

Approved

**Village of Gurnee
Planning and Zoning Board Minutes
February 3, 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, Edwin Paff, and Josh Pejsach

Planning and Zoning Members Absent: Tim Garrity, David Nordentoft, and Laura Reilly

Other Officials Present: Tracy Velkover, Planning Manager; Clara Gable, Associate Planner; and Bryan Winter, Village Attorney

2. Pledge of Allegiance

3. Approval of the January 6, 2021 PZB Meeting Minutes

Mr. Pejsach motioned, seconded by Mr. Paff, to approve the meeting minutes of January 6, 2021.

Voice Vote:

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

Motion Carried: 4-0-0

4. Public Hearing: Petition of the Village of Gurnee for Text Amendments to address Outdoor Self Storage

The Village of Gurnee has submitted a petition for Zoning Text Amendments to address the use "Outdoor Self-Storage", including but not limited to amending the following articles of the Zoning Ordinance: Article 2.1 (Definition of General Terms), Article 7.1.2 (Use Permissions in the EGG East Grand Gateway Overlay District), and Article 8 (Uses).

Ms. Gable stated that staff recently had an inquiry from a property owner about using his property for outdoor self-storage, in which he could store and access boats and recreational vehicles. When looking at our Zoning Ordinance, the definition for self-storage specifically prohibits any outdoor storage. We looked at the definitions of other uses, such as "Storage Yard (Outdoor)", "Vehicle Operations Facility", "Warehouse", and "Contractors Storage Yard", to determine if the use could fit into any of those categories. Unfortunately, none of the definitions were a fit. While looking into this, staff also noticed that the definitions of "Accessory Use" and "Accessory Structure" had changed between the previous Zoning Ordinance and the 2015 update, and quite a bit of clarifying language was removed erroneously. Staff determined the

Approved

best approach was to process text amendments. Ms. Gable then walked the PZB through staff's recommended amendments and the rationale behind those amendments.

Upon request for guidance from Mr. Sula, Mr. Winter advised that—though this was a Public Hearing—the act of swearing-in was not required by staff making the presentation.

Ms. Gable noted specific the amendments staff is recommending to Article 2.1 of the Zoning Ordinance (Definitions of General Terms):

1. Striking the definition of "Accessory Structure"
2. Amending the definition of "Accessory Use" to include accessory structure and then adding in additional language to clarify the meaning of "Accessory." The most significant change that staff wanted to get back into the Zoning Ordinance (the proposed definition is the definition from the previous Zoning Ordinance) is the clarification that to be **accessory** the use has to be subordinate to and serve the principal structure or use.
3. Amending the definition of Self-Storage to remove the prohibition of outdoor storage. The reason for the removal of this restriction is in order to accessory outdoor storage as a Special Use Permit in the C-3 and I-1 districts, which is more consistent with how the Village regulates other accessory outdoor storage (i.e. storage of materials accessory to industrial uses which is permitted by right in the C-3 and I-1 district as long as the area is screened). She noted that staff is looking for the PZB to weigh-in on whether accessory outdoor storage associated with self-storage should be allowed by right to be similar to industrial accessory storage, or continue as a special use permit.

Ms. Gable noted that an amendment to Article 7.1.2 (East Grand Gateway Overlay District – Use Permissions) is also proposed. Specifically, staff is recommending that language be included to prohibit outdoor storage, even as accessory, as the intent in this district is to keep the area commercial and not industrial, while allowing for the conversation of some big box retail buildings to indoor self-storage.

In regards to Article 8.1 (Use Matrix), staff is recommending adding "Self-Storage Facility – Principal Use is Outdoor Storage" as a Special Use in the C-3 and I-1 districts, as a Permitted Use in the I-2 and I-3 district. She noted that this is consistent with how "Outdoor Storage Yard" is addressed in the Zoning Ordinance.

Finally, she noted that Article 8.2.6 of the zoning ordinance, which is the use standards for such things as contractor storage yard, outdoor storage yard and industrial outdoor storage, is proposed to be amended to indicate that these standards also apply to "Self-Storage Facility, with accessory or principal outdoor storage." These standards require that any outdoor storage area be screened with a solid fence. However, staff is proposing to strike the requirement that "ingress and egress" be screened as fencing around drive entry/exists that service storage lots, as it does not make any sense. She then asked the Board if they had any questions.

Approved

Mr. Sula then asked members of the Board if they had any questions or comments.

