something visual so that everybody would better
21 understand the direction that I'm pointing.

22 And, you know, if I could have my
23 banker here tonight and he could offer his
24 guarantee with mine, I'd be happy to guarantee.

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1 But I don't know exactly what I would be

2 guaranteeing. I mean, part of what the plan is
3 now -- and I'm getting the final cost estimates --
4 is to pull the whole property together through a
5 special awning treatment which was visualized on
6 that illustration that you have and tie the
7 whole -- there's some disparity between buildings
8 there -- tie the whole complex, if you want to call
9 it that, together with a nice architectural
10 treatment there that will make it more of a whole.

11 And that's what my plan is, and the
12 guy that did the layout missed in the lower
13 right-hand part because he shows a tree right where
14 a driveway is. I mean, there are things like that.

15 But my plan is to make the property
16 look better by putting in more landscaping and
17 giving it a good -- really good parking area,
18 properly delineated with parking spaces, and
19 have -- this awning treatment will go around the
20 whole front of the building on the -- even on the
21 new Grand Avenue side with very elite sort of
22 signage that identifies the people who are in
23 there.

24 And I don't know whether that helps

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1 the Inmans get in their business and get started.

2 He's out of work as of today, I guess.

3 MR. INMAN: Tomorrow.

4 MR. MARTIN: So he's anxious to get

5 started, and we're anxious to have him come in

6 there.

7 CHAIRMAN RUDNY: It helps him from a

8 couple of standpoints: One is that in order to

9 sell products nowadays, people like to come into a

10 place that's fairly nice. The parking lot, for

11 example, it's a big asphalt pad. People would

12 start pulling in there and start parking in every

13 which way and direction. So you are going to have

14 to -- definitely need the parking lot striped.

15 MR. MARTIN: I'm planning to do that. I

16 can guarantee that.

17 CHAIRMAN RUDNY: Again, I think there

18 needs to be some improvement in the signing. That

19 would help the Inmans, too, because people are

20 going to need to know their business is there. I

21 think the sign that's out there, it's been there a

22 long time, hasn't it? How long has it been there,

23 the one on 132?

24 MR. MARTIN: That was there when the

1 building was built.

2 CHAIRMAN RUDNY: Which is -- it's got to
3 be over 30 years?

4 MR. MARTIN: Sure. We built it in 1965.

5 CHAIRMAN RUDNY: So it's not like you've
6 not got use out of the sign. It's time to put a
7 nice monument sign or something like that up there.

8 MR. MARTIN: That's a beautiful sign.
9 The only thing wrong with it now, the guy that left
10 with the service department took his panels with
11 him. He shouldn't have done that, but he did. And
12 it's got the old logos in there, which would be
13 replaced with nice, fresh new ones. So that will
14 look real nice.

15 But this treatment that you see on
16 your drawings there of the awnings, that's going to
17 really, I think, pick up the whole property, too,
18 and give it some character.

19 CHAIRMAN RUDNY: What about -- you are
20 going to take down some of those buildings in the
21 rear area there?

22 MR. MARTIN: Yeah. The real tall one
23 that -- I don't know if you are familiar with that
24 or not.

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1 CHAIRMAN RUDNY: Will that be done
2 before the Inmans move in?

3 MR. MARTIN: Yes. It's going to be done
4 as soon as we get a green light and I know this
5 thing is moving forward. I don't want to change
6 anything on the property until I know where I'm
7 headed. I've got to take down that building, take
8 down the four-posted hoist which unloaded boats.
9 That will come down.

10 And I've already started --
11 contracted with a local group that we used to start
12 upgrading the landscaping now that spring is here.
13 So there will be several really nice lawn areas.

14 Like I say, I don't have to put
15 everything into parking because then we won't
16 require that many spaces. So there would be some
17 nice room there for landscaping.

18 MR. WINTER: I tend to agree with you.

19 It's kind of a special piece of property, and
20 having a chance to look at it today, I can see the
21 fire access and safety access is going to have to
22 come off of Grand Avenue. And currently, there's
23 kind of an uninviting fence there.

