

**PLAN COMMISSION**  
**May 20, 1998**

Members Present: Bryan Winter, Lyle Foster, Bill Smith, Carl Cepon, Krysti Kovarik and Chairman Rudny

Members Absent: Jim Sula

Other Officials Present: Tracy Velkover, Village Planner; Jon Wildenberg, Director of Building and Zoning; and Barbara Swanson, Village Attorney

- 1. Meeting was called to order by Chairman Rudny at 7:30 P.M.**
- 2. Mr. Smith moved, seconded by Mr. Winter, to approve the minutes of May 6, 1998, as presented.**

Roll Call Vote:

Ayes: Winter, Foster, Smith, Cepon, Kovarik and Chairman Rudny.

Nays: None.

Motion 6-0

Carried:

**3. Public Hearing: Special Use Petition of Spot-Not Car Wash**

The subject property is located at 6310 W. Grand Avenue, an outparcel at Gurnee Mills Mall. The property is zoned C/B-2 and a Special Use Permit is required for a car wash facility. Spot Not Car Wash received a Special Use Permit in 1991 for the car wash. The owner would like to install an outdoor, forced-air drying mechanism on the site. This change requires another Special Use Permit.

Ms. Velkover said that the owner installed four concrete piers for the drying mechanism in error without securing either a building permit or a Special Use Permit. These piers have been removed. The property owner has submitted his plans to Gurnee Mills Architectural Review Committee (ARC) for their review and approval. The Gurnee Mills ARC has approved the proposed plans with the following conditions:

- 1) The piers be moved to the southeast and the existing curb be shifted so that a minimum drive aisle width of 22 feet can be achieved;
- 2) The vacuum be encased in the canopy structure so as to hide the dryers; and
- 3) The canopy structure be detailed to match the canopy on the existing car wash building.

Mr. Gary Zarazinski, representative of Spot-Not Car Wash, presented a diagram which reflected where the canopy structure was going to be located on the site. This diagram showed that the original piers were removed and are proposed to be shifted to the southeast. In addition, the existing curb will be relocated several feet in order to provide a 22-foot wide circulation aisle between the dryer and adjacent parking stalls.

Chairman Rudny asked how loud the dryers would be.

Mr. Zarazinski stated that the noise would be less than that generated by a tunnel wash.

There were no public comments received.

A motion was made by Mr. Smith, seconded by Mr. Winter, to forward a favorable recommendation on the petition by Spot Not Car Wash for a Special Use Permit to allow the establishment and operation of an outdoor, forced-air automobile drying mechanism on the existing car wash site, subject to the following conditions:

- 1) The piers be moved to the southeast and the existing curb be shifted so that a minimum drive aisle width of 22 feet can be achieved;
- 2) The blowers be encased in the canopy structure so as to hide the dryers; and
- 3) The canopy structure be detailed to match the canopy on the existing car wash building.

Roll Call Vote:

Ayes: Winter, Foster, Smith, Cepon, Kovarik, and Chairman Rudny.

Nays: None.

Motion Carried: 6-0

#### **4. Public Hearing: Special Use Petition of Terra Firma Holdings, Inc.**

The subject property is located at 505 N. Riverside Drive and is zoned C/B-2. The petitioner is requesting approval of a Special Use Permit to allow the establishment of a third (3rd) ground-mounted sign to serve as identification for the Windsor Court Office Development.

Ms. Velkover stated that the sign ordinance allows only one ground sign by right. However, up to three ground signs can be achieved via the Special Use Permit process. In 1994 the property owner secured a Special Use Permit for a second ground sign on the condition that no wall signs be allowed. The petitioner is requesting another Special Use Permit to allow for a third sign.

Mr. Passalino, petitioner, stated that a third office building is currently under construction on the site. The proposed sign would accommodate tenants within this building. He

distributed a sketch of the proposed sign which is 40 square feet per face (2 faces) and approximately 8 feet tall. It will be constructed of an earthtone brick with a cream color background.

Chairman Rudny asked if petitioner was agreeable to restricting wall signs for this building.

Mr. Passalino stated that he prefers a restriction on wall signs.

Mr. Foster said that this site has had a temporary marketing sign up for some time now. He asked how much longer this sign would be up.

Mr. Passalino stated that the sign is a “for lease” sign and will continue to remain until the units have been leased.

Mr. Foster stated that he thinks these marketing signs are unattractive and expressed concern about how long they could remain on a site.

Mr. Wildenberg suggested reserving one of the panels on the proposed new sign for leasing purposes and requiring the removal of the temporary sign.

