

Approved

**Village of Gurnee
Planning and Zoning Board Minutes
June 17, 2020**

1. Call to Order and Roll Call

The meeting was called to order at 7:30 p.m.

Planning and Zoning Board Members Present: Chairman James Sula, Brian Baugh, Tim Garrity, Edwin Paff, Josh Pejsach (remote), and David Nordentoft (remote)

Planning and Zoning Members Absent: Laura Reilly

Other Officials Present: David Ziegler, Community Development Director; Tracy Velkover, Planning Manager; and Gretchen Neddenriep, Acting Village Attorney

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

2. Pledge of Allegiance

3. Approval of the PZB Meeting Minutes:

a. Approval of the April 15, 2020 PZB Meeting Minutes

Mr. Paff motioned, seconded by Mr. Baugh, to approve the PZB's April 15, 2020 meeting minutes, as presented.

Voice vote:

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

Motion carried: 6-0-0

b. Approval of the May 6, 2020 PZB Minutes

Mr. Garrity motioned, seconded by Mr. Baugh, to approve the PZB's May 6, 2020 meeting minutes, as presented.

Voice vote:

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

Motion carried: 6-0-0

4. PUBLIC HEARING: Special Use Permit for Restaurant Depot

Mr. Brian M. Grassa, of Cedarwood Development on behalf of Restaurant Depot, is requesting a Special Use Permit to allow building elevations that front onto a public street that depart from the requirement that they "consist of office-type exterior architecture". The subject property is zoned I-1, Restricted Industrial District, consists of approximately 7.13 acres, and is located on the east side of Tri-State Parkway, approximately 800 feet south of Grand Avenue (immediately south of the Holiday Inn at 6161 Grand Avenue).

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Ms. Velkover stated that Restaurant Depot is seeking a Special Use Permit to allow the development of a facility with exterior elevations that depart from the requirement that they “consist of office-type architecture.” Restaurant Depot, which is wholesale facility that sells food and supplies to foodservice operators, is proposing a 54,500 square foot facility on property zoned I-1, Restricted Industrial, located east of Tri-State Parkway, approximately 800 feet south of the Holiday Inn. Mr. Brian Grassa, with Cedarwood Development, is here to walk the PZB through the proposed plans.

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

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

Mr. Grassa began his presentation by introducing Heather Mize (remote) who is the architect on the project. He offered that their presentation included elevations of the building and a materials board demonstrating the types of materials being proposed for this project.

Ms. Mize described Restaurant Depot as a “cash and carry” wholesaler for the restaurant industry that serves primarily “mom and pop” type restaurants. Before detailing the design of the proposed structure, she described the building of having a sort of warehouse feel, similar to a Costco, and explained that customers will come in to select, pay for, and take items with them. She specified that it is primarily the cooler and freezer sections within the structure that make the office-type architecture difficult to create, as both the walk-in cooler and freezer are along the walls facing Tri-State Parkway. However, there are high bay racking systems holding dry goods along other portions of the walls facing Tri-State Parkway. Considering all elements of the proposed structure, Ms. Mize posited them as not lending themselves to design features such as windows, glazing, etc. She then stated that the structure, which is typically constructed of a white metal building with a blue stripe near the top, has been modified to provide accent features including horizontal stepping of the top of the building, installation of a cornice, building material changes, and a canopy along the north wall that will protect customers and their purchases from inclement weather. The materials will be upgraded from the standard to include Restaurant Depot appearance, including a brick/stone base up to a height of 5.3 feet and a beige vertical stucco-like repeating element (TC-1 Tuff Coat finish) alternating with the white metal paneling. The blue band is their trademark and is will continue to be provided near the top of the building. However, a total of 9 clerestory windows have been added in the ear where the blue stripe is located (6 on the west elevation and 3 on the south elevation). The clerestory windows will be finished with blue-tinted glass. Finally, an exterior refrigeration unit will be enclosed with cedar fencing.

Mr. Grassa ended the presentation by noting the neighboring structures, which he felt the Restaurant Depot building would not be out of character with, include a hotel, a cemetery, high power lines, an industrial park, and other land owned by Restaurant Depot.

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

Mr. Paff asked if the neighboring Holiday Inn expressed any feedback.

Ms. Velkover responded that the hotel was given notice of the hearing, but did not provide any comment on the matter.

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Mr. Nordentoft stated that, while the building did not have the look and feel of an office building, he felt the upgrade in materials planned for what is basically a warehouse-type of structure is favorable to what may have been proposed, and that he did not feel the building would be inappropriate for the area.

Mr. Pejsach stated that, while he appreciates the upgrade in materials, he feels that such a warehouse would fit into the area, anyway, given the proximity to the power lines and the Grand Tri-State Business Park.

Mr. Garrity stated that the proposed project is an appropriate use of the subject property.

Mr. Sula stated that he was torn. He shared that he is concerned because that the proposed structure will be on a main roadway in town. He suggested it may not be in character with other structures in the area, as there are no other metal buildings in the area. Finally, he questioned the comparison offered that the proposed structure is like a Sam's Club or Costco, as warehouse clubs tend to be a bit more aesthetically appealing.

Mr. Sula opened the floor to the public. As there was no one present other than the petitioners, he then closed the floor to the public.

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

Mr. Nordentoft acknowledged Mr. Sula's concerns, admitting that he did not realize there were no other metal buildings in the area. He stated that, while he did object to the structure not looking like an office building, he asserted that the materials used should be of high quality and perhaps more than metal paneling.