24 And then you mentioned the boat

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1 hoist. I thought that that's kind of sticking out
2 there when you drive in. Obviously, when it was a
3 single user, that was sufficient.

4 Those would be my concerns right
5 now and would like to hear a commitment and maybe
6 even make that part of the approval process here
7 tonight, is whether you definitely are going to
8 take that down and then maybe do some striping here
9 so that we know that there's not going to be cars
10 parked here for whatever reason, would be one.

11 Also, some of the drawings that we
12 had, I was unclear for the parking drawing. Are
13 you going to have a semitruck coming down --

14 MR. INMAN: I will, yes.

15 MR. WINTER: On one of the -- it seems
16 like this island is lined up with this loading
17 dock.

18 MR. MARTIN: He's going to be in the
19 center part. We'll be unloading right here.

20 MR. WINTER: As far as waste, what kind
21 of byproducts and waste materials will you have?

22 MR. INMAN: The installer will take care
23 of anything like that.

24 To your question, we will -- on the

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1 end of a roll of carpet, there is usually a remnant
2 left over, depending on how much carpet is used.
3 As far as waste goes, padding or anything like
4 that, that is all taken by the installer and
5 disposed of. Nothing will come back to the store,
6 though.

7 MR. WINTER: You know, we have
8 assessments on East Grand.

9 Is that similar to what you are
10 going to be doing?

11 MR. INMAN: Yes.

12 MR. WINTER: I know they have a foreyard
13 behind there. I was wondering where you were going
14 to put yours.

15 MR. INMAN: We will have to have
16 something. I haven't discussed that with Mr.
17 Martin. It's something we really haven't gotten
18 into.

19 MR. WINTER: And again, just bringing
20 out some of these ideas so that you know that these
21 are things that we look at because if you are going
22 to have four different buildings or users, maybe
23 just in this one particular building, you are going
24 to have to have a place to put the trip saver or

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1 whatever they hoist up.

2 And I notice that you are kind of
3 tight on this side of the building, and let me just
4 say, for future plans, I don't know how you are
5 going to use these nine lots that are depicted on
6 this one drawing.

7 When I looked at it, it looked

8 tight. I don't know how the people will walk into
9 the building where you have the entrance. I
10 understand that that's down the road, but that's
11 something that I think, while it may not be decided
12 at this point, you know, I think if there are going
13 to be other Special Uses for some of those other
14 tenants, you have to see where that stuff is going
15 to go.

16 MR. MARTIN: Well, as was mentioned when
17 we started here, I'm not sure of his timetable. I
18 want to expedite it and get it done. I'm not sure
19 how long it's going to take me, but I anticipate
20 that there will be several other people here making
21 presentations, and as it does become a reality and
22 the project moves forward, which it's starting to
23 do with the Inmans, then I'll be able to be a lot
24 more specific.

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1 Regarding the fence on the front of
2 the property, that's scheduled to come down. So
3 that will all be opened up and landscaped in there.

4 MR. WINTER: As far as for purposes of

5 tonight, in drafting a recommendation, are you --
6 you are definitely -- we can conclude that you are
7 going to take the boat hoist down?

8 MR. MARTIN: Yes. With one exception.
9 If tomorrow somebody shows up and wants to buy the
10 place and he's a boat dealer, then it will stay
11 up. But I've been trying to find that guy for the
12 last year, and I haven't found the first one.
13 So . . .

14 MR. WINTER: I'm kind of asking in the
15 framework of approval of the carpet store would
16 hinge on if that's going to be removed, that pole
17 barn is going to be removed, and you are going to
18 remove the fence. Could those three things be
19 accomplished?

20 MR. MARTIN: Yeah. That's all --

21 MR. WINTER: And as far as striping the
22 parking lot?

23 MR. MARTIN: I was planning that, too.
24 The architect's idea of striping the parking lot

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1 isn't exactly the correct way to do it, though. So
2 the next time back, I'll have to bring up another
3 plan that shows you what is the logical way to do
4 it.

