

Approved

**Village of Gurnee  
Planning and Zoning Board Minutes  
April 15, 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 (remote), Edwin Paff, Josh Pejsach (remote), Laura Reilly (remote), and David Nordentoft (remote)

Planning and Zoning Members Absent: none

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

Mr. Sula read the following statement: 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, staff, and the Village Attorney will be participating remotely and that will be reflected in the minutes.

**2. Pledge of Allegiance**

**3. Approval of the March 18, 2020 PZB Meeting Minutes**

Mr. Paff motioned, seconded by Mr. Baugh, to approve the PZB's March 18, 2020 meeting minutes, as presented.

Voice vote:

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

Motion carried: 7-0-0

**4. Public Hearing: Special Use Permit for Restaurant Depot**

*Mr. Brian M. Grassa of Cedarwood Development, on behalf of Restaurant Depot, has submitted a written request to continue this Special Use Permit hearing to May 20, 2020. The requested Special Use Permit would 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). The Planning and Zoning Board will need to motion and vote on this continuance request.*

Mr. Sula stated that the applicant, Mr. Brian Grassa, with Cedarwood Development, submitted a written request for a continuance of this public hearing to the PZB's May 20<sup>th</sup> meeting.

Mr. Sula asked if there was any objection to the request, and noted that—if not--a motion would be in order.

Mr. Baugh motioned, seconded by Mr. Paff, to continue the Special Use Permit public hearing of Restaurant Depot to the PZB's May 20, 2020 meeting.

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Voice vote:

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

Motion carried: 7-0-0

##### **5. Public Hearing: Zoning Map Amendment for 35390 N. Juniper Street**

*Mr. Robert Baker is requesting a Zoning Map Amendment to rezone property located at 35390 North Juniper Street from R-1, Residential in unincorporated Lake County, to R-2, Single-Family Residential in the Village of Gurnee.*

Mr. Ziegler stated that Mr. Robert Baker is requesting a Zoning Map Amendment to rezone property located at 35390 North Juniper Street from R-1, Residential in unincorporated Lake County, to R-2, Single-Family Residential in the Village of Gurnee. In order to provide consolidated and efficient services, the Village has decided to invite certain unincorporated parcels contiguous to the Village boundary to voluntarily annex into the Village at no cost for the annexation process. The first area the Village approached was the residential area south of Grand, near Spruce and Juniper, as properties in this area are completely surrounded by the Village of Gurnee. Two properties (one on Spruce Street and one on Juniper Street) have already elected to annex into the Village and their zoning map amendment petitions were processed at the Planning and Zoning Board's March 18th meeting. The subject lot is approximately 20,000 sq. ft., which is in-line with the requirements of the Village's R-2 zoning, which has a minimum lot area of 15,000 sq. ft. and a minimum lot width of 100 feet. The subject lot is completely surrounded by other residentially-zoned properties. The principal building at 35390 N. Juniper Street appears to meet the Village's R-2 setback requirement, however, staff cannot confirm since we have requested (but not received) a copy of the plat of survey. The Planning & Zoning Board can make a recommendation on this petition that will be forwarded to the Village Board for final determination.

As this was a Public Hearing, Mr. Sula asked that all wishing to speak on the matter be sworn in. Ms. Neiddenriep, Acting Village Attorney, swore in Mr. Ziegler.

Mr. Ziegler stated that this hearing was initiated by the Village, in order to fill in some of the unincorporated "donut holes" that exist in the Village's current municipal boundaries in this area. He noted that Mr. Robert Baker is requesting a Zoning Map Amendment to rezone property located at 35390 North Juniper Street from R-1, Residential in unincorporated Lake County, to R-2, Single-Family Residential in the Village of Gurnee. The application is for an existing single-family home being annexed into the Village. The property conforms to the R-2 zoning district requirements and no changes to the property's use is proposed.

Mr. Sula asked if the PZB members had any questions. The PZB had no questions regarding the petition.

Mr. Sula then opened the floor to the public. As there was no one from the public at the meeting, he then closed the floor.

Mr. Pejsach motioned, seconded by Mr. Paff, to forward a favorable recommendation on the petition of Robert Baker for a Zoning Map Amendment to rezone property located at 35390 Juniper Street from R-1, Residential in unincorporated Lake County, to R-2, Single-Family Residential in the Village of Gurnee.

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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, Reilly, Nordentoft, and Sula

Nays: None

Abstain: None

Motion Approved: 7-0-0

**6. Informal Review: Eric J. Miller Law group, on behalf of Everything Self Storage LLC (16530 W. Washington Street and 34644 N. Cemetery Road)**

*Everything Self Storage, LLC is requesting informal review/feedback on a plan to rezone property generally located at the northwest corner of Washington Street and Cemetery Road to I-1, Restricted Industrial, or C-3, Heavy Commercial, in order to allow the development of a self-storage facility. In addition, a portion of the site that is located north of the Winchester Estates Subdivision, is proposed to be zoned R-2, Single-Family Residential, for future residential development, and P, Public Lands District, for storm water detention. The subject property consists of approximately 10-acres and is zoned E, Estate, in unincorporated Lake County.*

Mr. Sula reminded that nothing in such a proceeding is binding, should the plans presented in this Informal Review progress within the application process.