Mr. Pejsach addressed Mr. Sula and Mr. Nordentoft's concerns, but stated that he still feels the structure would fit into the area and not been an eyesore of any kind.

Ms. Mize elaborated on the type of metal paneling that would be used, describing the upgraded features as opposed to standard corrugated metal paneling.

Mr. Grassa added that the materials planned are acceptable per ordinance (i.e., the ordinance does not prohibit the use of metal paneling). He stressed that upgrades are being implemented, and that the specific issue for them is whether or not an office style can be achieved when designing this structure for its intended purpose.

Mr. Ziegler confirmed that metal is an allowed exterior material in the I-1 zoning district, and that the purpose of this hearing concerns the style of the proposed structure, not the materials used in its construction.

Mr. Sula then asked if there were any more questions/comments, and suggested that—if not—a motion would be in order.

Mr. Garrity motioned, seconded by Mr. Baugh, to forward a favorable recommendation on the petition of Brian M. Grassa of Cedarwood Development, on behalf of Restaurant Depot, for a Special Use Permit to allow building elevations that front onto a public street to depart from the requirement that they

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“consist of office-type architecture” subject to being in substantial conformance with the plans presented to the PZB on 6-17-2020.

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, Paff, Pejsach, and Nordentoft

Nays: Sula

Abstain: None

Motion Approved: 5-1-0

Mr. Sula requested that the applicant follow up with staff to determine when this matter will be scheduled for review by the Village Board.

5. Parking Modification for Restaurant Depot

Mr. Brian M. Grassa, of Cedarwood Development on behalf of Restaurant Depot, is requesting a parking modification to allow the number of vehicle parking spaces for a proposed Restaurant Depot wholesale facility to exceed 115% of the required minimum. The subject property is zoned I-1, Restricted Industrial District, consists of approximately 7.13 acres, and is located on the east side of Tri-State Parkway, approximately 800 feet south of Grand Avenue (immediately south of the Holiday Inn at 6161 Grand Avenue).

Ms. Velkover stated that the Zoning Ordinance establishes a maximum number of parking spaces for all uses over 5,000 square feet, except restaurants and uses in the C-5 and C-6 districts. The maximum is set at 115% of the required minimum number of parking spaces. For Restaurant Depot, which is in the I-1 district and is a 54,540 square feet wholesale use, the Zoning Ordinance requires a minimum of 55 parking spaces, with a maximum of 64. Restaurant Depot is proposing to install 156 parking spaces or 284% of the required minimum. The Zoning Ordinance provides the PZB the authority to approve a “modification, reduction, or waiver of the requirements of the parking article if they find that, in the particular case, the nature of the use, the exceptional shape or size of the property, or other exceptional situation or condition would justify such action.” The petitioner has provided materials regarding their request, which have been provided to the PZB members. Mr. Grassa is here to walk to PZB through the request and materials.

Mr. Grass began his presentation on this matter, and stressed that most customers will be there to shop in the early mornings and early afternoons so as to prepare for the operation of their food services during the lunch and dinner rush time. He explained that the amount of traffic required more spaces due not only to the nature of the business, which is more like a grocery store than a traditional wholesale operation, but also because they will have approximately 40 employees that would need to park as well. He provided information on the sizes and number of parking spaces that other Restaurant Depots have throughout the country. He noted that all are similar in size and that they try to hit right around 160 parking spaces in each.

Mr. Sula asked staff if the subject property is two lots or one. Staff confirmed that it is currently one lot.

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Mr. Grassa stated that Restaurant Depot may subdivide off the vacant portion to the south at some future date.

Mr. Sula inquired as to the storm water management and where that would be provided, if the south area is subdivided from the rest of the site.

Mr. Grassa pointed to the area along Tri-State Parkway where detention is shown. He noted that, should this area not suffice, he is confident that with the other land that they have they will be able to accommodate it without any issue.

Mr. Ziegler confirmed that detailed engineering plans have not yet been submitted, but that this will be reviewed when the project comes in for building permit. He noted that they should not have any problem meeting the ordinance requirement for stormwater.

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

Mr. Paff asked if there were any plans to control the traffic brought on by such a busy business.

Mr. Sula stated that such matters were not the subject at hand at this hearing.

Mr. Sula then asked if there were any more questions, and suggested that—if not--a motion would be in order.

Mr. Garrity motioned, seconded by Mr. Baugh, to approve the request of Brian M. Grass of Cedarwood Development, on behalf of Restaurant Depot, for a Parking Modification to allow parking up to a maximum of 285% of the minimum code requirement, consistent with the applicant's petition and testimony.

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, Paff, Pejsach, Nordentoft, and Sula

Nays: None

Abstain: None

Motion Approved: 6-0-0

Mr. Sula informed the applicant that, the Board's decision is final on this matter and therefore, would not be forwarded to the Village Board along with the Special Use Permit request.

Mr. Sula thanked staff for the update summary of about a dozen projects that have recently come before the PZB.

6. Next Meeting Date: July 1, 2020

Ms. Velkover stated that there are no public hearings set for July 1, 2020. However, there could be some non-public hearing items on that night.

7. Public Comment

There were no public comments made at this meeting.

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8. Adjournment

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

Voice vote:

All "Ayes," no "Nays," None abstaining

Motion carried: 6-0-0

The meeting was adjourned at 8:10 p.m.

Respectfully Submitted,

Joann Metzger,
Recording Secretary, Planning and Zoning Board