5 MR. SMITH: I would like to see a
6 monument sign on the 132 side also. I think now is
7 the time to get that put in, because you get one
8 user and two users and three users -- they aren't
9 going to want to have to start over with another
10 sign. So I would think this would be the
11 appropriate time if you're going to put a monument
12 sign out there, is to put it out there now.

13 Are you going to put a monument
14 sign out there with the first user?

15 MR. MARTIN: In essence, that's what it
16 is, Bill. It's going to be a sign that will be
17 properly lettered so it will all be identical, and
18 there will be a sign like that on the old Grand
19 Avenue side also that identifies the people that
20 are in there.

21 MR. SMITH: I really agree with this. I
22 think, living in the neighborhood, this is
23 beautiful. It would be a big improvement if this
24 whole thing can be visualized and be done in the

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1 next year or so. It would be nice.

2 CHAIRMAN RUDNY: I wasn't sure what you
3 said in response to the 132 sign. Are you still
4 kind of set on keeping the existing sign?

5 MR. MARTIN: Oh, yes. It's a very
6 valuable asset, and it shouldn't be the
7 conglomerate of signage that there is there now,
8 but rather a nicely done series of panels that
9 identify the people who are in there. That's, in
10 essence, a monument type of sign. And it's all
11 tied in with the electrical system, with the timing
12 system for turning it on and off.

13 When Duchow was there, he didn't
14 properly use the timer like he should have.

15 CHAIRMAN RUDNY: Well, I guess,
16 everybody has different tastes.

17 I think, as Mr. Winter indicated,
18 we look at that property as being right in the
19 center of town there. I think the building, from
20 the 132 side -- I always liked it to have those
21 showroom windows there. I think it offers great
22 opportunity for some retail users. And I just
23 always felt that the thing that detracted from
24 it -- and I guess it's my opinion -- it kind of

1 detracts from the beauty of the building.

2 MR. MARTIN: I agree with you that it
3 has, through the years with the different brands
4 that have come in there and with the signage
5 changing according to those brands, that I can see
6 why you'd have that opinion. I'd be inclined to
7 agree with you.

8 I just think that with this new
9 approach, however, that it will be properly done,
10 and I can provide you with a good sketch on that,
11 and you know, if you guys don't like it, after I
12 give you what I visualize it will be, then I'll be
13 happy to take it down.

14 CHAIRMAN RUDNY: Well, we are trying to
15 protect your interest, too. It looks like from
16 what you presented here -- I talked to some people
17 before the meeting, and everybody was very
18 impressed with this, and I think that was something
19 that would just complement it.

20 So if you feel that there's

21 something that you could do to it to improve it and
22 make it look pretty decent, we'd be open to looking
23 at that.

24 Do you have some other questions or

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1 comments?

2 MR. CEPON: Like you said, I mean, the
3 drawing is great and everything else, but I have a
4 real hard time seeing this come to reality like
5 sort of piecemeal the way it sounds like it's
6 starting out, because the buildings, to me, seem
7 like they need an awful lot of work to get fairly
8 close to where the drawing has been rendered.

9 So I like the concept; I like the
10 idea; but I think we should have something a little
11 more concrete so we can make sure that this will
12 eventually happen or at least the majority will
13 happen.

14 MR. MARTIN: Well, I would like to
15 reiterate what Jim Hayner told me, because I didn't
16 know what to do -- so I asked Jim what to do.

17 This gentleman wanted to rent the

18 building, part of it, I needed his rent to pay my
19 bills, and it was a start towards this new
20 direction, which I visualized.

21 So I spent the money to get this
22 architect's rendering done so everybody could see
23 what or come close to seeing what my vision on the
24 whole property was.

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1 And I told Jim I'm not prepared to
2 do all those things tonight. Mr. Inman is the one
3 that has the petition in front of you for moving
4 his business in there, and I want to continue to
5 move forward and do this. I'm doing it as fast as
6 I can. But I can't afford, nor can he afford, to
7 wait three or four months until the whole thing is
8 brought together and every "T" is crossed and "I"
9 is dotted.

