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**Village of Gurnee
Planning and Zoning Board Minutes
May 18, 2022**

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, Edwin Paff, and Liliana Ware

Planning and Zoning Members Absent: David Nordentoft and Josh Pejsach

Other Officials Present: David Ziegler, Director of Community Development; Tracy Velkover, Planning Manager; Jodi Luka, Management Analyst

2. Pledge of Allegiance

3. Approval of the April 6, 2022 Planning and Zoning Board Meeting Minutes

Mr. Sula noted a spelling error (a "typo") that was acknowledged by Ms. Velkover and will be corrected.

Mr. Campbell motioned, seconded by Mr. Paff, to approve the May 18, 2022 PZB Meeting Minutes, as corrected.

Voice Vote:

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

Motion Carried: 5-0-0

4. Informal Review: JSS Properties (Ron and Christine Sachs)

JSS Properties (Ron and Christine Sachs) is seeking an informal review on the potential rezoning of 415-445 N. Rt. 21. The subject property consists of approximately 3.23-acres of vacant land north of the Riverside Plaza Center (north of Tacos El Norte and south of The Learning Experience Day Care Center). The subject property is zoned C-2, Community Commercial, and the petitioner is seeking feedback on a plan to rezone the property to C-3, Heavy Commercial. Proposed is a climate controlled self-storage facility.

Before the review, Mr. Sula described the process of an Informal Review to the newest Board Members, explaining that no actual decisions will be made this evening.

Mr. Ziegler introduced the item by stating that JSS Properties, represented by Ron and Christine Sachs, is seeking an informal review on the potential rezoning of 415-445 N. Rt. 21. The subject

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property consists of approximately 3.23-acres of vacant land north of the Riverside Plaza Center (north of Tacos El Norte and south of The Learning Experience Day Care Center). The subject property is zoned C-2, Community Commercial, and the petitioner is seeking feedback on a plan to rezone the property to C-3, Heavy Commercial. Proposed is a climate controlled self-storage facility. He then noted that the potential petitioners are present this evening.

Mr. Sula then turned the floor over to the potential petitioners.

Mr. John Swierk, of DDCA Architects, introduced himself and explained Mr. and Mrs. Sachs' plans to construct a two-story, climate-controlled storage facility on the subject property as well as a possible retail/restaurant component. Noting the existing rear road, the traffic signal connecting the properties to the north, the stormwater detention to the east, and rows of parking to the south—Mr. Swierk described a ring of property connections that, upon a review of the engineering, would demonstrate the appropriateness of this site for the rezoning and his clients' proposed project.

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

Mr. Paff opined that he didn't see anything not fitting for such zoning, but found it a bit odd for this sort of development to be next to a daycare facility. He then asked if the Sachs' business would also be located on the site, and Ms. Sachs answered that her business, "Art Expressions," would be within the 5,000 square feet devoted for retail (though, it would be office space). Mr. Paff also asked if there is a restaurant lined up, and Mrs. Sachs answered that there was not.

Mr. Campbell asked is it would be just this lot that would be rezoned, and—if so—what would be the potential consequences should the proposed project no longer exist at some point. Mr. Swierk declared that there was nothing on the list of potential uses he felt would be problematic, but—Mr. Sula did express concern of the potential of a pawn shop, vehicle repair, or an (indoor) vehicle operations facility. Mr. Ziegler advised that the latter is very specifically defined as a facility such as a private ambulance, taxi dispatch, or livery.

Mr. Paff and Mr. Sula confirmed that the petitioners previously came before the Planning & Zoning Board with a request for a Planned Unit Development (PUD) and are now requesting C-3 zoning on the new property instead. Ms. Velkover and Mr. Ziegler explained the differences between the two sites and requests, noting that the previous site was next to residential and that the new site is already located between non-residential uses.

Mr. Morgan, Mr. Paff, and Mr. Sula clarified that—should this area be rezoned—the potential uses that would likely be of most concern would be for a pawn shop or a greenhouse, but—Mr. Swierk suggested the possibility of such future uses was unlikely.

Mrs. Sachs took issue with the idea of their potential petition possibly being denied over potential pawn shops while two tattoo parlors exist in the Village. She expressed concerns over the consideration of these "what if" scenarios.

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Mr. Sula, noting that the Board's task in this matter is to determine the appropriateness of rezoning this property, verified with Mr. Ziegler that the only amount of property currently zoned as C-3 is a small sliver of land along Route 41 between Delany and Washington Streets.

Mr. Sula expressed some concern over how close the proposed structure would be to the road (IL Route 21), and asked for a bit of history on the rear access road. Mr. Ziegler explained that the rear access road already exists, and that there is a cross-access easement across all three of the present lots to maintain access to the rear of the buildings (to aid in deliveries) and that this is basically one big lot that has a road going through it. Mr. Ziegler also noted that the land east of the road serves as stormwater detention (heading into the Des Plaines River basin) as it is not buildable.

Mr. Paff offered that the daycare center is, actually, a bit closer to the road—but, he did acknowledge Mr. Sula's observation. He, Mr. Sula, and Mr. Ziegler noted other properties in the area would allow for structures as close to the road, should those properties be developed.

Mr. Sula noted that there was no overwhelming resistance to what was being requested.

Mr. Paff offered, too, that the concern is not really over the proposed use by these potential petitioners, but the other possible ways the land could be used once rezoned.

With Mr. Paff's thoughts in mind, discussion was had between Board members and Village staff over the various uses that would be allowed by right, should this rezoning be approved, and the various uses for which a Special Use Permit would be required. The likeliness and practicality of various uses—allowed or not— was discussed, as well.

Mr. Sula then asked Village staff if it would be a better option to simply allow the proposed use (self-storage) as a Special Use on this property rather than rezone the property. Ms. Velkover and Mr. Ziegler reminded them that this had been considered before, but discouraged as this would apply to all C-2 commercially-zoned districts—allowing the use in prime commercial areas—and, thereby, limiting potential revenue centers.

Mr. Sula expressed that, while he is not a fan of spot-zoning changes, he feels that—given the size of the property—the likeliness of this property ever being used in an undesirable way to be low, even is rezoned. Mr. Paff agreed. Mr. Sula confirmed that the other Board member felt the same.

Mr. Paff added that the proposal is not likely to generate a lot of traffic.

Mr. Sula also confirmed with Mr. Ziegler that building standards would be met.

Ms. Ware inquired about security. Mr. Swierk explained some of the measures to be taken (exterior cameras, keycard access, etc.), and Mrs. Sachs offered that they consulted with the police department in planning.

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Wrapping up discussion, Mr. Sula again stressed the lack of resistance to this proposal, and Mr. Paff noted that there is likely to be less opposition from residents as this property is farther from residential areas.

Mr. Sula then, with advisement from Village staff, gave an overview of the next steps that would be required of the potential petitioners.

5. Next Meeting Date: June 1, 2022

Mr. Sula asked if there items on the agenda for the next meeting; Ms. Velkover answered that there is a Public Hearing scheduled for that meeting.

6. Public Comment

Mr. Sula then opened the floor to comments regarding any issues not on this evening's agenda. As there was no one in the audience, he then closed the floor to the public.

7. Adjournment

Mr. Paff motioned, seconded by Ms. Ware, to adjourn the meeting.

Voice Vote:

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

Motion Carried: 5-0-0

The meeting was adjourned at 7:20 p.m.

Respectfully Submitted,

Joann Metzger,
Recording Secretary, Planning and Zoning Board