Mr. Passalino stated that he wished to keep the marketing sign until leasing is completed. Mr. Foster expressed concern that the office complex may not be fully leased for several years.

Mr. Winter suggested allowing an additional sign panel to accommodate the marketing sign.

Chairman Rudny stated that the issue with marketing signs needs to be addressed when the Plan Commission and Zoning Board of Appeals reviews the sign ordinance as part of the Zoning Ordinance Update.

A motion was made by Mr. Cepon and seconded by Mr. Foster to forward a favorable recommendation on the petition by Terra Firma Holding, Inc., for a Special Use Permit to allow the establishment of a third (3rd) ground-mounted sign to serve as identification for the Windsor Court Office Development.

Roll Call Vote:

Ayes: Winter, Foster, Smith, Cepon, Kevarik and Chairman Rudny.

Nays: None.

Motion 6-0

Carried:

## **5. Public Hearing: Rezoning Petition of First Midwest Bank**

Mr. Murray Conzelman, attorney for the petitioner; Mr. Greg Wilson, First Midwest Bank; Mr. Bob Kapolnik, architect; Mr. Nick Peteria, landscape architect; Ms. Fran Fazio, civil engineer; and Mr. Jerry Lindgrin, traffic engineer, were in attendace representing the bank.

Ms. Velkover stated that the subject property is located at the southwest corner of Hunt Club Road and Washington Street. The property consists of approximately 4 acres that is zoned S, Suburban, in unincorporated Lake County. It was anticipated that this property would be developed in the county and therefore, the Village's Comprehensive Land Use Plan does not address this property. However, the previous Comp Plan noted the corner of Hunt Club and Washington Street as a special development area which indicates that if this corner develops in a non-residential manner the Village should encourage that it be limited to a neighborhood commercial scale with buffering for any residential uses along Wahington Street and Hunt Club Road.

The petitioner is requesting to rezone the property to C/O-1, Restricted Office District, in the Village of Gurnee. Ms. Velkover stated that the Village Board will want the Plan Commissions recommendation on the rezoning and the specific design standards (i.e., building height, signage, landscaping, etc.). Ms. Velkover pointed out that the petitioner will be requesting approval of the following departures as part of the annexation agreement: a building height of 43.5 feet instead of the permitted 40 feet, additional signage, and for the bank with a drive-thru to be approved as a permitted use instead of a special use.

Mr. Kapolnik stated that the 3 story, 45,300 sq. ft. bank/office building will be constructed of brick and dry-vit and will have a standing seam metal roof to cover the rooftop mechanical equipment. The ground floor is proposed to be the banking facility and the second and third stories are proposed as corporate offices for the bank. Proposed signage includes two 16'8" tall, 70 sq. ft. per face signs; one at the corner of Hunt Club and Washington and one at the corner of Coverstone Drive and Hunt Club. Two other ground mounted signs of 5'6" and 22 sq. ft. per face are proposed; one at the bank's entry off of Washington Street and one at the bank's entry off of Coverstone Drive. Three wall mounted signs of approximately 65 sq. ft. are proposed for the north, east and south facades.

The developer could have met the height restriction under the C/O-1 district by building a flat roofed structure. However, they tried to incorporate the building into the residential setting better by providing a sloped roof and by providing substantial landscaping. Mr. Kapolnik stated that the drive-thru is integrated into the building. The facility will be accessed for 8 to 10 hours daily. There will be 151 parking spaces provided which meets the Village's requirement.

Mr. Peteria presented landscaping plans which provides a substantial amount of material around the perimeter of the site, as well as interior to the site. Berms are also proposed to help screen the site. A row of evergreen trees will be planted next to the loading and unloading area to screen it. Mr. Pertera then presented an alternative landcape plan which reflected less trees along the Washington and Hunt Club Road frontages, but incorporated more shrubs and perennials in these areas.

Ms. Fazio stated that the proposed project will meet all Village requirements regarding extension of utilities and storm water retention.

Mr. Lindgrin stated that a traffic study was conducted which concluded that the proposed development will have little impact on existing traffic patterns. Some turn lanes will need to be added in order to accommodate entry to the site.

Chairman Rudny stated the requested C/O-1 zoning is ideal for this location. He said that the building is attractive; but, he has concerns about its height and the material used for the roof (metal). He indicated that he would prefer a 2-story building and asked if all the proposed signs are necessary. He asked if the driveway out to Coverstone Drive could be shifted to the east so that it aligns opposite the storm water retention pond and not the single family home.

Mr. Conzelman stated that the bank is a daytime operation and that he thought that they could shift the driveway approximately 25 feet to the east.

