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**Village of Gurnee
Planning and Zoning Board Minutes
September 6, 2023**

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, R. Todd Campbell, Dane Morgan, David Nordentoft, and Liliana Ware

Planning and Zoning Members Absent: Josh Pejsach and Edwin Paff

Other Officials Present: Tracy Velkover, Planning Manager; and Mr. Bryan Winter, Village Attorney

2. Pledge of Allegiance

3. Approval of the PZB's meeting minutes

a. August 2, 2023

Mr. Sula asked if there were any questions or comments regarding the minutes. He noted that he saw a minor issue on page 4. The minutes indicate that he opened and closed the floor to the public twice. One of the references is redundant and needs to be removed. Staff concurred.

Mr. Morgan motioned, seconded by Mr. Campbell, to approve the August 2, 2023 meeting minutes, as amended.

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

Voice Vote:

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

Motion Carried: 5-0-0

b. August 16, 2023

Mr. Sula asked if there were any questions or comments regarding the minutes. As there were none, a motion was made.

Mr. Campbell motioned, seconded by Mr. Nordentoft, to approve the August 16, 2023 meeting minutes, as presented.

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Voice Vote:

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

Motion Carried: 5-0-0

4. Public Hearing: Emily Bernahl, of Bernahl Development Services, LLC, on behalf of Texas Roadhouse

Ms. Velkover introduced the item by saying that Ms. Bernahl is requesting a Special Use Permit to allow the following for a proposed Texas Roadhouse Restaurant at 6060 Gurnee Mills Circle East: 1) LED that is outside of the sign area and Independent of any information conveyed by an allowed sign/used as an architectural element on a building; and 2) sign area that exceeds the allowable limits. The Village's Sign code requires a special use permit for the proposed type of LED application and designates that each 1 linear foot of LED equals 1 sq. ft. of signage. Texas Roadhouse is allowed a total of 369 sq. ft. of wall sign area. They are proposing two 103 sq. ft. wall signs reading "Texas Roadhouse"; one on the west wall and one on the south wall. Combined with 348 sq. ft. of LED tubing, the restaurant will have 554 sq. ft. of wall signs, which is 185 sq. ft. over the amount allowed by right. She noted that there is a window sign on the east wall, which meets code and is not counted toward allowed wall signs. In addition, an 8 sq. ft. "Take out", directional sign, is also located on this wall. Due to its size and location, is not counted toward allowed wall signs, as determined by the Zoning Administrator. The petitioner is in attendance to walk the PZB through their request and answer any questions you may have.

Mr. Sula asked that anyone who wished to speak on this matter by sworn in. Mr. Winter conducted the swearing-in. Mr. Sula then turned the floor over to the petitioner.

Ms. Bernahl, stated that she is with Bernahl Development Services and is a consultant for Texas Roadhouse. She walked the PZB through a short PowerPoint Presentation. She noted that Texas Roadhouse is proposing a restaurant on the western portion of the former Toys R Us site, and that the building will have frontage on Gurnee Mills Circle E. and an access drive to the south. She stated that Texas Roadhouse is seeking a Special Use Permit for the use of LED as an accent ban and to exceed the maximum allowable square footage, specifically higher sign ratio on the two primary elevations (elevation facing Gurnee Mills Circle E. and the private access drive). A slide was displayed that showed the location of Texas Roadhouse's proposed two 103 sq. ft. wall signs, as well as the location of the LED tubing. The wall signs are on the two primary elevations and the LED is on portions of the two primary elevations, as well as the elevation that faces the parking lot (east). She noted the specifications of the LED; that it is a white band which is low voltage, non-blinking or chasing, and has a long life for exterior applications. The dimensions of the band are 1 inch in width and 1.68 inch in height and is powered by low voltage (24 volts). She then showed photographs of the LED on other Texas Roadhouse restaurants. She stated that the LED will be turned off when the manager leaves for the night, which is usually about 1.5 hours

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after close of business. She indicated that the typical hours of operation for Texas Roadhouse are: Monday-Thursday 4 p.m. to 10 p.m., Friday 4 p.m. to 11 p.m., Saturday 11 a.m. to 11 p.m., and Sunday 11 a.m. to 10 p.m. She stated that she was available to answer any questions the Board may have.

Mr. Sula stated that he was glad that she provided photographs of other Texas Roadhouse Restaurants where the LED was applied. It helps with understanding the final product. He stated that he does not have any concerns with the proposal.

Mr. Nordentoft stated that he agrees with Mr. Sula. He noted that the LED will not flash or chase, is located interior to an intensive commercial development and zoning district (C-6 Regional Commercial District), and is not near any residential use or district.

Mr. Campbell noted that he was recently by the Texas Roadhouse location in Kenosha and indicated that the LED is part of their National branding and that this request is consistent with their other restaurants.

Mr. Morgan asked if the LED is consistent with their trademark requirements/identification.

Ms. Bernahl stated that yes, the LED is part of their trademark and national branding.

At this time, Mr. Sula opened the floor to the public.

Mr. Jay Patel, owner of the Comfort Inn Hotel which is north and east of the former Toys R Us site, expressed concern with the potential light coming from the LED and its impact on patrons of his hotel that have room on the side facing to the south. He asked if the PZB could require that the LED be turned off at an earlier time and suggested 10 p.m.

Mr. Sula closed the floor to the public.

Ms. Bernahl referred to the site plan showing the location of the hotel and the proposed Texas Roadhouse Restaurant. She also noted the location of the LED on the building, showing that there wouldn't be any LED that would be visible to the hotel. She also reiterated the hours of operation of the restaurant and that the LED would be turned off when the manager left for the night, which is typically about 1.5 hours after the restaurant closes.

Mr. Sula asked the Board if they have other questions. If not, he suggested that a motion would be in order.

Mr. Morgan motioned, seconded by Mr. Nordentoft, to forward a favorable recommendation on the petition of Emily Bernahl, with Bernahl Development Services, LLC, on behalf of Texas Roadhouse located at 6060 Gurnee Mills Circle East, for a Special Use Permit to allow LED, outside of the sign area and independent of any information conveyed

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by an allowed sign, as an architectural element on a building, in substantial conformance with the submitted plans and to exceed the maximum sign area, in substantial conformance with the submitted plans.

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

Roll call vote:

Ayes: Morgan, Campbell, Nordentoft, Ware, and Sula

Nays: None

Abstain: None

Motion carried: 5-0-0

5. Next Meeting Date: September 20, 2023

Mr. Sula confirmed with Ms. Velkover that there is a Public Hearing scheduled for this meeting.

6. Public Comment

Mr. Sula opened the floor to the public, as there was no one in the audience, he then closed the floor to the public.

7. Adjournment

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

Voice vote:

All "ayes," no "nays, and none abstaining

Motion carried: 5-0-0

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

Respectfully Submitted,

Joann Metzger
Recording Secretary