

Approved

**Village of Gurnee
Planning and Zoning Board Minutes
May 6, 2015**

1. Call to Order and Roll Call

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

Planning & Zoning Board Members present: Chairman James Sula, Richard McFarlane, Edwin Paff, Josh Pejsach, Sharon Salmons, and Karen Thorstenson

Planning & Zoning Members Absent: David Nordentoft

Other Officials present: David Ziegler, Community Development Director; Tracy Velkover, Planning Director; Molly Booth, Associate Planner; Bryan Winter, Village Attorney

2. Pledge of Allegiance

3. Public Comment

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

Mr. Sula then introduced the newest Board member, Karen Thorstenson; he elaborated that Mrs. Thorstenson has been very active in Village activities over the years, including Gurnee Days, and—most recently—the Economic Development Committee. Mr. Sula then welcomed Mrs. Thorstenson, to which she responded with thanks.

4. Approval of Planning and Zoning Board's April 15, 2015 Meeting Minutes

Mr. Sula asked if there were any questions or comments about the minutes; there were no responses.

Mr. McFarlane made a motion, seconded by Mrs. Salmons, to approve the Minutes from April 15, 2015.

Voice vote:

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

Motion carried: 6-0-0

5. Public Hearing: Rezoning and Special Use Permit (4710-5710 Des Plaines Place and 885-887 Route 21)

Approved

AJR3, LLC, represented by Alan Nowakowski, is requesting the following: 1) Zoning Map Amendment to rezone approximately 4.1 acres from C/O-2 PUD, Office & Research District as a Planned Unit Development (PUD), to C/B-2, Community Business District; 2) Special Use Permit to allow the establishment and operation of a car wash, specifically an automotive detail facility; and 3) Such other relief as may be necessary to accomplish the applicant's development plan. The 4710-5710 Des Plaines Place and 885-887 Route 21 properties are subject to the rezoning request and the 4710-5710 Des Plaines Place properties are subject to the special use request.

After an introduction of the item by Ms. Booth, Mr. Sula requested that anyone wishing to speak on the subject be sworn in; Mr. Winter then conducted the swearing-in. Then, Mr. Sula asked the Petitioner (who was accompanied by the proposed tenant) if he had anything to add; the Petitioner stated that he did not, and that they were simply wanting to make use of an existing building and complement the area with landscaping.

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

Noting that plans call for new striping in the parking lot, Mr. McFarlane asked if there would be any new paving done; Mr. Nowakowski responded that there would be new paving in the back lot, as well as new striping. Mr. McFarlane also asked if there would be any improvements made to the building; Mr. Nowakowski responded that there would be painting, and some improvements to the interior of the building, as well.

Mr. Sula then open the floor to the public on this matter; as there were no responses, he then closed the floor to the public.

After asking if there were any more questions from the Board, and--acknowledging that there was not—Mr. Sula suggested that a motion would be in order.

Mr. McFarlane, seconded by Ms. Thorstenson, motioned that a favorable recommendation be made to the Village Board to approve the Zoning Map Amendment, subject to the conditions of a Plat of Consolidation and the striping improvement on the property, as described in the application.

Mr. Sula confirmed with the Petitioner that the Plat of Consolidation was acceptable, and Ms. Booth clarified that the consolidation was to include only the two parcels on the corner of the property (4710-5710 Des Plaines Place). Mr. Paff asked if that meant the two parcels would then become one address; after discussion among Board members and Mr. Winters, it was determined that the parcels would become one lot with two addresses (like, for instance, two apartment addresses on one lot).

Ms. Thorstenson then seconded the motion.

Approved

Roll Call Vote:

Ayes: Sula, McFarlane, Pejsach, Paff, Salmons, and Thorstenson

Nays: None

Abstain: None

Motion Carried: 6-0-0

Having confirmed with Mr. Sula that two separate motions be made, Mr. McFarlane then motioned a favorable recommendation for the operation of a car wash on the property, specifically for an automotive detail facility; the motion was seconded by Ms. Salmons.

Roll Call Vote:

Ayes: Sula, McFarlane, Pejsach, Paff, Salmons, and Thorstenson

Nays: None

Abstain: None

Motion Carried: 6-0-0

6. Informal Review: The Forge (1281 Depot Road)

Permanent Solutions Training LLC is requesting feedback on The Forge, a proposed multipurpose recreational facility, for the property located at 1281 Depot Road. The subject property is 7.7 acres and zoned C-S2, Automobile Supported District, and R-3, Single Family District.

Ms. Booth introduced the item, adding that the potential petitioners have already been consulting with staff; she noted some of the particular topics of concern, such as the tree component of the plans (as the property being considered is very woody), use classification (specifically, between the indoor and outdoor facility components) and consideration of new district design standards in the new zoning ordinance (including setback and fence requirements).

