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**Village of Gurnee
Planning and Zoning Board Minutes
May 19, 2021**

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, and Edwin Paff

Planning and Zoning Members Absent: David Nordentoft, Josh Pejsach, and Laura Reilly

Other Officials Present: Tracy Velkover, Planning Manager and Clara Gable, Associate Planner

2. Pledge of Allegiance

3. Minor Sign Exception: George Lozada/Total Paving (1551 N. Delany Road)

George Lozada, of Total Paving, located at 1551 N. Delany Road, is requesting a Minor Sign Exception to allow a ground sign that is setback zero (0) feet from the front property line, instead of the required ten (10) feet.

Ms. Gable introduced the item by stating George Lozada of Total Paving, located at 1551 N. Delany Road, is requesting a Minor Sign Exception to allow a ground sign that is setback zero feet from the front property line, instead of the required ten feet. The proposed sign consists of distinctive materials and is approximately 6.5 feet tall, 15 feet wide, and 75 square feet in size. A Minor Sign Exception can be granted by the PZB if they find that the number, size, design, and placement of all proposed signs within the development are consistent with the stated purpose of the sign regulations. The PZB has the final decision making authority in this matter.

Mr. Sula confirmed with Ms. Gable that it is only the setback that is of issue. He then asked the applicant if there was anything to add.

Mr. Lozada explained that their front property line starts further back than their neighbors, due to the required dedication of right-of-way for Delany. He also noted that the retention pond was placed in front of the building, based on Village Engineering direction, so that their building is substantially setback from the road. He elaborated that visibility of the business is of concern, and emphasized the significance of this problem by adding that visitors have often driven by after having missed the entrance.

Mr. Sula offered that he understood the uniqueness of the business owner's situation. He then asked if any members of the Board had any questions/comments.

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Mr. Paff asked if any of the existing signs along Delany Road would have to be removed or moved if Delany Road is widened.

Ms. Velkover responded that many of the signs along that roadway were installed in the 1970's, prior to Lake County DOT determining their need for additional ROW. As such, assuming LCDOT takes the same amount of ROW from those properties that they did from the Total Paving site, some signs would end up needing to be removed or moved.

As discussion came to an end, Mr. Sula suggested that a motion would be in order, and reiterated that it should be made with the intention that the PZB will make the final decision to either approve or deny this request.

Mr. Garrity motioned, seconded by Mr. Baugh, to approve the Minor Sign Exception allowing a ground sign that is setback zero (0) feet from the front property line, instead of the required ten (10) feet.

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, and Sula

Nays: None

Abstain: None

Motion Carried: 4-0-0

Mr. Sula advised the applicant that this decision was final, and that the next step in the process would likely be to apply for a permit (and the Village staff would provide further guidance).

4. Informal Review: Reverend Ellie J. Coleman/Way Through The Word Ministry Church (151 N. Greenleaf Street)

Rev. Ellie J. Coleman, of Way Through The Word Ministry Church, has requested an informal review for the proposed rezoning of 151 N. Greenleaf. The property is currently zoned O-1, Restricted Office District, and the church is seeking feedback on a proposal to rezone it to C1, Neighborhood Commercial District. The proposed rezoning would allow a church as a special use. Churches are currently not allowed as either permitted or special uses in the O-1 district.

Ms. Gable introduced the item by stating that Reverend Ellie J. Coleman, of Way Through The Word Ministry Church, has requested an informal review for a proposed rezoning of 151 N. Greenleaf. The property is currently zoned O-1, Restricted Office District, and the church is seeking feedback on a proposal to rezone it to C-1, Neighborhood Commercial District. The subject property is surrounded by Office-zoned property to the north and south, Commercial/Industrial to the east, and Residential to the west. The Village's updated Comprehensive Land Use Plan shows Office for this property. The Planning and Zoning Board can also provide feedback on other options.

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Reverend Ellie Coleman, explained that the church came to Gurnee back in 2007, starting at the Hampton Inn, then going to the Country Suites, the library—then, the First Christian Church in Gurnee. Currently, they are at the Woodland Intermediate School in Gurnee.

The Reverend stated that they are looking for a facility of their own and have been since 2014. His account of this search is that, since then, they have been told by the Village that several of the properties they have selected over the years would be fine for their use—only to be then told that their selections were not, in fact, appropriate due to changes in zoning.

At this time, the church is looking for guidance as to how to proceed. The property they are currently considering has been described as zoned C-1 by the seller's property listing, though they have recently been informed by the Village that it is not. The Reverend then stressed that—after existing in Gurnee since 2007—church members are looking to establish themselves in their own location. They are interested in the property at 151 N. Greenleaf. He added that both the prior Mayor, as well as the current Mayor, have advised them to come before the PZB.

Mr. Sula reminded Reverend Coleman that no decisions would be made tonight, as this is an informal review and an opportunity to review feedback only from PZB members. He began the discussion by stressing that, after mulling over the various options, he is reluctant to agree to "spot zoning" so to speak, as either C-1 or even any residential district would cause him concerns over the uses that would be allowed. Instead, he would prefer to amend the text of the current zoning district to allow churches as a Special Use in the O-1 district.

Mr. Garrity questioned how the property was mistaken as zoned differently than what it actually is.

The general consensus is that the misinformation came from a realtor.

Mr. Paff and Mr. Garrity agreed that allowing churches within the existing zoning district as a Special Use would be appropriate. Mr. Garrity added that the subject property/building does, in his opinion, look like a church.

Mr. Sula asked for opinions on the option of rezoning to either C-1 or R-1. The consensus of the Board members was that this was not a preferred option, due to concerns with the other uses that would be allowed after rezoning.

As the discussion over zoning proceeded, Mr. Sula suggested to Village staff that Board members could use new updated zoning maps.

Ms. Gable responded that they would be provided.

Mr. Sula suggested that the best option would be to pursue the allowance of churches as a Special Use in the existing O-1 district and not attempt to rezone the property to C-1 or R-1. He asked staff what that process would be.

Ms. Velkover stated that a Public Hearing would be held to amend the text of the Zoning Ordinance to include "church" (or place of worship) as a Special Use in the O-1 district, and then the Church could submit an application for a Special Use Permit for that specific site (151 N. Greenleaf). The church could, depending upon how they wish to proceed, apply for the

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Special Use Permit at the same meeting as the text amendment application is reviewed, or wait until the text amendment is completed before applying for the Special Use Permit.

Mr. Sula then suggested the Church work with Village Staff to pursue this option, in support—and, encouraging—the establishment of its own location within the Village.

5. Next Meeting Date: June 2, 2021

Ms. Velkover stated that there are no public hearings or non-public hearing items scheduled for the next meeting, as of yet.

6. Public Comment

There were no public comments at this meeting.

7. Adjournment

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

Voice Vote:

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

Motion Carried: 4-0-0

The meeting was adjourned at 7:50 p.m.

Respectfully Submitted,

Joann Metzger,
Recording Secretary, Planning and Zoning Board