10 I'm not trying to be evasive or
11 anything, but I just don't have that kind of time,
12 frankly.

13 CHAIRMAN RUDNY: I think we realize

14 that. I don't think that we're really asking for
15 that.

16 MR. MARTIN: Jim Hayner thought that it
17 would be best to share this with you guys. That's
18 what I'm trying to do.

19 CHAIRMAN RUDNY: He's right. And I
20 think Mr. Winter has a good suggestion. There are
21 certain things that, I think, are pretty critical
22 for Mr. Inman that really should be in before he
23 moves in, you know, like striping the parking lot;
24 taking out the boat hoist. You don't really want

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1 that boat hoist there with people pulling into the
2 parking lot; and the fence in the other building.

3 The other thing, too, is you don't
4 want a building being demolished when you are in
5 there. So if you can get those things done,
6 because you are going to have other uses that are
7 going to be coming in here in the future.
8 Hopefully, you'll get other people to get
9 interested, and you'll be coming before us again.

10 I would hope that, you know, as

11 soon as Mr. Inman gets in and you get those things
12 straightened out, that at the same time you are
13 already preparing to go to some of the next stages
14 of the change of your vision. Then when you come
15 in for the next Special Use, you'll be able to
16 present to us, "Okay. When this Special Use comes
17 in, then I'm going to put the islands in the
18 parking lot and landscaping in," or maybe you can
19 have some of the landscaping done and say, "This is
20 what I've done since the last one."

21 And then we'll be more open to, you
22 know, letting in the next Special Use. I think
23 that's the way we can work it.

24 How much space are you going to be

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1 taking?

2 MR. INMAN: Approximately 3,000 square
3 feet.

4 CHAIRMAN RUDNY: Which unit?

5 MR. INMAN: We're the main east showroom
6 facing Grand Avenue.

7 CHAIRMAN RUDNY: Are you B-1?

8 MR. INMAN: Yes, sir, B-1.

9 MR. MARTIN: Don, that's exactly, really

10 what I visualized doing, is what you described.

11 This gets the ball rolling, and all those things

12 were just waiting until this specific direction

13 began, and I've already begun to look into where

14 the hoist will go and getting it down, and other

15 marine dealers around might be able to use it.

16 And the fence coming down is

17 certainly part of it. Working on the lot had to

18 wait until spring got here. So that's going to

19 take part. I ran an ad in the Advertiser about

20 three weeks ago to see who wanted to take down the

21 pole building, and I had about 40 people who wanted

22 to take it down for me. So that's all scheduled to

23 be done.

24 We're moving forward on this whole

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1 thing, and getting Dan in there and opened up and

2 getting him started on a successful business, I

3 think, is a big step for me. And I think it's a

4 really nice addition to Gurnee.

5 I mean, you guys say you want to
6 see something nice in there. My wife and I bought
7 that property in 1964, and we've lived with it and
8 paid taxes on it and contributed taxes to the
9 Village of Gurnee for some 35 years. So we want to
10 see something nice happen there, too.

11 CHAIRMAN RUDNY: Believe me, we don't
12 want to see an empty store there. And you are
13 going in the right direction here. And I think as
14 you put the improvements in, too, you are going to
15 see that more people are going to be interested in
16 moving in.

17 MR. MARTIN: Well, since Duchow moved
18 out, for your information, I've already put about
19 40,000 bucks into the store, fixing it up and
20 repairing it from what he had done.

21 CHAIRMAN RUDNY: Even empty, it looks
22 pretty nice. It's an attractive looking building.
23 Except for the sign -- no.

24 MR. MARTIN: I'll improve that for you.

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1 CHAIRMAN RUDNY: Do we have -- other
2 commissioners have some comments or question?

3 MR. FOSTER: I'd like Mr. Inman to
4 describe his business, since that's what the
5 Special Use is about.

6 MR. INMAN: We began about four months
7 ago looking in the Gurnee area for a store front.
8 We looked at Gurnee's Sporting Goods, right across
9 from Great America. We were very interested in
10 that store. We also looked at 21 and Grand Mall
11 Plaza. And parking was a problem there and also
12 visibility from Grand Avenue. Everything kind of
13 gets lost in there.