Eric Miller introduced himself as the lawyer for the project, with the law firm of Eric J. Miller Law Group. He noted that Brian Harrington, owner of Everything Self-Storage, and David Urbaniak, commercial broker with @Properties, were also in attendance. Mr. Miller began by stating that Everything Self-Storage has been looking at this property for the last 9-10 months. He also acknowledged that he is in a unique position, representing a petitioner appearing before a community board, while also serving as a Trustee for the Village of Poplar Grove. Offering background, Mr. Miller stated that their team had a meeting with staff on March 10<sup>th</sup>, presenting a different site plan that included a slightly smaller south building and 300 covered/canopy RV and boat parking stalls on the east/west Cemetery Road parcel; this plan did not have any residential component. Based on information obtained from staff—and, review of the PZB meeting minutes and audio from the meeting—Mr. Miller explained the plan has changed substantially. Elaborating, he stressed that the goal is to be a good neighbor and not be a nuisance or disruption to the Winchester Estates Subdivision. For this reason, the plan has been revised to consolidate all of the storage onto the corner of the lot; the part of the property that is east of the Winchester Estates (including the portion of the site to the north that is east of Winchester Estates if extended north). All outdoor storage has been removed from the site, and RV/boat storage moved inside the north building. The land north of Winchester Estates is reserved for future residential development. Mr. Miller continued, stating that they propose to commit, in an annexation agreement (since the property is all unincorporated and requires annexation), that the property to the north would be zoned for residential or public for a park and not for self-storage. After reviewing the proposal presented informally to the PZB last month, and--for that reason—they have removed the storage from the property north of Winchester Estates and are reserving it for future residential. The self-storage parcel would be zoned either I-1 or C/3, as those are the districts in which self-storage is contemplated. The annexation agreement would also commit to the extension of Churchill Lane to the north.

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Mr. Harrington, owner of Everything Self-Storage, stated that he has 30 years of experience in self-storage and owns and operates a facility in the area; he has been looking at the subject property for approximately 10 months, as he knows the owner. Elaborating on the plan, Mr. Harrington explained that the site is located at an intersection that has a traffic signal, and that traffic would enter the site from Cemetery Road. Two buildings are proposed: the south building would be a two-story, 95,000-square-foot building providing climate controlled storage and drive-up units proposed on the west side of the building; the north building, a one-story, 45,000-square-foot building providing RV/boat storage spaces and drive-up units on all four sides of the building. The drive-up units are needed to make project financially feasible. Access to the drive-up units can be restricted/prohibited during specific hours, and they are proposing to prohibit access to these units between the hours of 6:00 a.m. and 9:00 p.m. As for access to the interior climate controlled units, they would follow whatever hours the Village believes are appropriate. In regards to the buildings, a significant amount of glass will be included in their construction, so that the interior doors are visible. Mr. Harrington stressed that self-storage is not a high traffic generator; people put their items in the storage unit and, in general, do not go back regularly to check on them or remove/add items. He also offered that they would commit to banning people from using the storage units for the conduction of any business. In conclusion, Mr. Harrington detailed that the south building will have an approximately 1,000-square-foot retail/office area where moving supplies such as tape and boxes will be sold, that they will likely be employing about three people, and—while will not rent trucks from this site, they will have one truck on-site to be used for free by customers moving items in and out of the facility.

Mr. Sula asked Board PZB members if they had any questions or comments, starting with members who are participating remotely.

Ms. Reilly expressed a concern with the drive-up units along the west side of the site, abutting the residential area. She asked if there is any way to eliminate the units along this wall or move to another wall. Mr. Harrington responded that they would like to have these units, noting that there is a heavy buffer of trees between the residential properties and the proposed drive-up units. He offered that they could add screening with a fence along this property line. Mr. Reilly then asked if there are plans for a fence along this property line. Mr. Harrington responded that they were not planning on installing a fence along this property line, but instead would be adding plant material. He indicated, though, that they would not be opposed to installing a fence at this location.

Mr. Nordentoft stated that he also had concerns about activity along the west side of the site, including but not limited to noise from overhead garage doors opening and closing, idling vehicles, headlights, moving of materials in and out of the units including the potential of inventory of businesses. He noted that there are quite a few exterior accessed garage doors along the west walls of both buildings. He also asked if they are renting trucks from the site. Mr. Harrington responded that they will not be renting trucks from the site, but will have one truck available for people to use to move items in and out of units.