Luis Nebel, of Permanent Solutions Training, LLC, presented on the organization's proposed project, the Forge. As a multipurpose recreational facility, the Forge will aid members in "mindset development," through physical fitness, leadership training and effective communication with the purpose of bettering themselves. He proudly stated that the organization is 100% veteran-owned, and that he and his partners are special operators who work at Great Lake Naval Base training candidates in Special Weapons Warfare. He stressed that it is their intent to become a part of the community, and continue their efforts in fundraising and public service; in addition to working with local law enforcement, fire departments, and the military, the organization has also worked with nonprofits such as the Boy Scouts, Girl Scouts, COYA, etc.

Derrick Svenby , also with Permanent Solutions Training, LLC, explained that the Forge will be built in two phases, the first will offer a small building—including a gym, recreation center,

Approved

climbing wall, etc.—as well as an outdoor obstacle course; offerings will include CrossFit© Training, SEALfit© training, etc. The second phase will add a larger structure (of about 25,000 square feet) that will include an indoor arena, workout area, etc. and will offer adventure-type workouts. He explained that the intent is to extend these types of intense physical training to civilians.

Herb Regan, who is serving as the architect on this project, stated that they have started consulting with Staff on matters such as parking lot size, drainage, etc.

Mr. Sula then started discussion with the Board by commenting that he was not particularly fond of planting trees simply for the sake of replacement; he explained that, at times, it may be more beneficial to apply resources towards the community tree fund to fulfill zoning requirements; he also stated that he would be more concern with screening and buffering the facility within the residential area. Mr. Svenby responded that fitting into the natural surroundings, and—safety—will be of utmost concern when developing the site, especially in developing the outdoor component (obstacle course).

Mr. McFarlane asked what type of materials will be used in the construction of the obstacle course; Mr. Svenby responded that wood chips, sand, and other materials able to withstand the wear will be used and will aid in preventing injury in case of falls. He stated that they did not want to use too much screening/buffering within sections in view from Route 41, in the hope that such exposure may generate interest in the facility. Mr. McFarlane agreed with Mr. Sula that landscaping appropriate to the site should be the overall intention when developing the site as opposed to arbitrary replacement of trees.

Mr. Paff asked if any additional parking will be included when phase two is completed; Mr. Svenby responded that most visitors will be members and groups arriving by bus, so the need for parking may not necessarily increase. Mr. Paff also inquired about a large net wall included in the plans; Mr. Svenby responded that they actual height of this wall is not yet determined, and Mr. Paff suggested that such a wall should be set as far away from residential neighborhoods nearby as possible.

Ms. Salmons expressed concern over the safety of the obstacle course being in view from the road; Mr. Nebel responded that the view may be screened with a sign of sorts (and, both Mr. Sula and Mr. Winter cautioned him to pay close attention to sign ordinance when making such plans).

Ms. Thorstenson expressed enthusiasm over the project, and stated that she feels it makes good use of the site.

Mr. Pejsach inquired as to whether or not any safety issues may need to be addressed; Mr. Svenby responded that there would be no mock explosions or anything that may be of any significant cause for concern over safety and that noise levels should not exceed those of traffic from Route 41.

Approved

Mr. Sula then asked about the proposed hours of operation; Mr. Nebel responded that the hours of operation will be determined upon consultation with Staff as the project moves forward; he did add that lighting will be available, so operating in the evening may be an option if deemed acceptable.

Mr. Sula suggested that they consult with Bill Grieve, of Gewalt Hamilton, who is the Village Traffic Engineer to assist with parking and traffic requirements.

Ms. Salmons expressed concern over trespassing onto the property, particularly by children; Mr. Nebel stated that this is of utmost concern, and that fencing and signage will be installed to maintain safety/security and prohibit unauthorized entrance to the property.

Mr. Pejsach asked about the clientele of the facility, and suggested that they consider offering some sort of corporate training; Mr. Nebel responded that this is something they have, in fact, considered.

Mr. Sula offered that he felt the project is well-received, and that any concerns appear to be primarily over routine issues in zoning, etc. He then wished the would-be petitioners well and good luck on their project.

At this time, Mr. Sula announced that the new zoning ordinance would be going into effect on June 1, 2015. He asked Ms. Velkover to elaborate on the roll-out of the new ordinance; Ms. Velkover stated that Board members would each receive an electronic copy of the new ordinance, and that any board member requesting a hard copy would receive such a copy as well. She also stated that Board members would also receive a copy of the new zoning map.

7. Future Meeting Date: May 20, 2015

Mr. Sula confirmed with Ms. Booth that there is an item on the agenda for the upcoming meeting.

8. Adjournment

Ms. Thorstenson motioned, seconded by Mr. Pejsach, to adjourn the meeting.

Voice vote:

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

Motion carried: 6-0-0

The meeting was adjourned at 8:15 p.m.

Respectfully Submitted,

Approved

Joann Metzger
Planning and Zoning Board Secretary