14 Then one evening I was out driving
15 around, and I happened to run into Mr. Martin, and
16 I was asking him about another store's availability
17 next to where he's at right now, and he informed me
18 of his intentions with the store down here on
19 Grand, and we were very interested. I went home
20 and talked to my wife. And as he informed you, I'm
21 through with ComEd as of tomorrow.

22 We've been doing this for about
23 seven years out of our home on a part-time basis,
24 and we've decided that this is the route that we

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1 wanted to take. We're going into this also with
2 the assumption and presuming that it is going to be
3 beautified, a face-lift on the store.

4 There are a few things needed, and
5 Mr. Martin and I -- from what we've discussed, he
6 fully intends on following through on his plans on
7 this. We're going to be a flooring -- all the way
8 around. We're going to be doing carpeting, ceramic
9 tile, linoleum, hardwood, Pergo, wall tiles, and
10 maybe even get into wallpaper a little bit down the
11 road.

12 But when we had an idea of kind of
13 going in with a specialty-type store where we were
14 going to divide rooms off without walls just by a
15 flooring plan and using furniture to do that. And
16 we're going to have a play area for children when
17 the parents come in so they can leave them there
18 and do their shopping.

19 And we think we would be an asset
20 to the Village of Gurnee, and we would appreciate
21 an opportunity.

22 CHAIRMAN RUDNY: The name of the store?

23 MR. INMAN: Is Floor Decor, Incorporated

24 of Lake County. There's another one in Illinois.

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1 Legal purposes.

2 CHAIRMAN RUDNY: Any other questions
3 there, Mr. Foster?

4 MR. FOSTER: No.

5 CHAIRMAN RUDNY: Okay. At this time, I
6 need to open the floor to the public, if there's
7 anyone from the audience who wishes to ask a
8 question or make a comment, they may do so at this
9 time. If not, the floor is closed to the public.

10 And Bryan, I think you had a good
11 suggestion there. If you want to put it in the
12 form of a motion, I think that may be appropriate.

13 MR. WINTER: Sure. I make the motion to
14 forward a favorable recommendation for this Special
15 Use Permit to allow a carpet and flooring store
16 provided, and make this a condition precedent, that
17 the public safety considerations that have been
18 raised -- that boat hoist which actually I think is
19 maybe a traffic hazard the way it is now. You have

20 to do something anyway -- the boat hoist, the
21 removal of the metal kind of open air building --
22 that would be 2 -- 3 would be striping; and 4, are
23 you going to remove that front gate? Can you do
24 that?

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1 MR. MARTIN: Yes.

2 MR. WINTER: And then the removal of the
3 chain link fence or gate adjacent to Grand Avenue
4 be implemented as a condition for passing the
5 Special Use Permit.

6 CHAIRMAN RUDNY: You said striping?

7 MR. WINTER: Yes.

8 MR. SMITH: I'll second that. I would
9 like to add that looking at the possibility of the
10 monument sign on the 132 side.

11 CHAIRMAN RUDNY: Well, why don't we
12 discuss that because I think what Mr. Martin was
13 proposing there is that he'll -- and I would think
14 probably maybe the next time he comes for the
15 Special Use, would present a kind of a drawing or
16 something of the improvement -- you are planning on

17 making some kind of improvement to the sign?

18 MR. MARTIN: Yeah. I'll show you what

19 it will look like after it's done, and this will be

20 a monument sign.

21 CHAIRMAN RUDNY: Why don't you show that

22 to the Village Board. It's a good point. Maybe we

23 put the motion that -- our recommendation that the

24 Village Board kind of take a look at Mr. Martin's

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1 proposal on the sign, the possibility of if they

2 don't like it, that possibly they may talk you into

3 putting up a monument sign. I'll leave it up to

4 the Village Board to do that.

5 MR. SMITH: I'll second the motion.

6 CHAIRMAN RUDNY: Is that acceptable?

7 MR. WINTER: Yes.

8 CHAIRMAN RUDNY: Any other discussion on

9 the matter?