Mr. Pejsach echoed the concerns expressed by Ms. Reilly and Mr. Nordentoft regarding the activity on the west side and its incompatibility with the adjacent residential. He feels access to these units would be available too early in the morning and too late in the evenings, given the location of residential. He

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did, however, expressed that he likes what they are proposing for the rest of the site, specifically the future proposed residential and the commitment to extend Churchill Lane. Finally, he stressed that he encourages a heavy buffer to the residential to the west, including a commitment to not disturb the existing tree line between the properties. He then asked where parking is proposed for patrons and employees. In response, Mr. Harrington stated that parking is proposed along the south side of the site; specifically there are two parking stalls for the handicapped and eight general stalls for customers and staff. He noted that many people actually lease their spaces on-line and they have a kiosk for pick-up of the locks, so many people never even go into the office to rental a unit. As for trucks moving people in and out of the units, the drive aisles around the site provide adequate space for the trucks and allow fire trucks to circulate around the site. He also noted that they have no intention of disturbing the existing tree line along the west property line. Lastly, he offered that they not be opposed to further limiting the hours that people can access the drive-up storage units (for example, only until 8:00 in the evening). Mr. Pejsach acknowledge understanding the plans for employee and customer parking, and stated that he likes that the location is not adjacent to residential areas.

Mr. Garrity indicated that he agrees with all the previous comments about activity along the west side of the site. He expressed concern that direct store delivery businesses could store their wares in these drive-up units using 26-foot long box trucks, and asserted this would not be appropriate along the west property line in proximity to the residential areas. He added that he believes there will be great concern from the residential property owners to the west, should this continue as proposed, and noted that he would understand their concern. Lastly, he stressed the need to provide a significant buffer to the residential areas.

Mr. Paff indicated that he has the same concerns about the drive-up units along the west property line. He asked how far the building is from the residential property line. Mr. Harrington answered that the building is setback between 60 and 65 feet to the residential area.

Addressing further concern, Mr. Paff stated that he personally does not believe self-storage is a great use for the property. Explaining, he asserted this site as more appropriate for a development similar to the developments on the south corners. He also expressed serious concern with the activity along the west side of the site, given the proximity to residential area.

Mr. Baugh stated that he also has concerns about the activity along the west side of the site and can see noise generated from people moving items in and out of the units becoming an issue, given the proposed access hours.

Mr. Sula stated that he supports what the petitioner is proposing for Lots Two and Three (the area north of Winchester Estates). However, he expressed concern for the proposed I-1 or C-3 zoning on the remaining portion (Lot1). He noted that his view for this property is more community-friendly commercial, similar to what is located on the other corners of this intersection.

Addressing Mr. Sula's remarks, Mr. Miller stated that the I-1 or C-3 zoning was proposed because those are the districts where self-storage is contemplated by the Zoning Ordinance. However, he stated that they are open to using an Annexation Agreement to address this concern (i.e., zone the property to a

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more restrictive district and add in self-storage as a special use permit), or as a planned unit development.

Mr. Urbaniak, with @Properties, stated that he is a commercial real estate broker with @Properties and has, in the past, worked with Dan Winkowski (who does work in the Village). He stated that the future of commercial (retail) is uncertain given online shopping. It is even more uncertain given the situation with Covid-19. However, there is a strong demand for self-storage, one of the few areas to grow. He pointed out that \$10,000,000 would be invested into the site for the proposed development and once stabilized, would assess at about \$19,000,000. This would result in nice revenue for all taxing bodies.

Mr. Pejsach stated that he appreciated Mr. Sula's comments on the zoning of the property and asked what options there might be. Mr. Ziegler, as staff, stated that there are several options. Elaborating, Mr. Ziegler explained that the first option would be to restrict the use list via an annexation agreement, noting that the term of an annexation agreement is 20 years; this is what is being done for the Papo's site, at the northeast corner of Hunt Club Road and Washington Street. The second option would be to enter into a Planned Unit Development (PUD) for the property, which could do the same thing, but--in the case of a PUD--the restrictions would run with the land. He noted the surrounding land uses which include, industrial and commercial to the east, C/2 PUD to the south and southeast.

Mr. Pejsach agreed with Mr. Sula's comments about the zoning of the property, with I-1 and C-3 being too intense for this property. He indicated that C-2 is more appropriate, with an amended use list.

Mr. Garrity recognized that the property value of the subject site would increase with the development, but that he worries about the potential decrease in property values for the residential properties to the west. He offered that he would find the development more palatable if there was no western impact.

In offering a context of zoning in the area, Mr. Ziegler displayed an overhead projection detailing the zoning districts surrounding the subject property. He noted that the I-1 district to the east contains the Village's bulk above ground water storage tank. Approximately 10 feet is above grade, while about 15 feet is below grade.

Before closing the review, Mr. Sula asked if Board members had any additional comments or questions. There were none. Mr. Sula expressed to the presenters that he hoped feedback provided to them helped.

#### **7. Next Meeting Date: May 6, 2020**

Mr. Ziegler indicated that there are several public hearings scheduled for the May 6<sup>th</sup> meeting.

#### **8. Public Comment**

There were no public comments made at this meeting.

#### **9. Adjournment**

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

Approved

Voice vote:

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

Motion carried: 7-0-0

The meeting was adjourned at 8:20 p.m.

Respectfully Submitted,

Joann Metzger,

Recording Secretary, Planning and Zoning Board