Mr. Baugh stated that he didn't feel that any outdoor storage should be allowed for self-storage; accessory or principal. He was particularly concerned with such storage being allowed by right in certain districts. He asserted that he didn't support the proposed text amendments and didn't know why they were proposed.

Ms. Velkover addressed Mr. Baugh's concerns by noting that they were proposed because of what appears to be a deficiency in the Zoning Ordinance as was brought to the attention when the Village was approached about principal outdoor storage of recreational vehicles. She also noted that the Zoning Ordinance allows accessory outdoor storage as either permitted or special uses in many zoning districts, and the definition of self-storage (which prohibits any outdoor storage) is therefore, inconsistent with other uses. Specifically, she noted that the Zoning Ordinance allows accessory outdoor storage in Industrial districts either by right or as a SUP (contractor storage yard, industrial (light, general and heavy), vehicle operations facility). She also noted that the Village has a fairly restrictive recreational vehicle parking ordinance for residential properties, and because the ordinance limits the number of these vehicles to one for lots under 40,000 square feet and two for lots over 40,000 square feet, these amendments would allow for the potential for residents to store their RVs in town off of their residential property.

Mr. Sula clarified with Ms. Velkover the difference between self-storage (as a paid service) and storage for an organization's (a manufacturer, for instance) own use and that both require appropriate screening.

Mr. Pejsach clarified with Ms. Velkover the extent to which self-storage would be allowed by right in certain districts.

Mr. Sula expressed that his concern is primarily over such storage in commercial areas nearby residential areas; Mr. Pejsach added that he would prefer a Special Use Permit be required in certain areas, particularly if adjacent to residential neighborhoods.

Ms. Velkover, Mr. Sula, and Mr. Pejsach agreed that, in regards to self-storage, the existing requirements for a Special Use Permit should remain.

Mr. Paff asked commented on the Village's RV ordinance, noting a large boat on a driveway in town that he passes frequently. Mr. Baugh stated that, in his opinion, what Mr. Paff is describing also should not be allowed in the Village, and both Ms. Velkover and Mr. Sula noted that the issue of boat and RV parking on residential properties has been tackled several times over the last 15 years and the ordinance that we currently have comes out of many meetings with significant public/resident input.

Approved

After further query from Mr. Pejsach, Ms. Velkover elaborated that a property that is under 40,000 square feet is allowed one RV by right and a property over 40,000 square feet is allowed two RVs by right. She noted that the ordinance specifically defines what an RV is and there are at least 12 other requirements that have to be met in order to park/storage an RV on property. She noted several of these requirements (i.e., the RV must be on a hard surface pad (includes the driveway) as long as it doesn't extend into the ROW, RV must have current registration, must be owned by someone residing at the home, etc.).

Mr. Paff asked about "grandfathering," specifically in regards to existing RV owners who wouldn't comply with the new limits on the number of RVs that could be stored/parked on a residential lot; Ms. Velkover noted that we did allow for this grandfathering, through a registration process to ensure only the storage of currently-owned vehicles would be grandfathered in.

Mr. Sula acknowledged that there was no one else present, but—as a formality—opened and closed the floor to the public.

Mr. Sula, Ms. Velkover, and Ms. Gable clarified with members of the Board the overall intentions of Village staff, and what was being voted on, noting the expressed agreement that existing requirements for Special Use Permits remain in place; Mr. Baugh expressed further concern over such permits not required in certain districts.

Mr. Sula asked if there were any more questions or comments; as there were none, he suggested a motion would be in order.

Mr. Pejsach motioned, seconded by Mr. Paff, to forward a favorable recommendation to the Village Board on the petition of the Village of Gurnee for Text Amendments to the Gurnee Zoning Ordinance regarding Article 2.1 (Definition of General Terms), Article 7.1.2 (Use Permissions in the EGG East Grand Gateway Overlay District), and Article 8 (Uses), as proposed by Village staff.

Roll Call Vote:

Ayes: Paff, Pejsach, and Sula

Nays: Baugh

Abstain: None

Motion Carried: 3-1-0

Mr. Sula reminded that this was a recommendation, so the matter would next be forwarded to the Village Board.

Approved

5. Next Meeting Date: February 17, 2021

Ms. Gable stated that there are no public hearings scheduled for this night, but that there could be a non-public hearing item.

6. Public Comment

There were no public comments.

7. Adjournment

Mr. Pejsach 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 8:00 p.m.

Respectfully Submitted,

Joann Metzger,
Recording Secretary, Planning and Zoning Board