10 I think as far as the sign on Grand

11 Avenue -- or you call it "Old grand Avenue" -- you

12 want to use what's there, the existing sign,

13 temporarily.

14 Did I understand that correct?

15 MR. MARTIN: Yes. Until we have the
16 opportunity to bring a new design to you and show
17 you what it is and be able to put that up. But
18 there is a conforming sign that is there already
19 that was used by Duchow. It's just a matter of
20 putting in Floor Decor's sign in the interim until
21 we can get the big monument sign up on that side.

22 CHAIRMAN RUDNY: I think the monument
23 sign -- I'll have to check with Tracy. If he came
24 out with that separately, would that have to be --

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1 I guess staff would look at that.

2 My concern is that when you show it
3 in the rendering, it is right in the driveway. And
4 I'm not sure if you are going to be bringing semi's
5 in there, that you are going to have the space for
6 that.

7 Is that something staff would take
8 a look at?

9 MS. VELKOVER: Right now, I don't

10 believe that there is a median there with a sign in
11 it.

12 MR. MARTIN: No. That architect made a
13 mistake there.

14 MS. VELKOVER: So the sign is on one
15 side of the entry into it. And I think he's
16 proposing to use that sign until he comes forward
17 with another sign design for multiple tenants, and
18 then we can review that at the next meeting.

19 CHAIRMAN RUDNY: At the next Special Use
20 meeting. Okay. I think that will work.

21 On the motion, I had one point of
22 clarification. Bryan, the building you're talking
23 about, you say the open air metal building, it
24 should be more specific.

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1 MR. WINTER: It's immediately, what,
2 north of the east end -- excuse me -- the west
3 end.

4 CHAIRMAN RUDNY: North of the west end.
5 Okay.

6 There's another open air metal

7 building. So I want to clarify that.

8 MR. FOSTER: It's the intent of the

9 motion that the store would not open until these

10 things were accomplished or these things are in

11 process?

12 MR. INMAN: We're looking at a mid June

13 opening date, because there are many things that we

14 want to do inside the store: Painting; there's

15 flooring that we're going to have to work on; the

16 bathrooms we're going to tile and replace the sinks

17 in there.

18 MR. WINTER: I think they have to be

19 done before because really these are things that

20 are going to make that usable for them. You don't

21 want cluttering up the parking lot area, and you

22 can't stripe until you get those things done.

23 CHAIRMAN RUDNY: It sounds like the

24 timing is perfect. That should give you enough

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1 time to do those things, shouldn't it, Mr. Martin?

2 MR. MARTIN: Yeah.

3 CHAIRMAN RUDNY: Mr. Inman can still
4 work in his interior while you are doing those
5 things on the outside. So I think that works out
6 fine.

7 Any other discussion on the
8 motion?

9 MR. SMITH: I just want to say, Jerry,
10 too, see, we want to work with you to make this
11 feasible too. We'd love to see it happen -- all of
12 us. We'd like to see you be able to get it done.

13 MR. MARTIN: Thank you.

14 CHAIRMAN RUDNY: Any other discussion on
15 the motion?

16 With that, all those in favor of
17 the motion signify by saying "aye" in the roll
18 call, and those opposed "nay."

19 Roll call, please.

20 MS. VELKOVER: Winter?

21 MR. WINTER: Aye.

22 MS. VELKOVER: Foster?

23 MR. FOSTER: Aye.

24 MS. VELKOVER: Smith?

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1 MR. SMITH: Aye.
2 MS. VELKOVER: Kovarik?
3 MS. KOVARIK: Aye.
4 MS. VELKOVER: Cepon?
5 MR. CEPON: Aye.
6 MS. VELKOVER: Rudny?
7 CHAIRMAN RUDNY: Aye. Motion carried

8 and so ordered. Good luck.

9 (Meeting adjourned by agreement of all
10 at 8:42 p.m.)

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1 STATE OF ILLINOIS)

2) SS:

3 COUNTY OF C O O K)

4

5 I, CAROL L. NAUGHTON, Certified Shorthand

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