Mr. Kopolnik stated it is not feasible to have a 2 story building as a major portion of the third story is needed to accommodate mechanicals, etc. Mr. Kopolnik stated that the metal roof is the most appropriate material for a sloped roof.

Chairman Rudny stated that the sign at the corner of Hunt Club Road and Washington Street is higher than what the Village has approved for the other corners of this intersection. The limit is 10 feet including the structure.

Mr. Wilson stated that First Midwest Bank would be the only tenant and there would be a total of 115 employees on site.

Mr. Wildenberg stated that the curb cuts into this site are governed by Lake County DOT.

Ms. Kovarik expressed concern on how delivery trucks would enter and exit the site. She also expressed concern over the number of parking spaces and whether it met the Village's parking requirement.

Mr. Kopolnik stated that bank is required to have 22 parking spaces and the remainder of the building is required to have 115 parking spaces for a total of 137 parking spaces.

Mr. Smith stated concern with the metal roof and would prefer to see asphalt shingles.

Mr. Winter stated he has no problem with special use and doesn't see any problem with the roof material. There was no safety issue involving the roof material and he would hate to turn down this property because of a roof. He briefly stated safety concern with signs (the reduced visibility caused by the monument sign at the corner of Hunt Club Road and Cornerstone Drive.

Mr. Kapolnik sited requirements for directional signs and stated that it is important to have the bank identify the parking lot entrances so customers know how to get to the drive-in.

Chairman Rudny advised Mr. Kapolnik to work out a better signage plan with First Midwest Bank. He stated that he will recommend to the Village Board that the signage be reduced. Once residents have become accustomed to the site they will know where to go.

Mr. Foster asked if staff has received any inquiries from neighbors.

Mr. Wildenberg and Ms. Velkover stated no phone calls or contacts were received from residents.

A lighting plan was submitted which reflected that there is less than .5 foot-candle of illumination at the property lines.

Chairman Rudny recommended that the south wall sign be eliminated, the height of the ground sign at the corner of Washington and Hunt Club Road be reduced to 10 feet and that the other ground signs be limited in size and height.

Mr. Carl Gardener, 224 Saratoga Court, Gurnee stated his concerns about the lighting.

Mr. Peteria stated that the lighting is all achieved with shoebox fixtures where the light source is recessed into the housing unit. In addition, the trees will help difuse any light that spills over property lines.

Mr. Wildenberg stated the bank will meet the new lighting ordinance for maximum pole height of 20 feet.

Mr. Smith stated he doesn't mind the additional 3.5 feet of building height because it accomplishes the screening of rooftop mechanical equipment and the pitched roof adds to the residential character of the building.

Mr. Cepon moved, seconded by Mr. Smith, to forward a favorable recommendation on the petition of First Midwest Bank for a zoning map amendment from S, Suburban, in unincorporated Lake County, to C/O-1, Restricted Office District in the Villge of Gurnee on the condition that the south building sign be eliminated, moving the curb cut on Coverstone Drive to the east so that it aligns opposite the storm water detention pond and reducing the size and number of ground mounted signs.

Roll Call Vote:

Ayes: Winter, Foster, Smith, Cepon, Kovarik and Chairman Rudny.

Nays: None.

Motion Carried: 6-0

**6. Informational: Westfield Homes, Inc.**

Mr. Brian Harris of Westfield Homes presented the following amended plans for the property at the northwest corner of Rt. 21 and Manchester Drive.

The property was zoned C/B-1 as part of the Heather Ridge PUD in the mid-1970s. Westfield Homes would like to receive feedback from the Commission on their plans to rezone the property into a classification that would allow a for-sale townhouse community.

Mr. Harris stated that Westfield Homes is the contract purchaser of approximately 8 acres sitting on the northwest corner of Milwaukee Avenue and Manchester Drive. He stated that he presented a plan on this property to the Commission several weeks ago and received direction to increase the setback from Rt. 21, decrease the densite and provide evidence on the inappropriateness of commercial zoning on this parcel. He stated that he has amended the plan to reflect a 90-foot setback to Rt. 21 (same as the Heather Ridge community to the north). In addition, he has lowered the unit count from 62 units to 54 units for a density of 6.9 units/acre.

Mr. Harris indicated that Westfield Homes will be contacting the Heather Ridge Homeowners Association to discuss the possibility of sharing their amenities.

The consensus of the Commission was that the adjustment to the Rt. 21 setback and the reduction in the density of the plan are appropriate changes.

Mr. Cepon moved, seconded by Mr. Smith, to adjourn the meeting at 9:35 p.m.

Respectively submitted

Dianne Daluga, Secretary  
Plan Commission