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Village of Gurnee
Planning and Zoning Board Minutes
March 20, 2019

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, David Nordentoft, Edwin Paff, Josh Pejsach.

Planning and Zoning Members Absent: Laura Reilly

Other Officials Present: David Ziegler, Community Development Director, and Clara Schopf, Associate Planner

2. Pledge of Allegiance

3. Approval of the Planning & Zoning Board Meeting Minutes

a. February 6, 2019

Mr. Sula asked if there were any questions or comments regarding the minutes from February 6th and, if not, a motion would be in order.

Mr. Garrity motioned, seconded by Mr. Pejsach, to approve the February 6, 2019 meeting minutes.

Voice vote:

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

Motion carried: 6-0-0

b. February 20, 2019

Mr. Sula asked if there were any questions or comments regarding the minutes from February 20th and, if not, a motion would be appropriate.

Mr. Paff motioned, seconded by Mr. Baugh, to approve the February 20, 2019 meeting minutes.

Voice vote:

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

Motion carried: 6-0-0

4. Parking Modification for Medical Office Building/Holiday Inn (6155 and 6161 Grand Avenue)

CRD Acquisitions, LLC is seeking a parking modification to allow the construction of an approximate 25,245 sq. ft. medical office building on property located at 6155 Grand Avenue.

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Parking spaces will be carved off from the Holiday Inn, located at 6161 Grand Avenue, to service the medical office building. A cross access and cross parking agreement is proposed and valet parking plans have been provided should parking for special events result in the need for additional parking.

Ms. Schopf introduced the item by stating that CRD Acquisitions, LLC, representing a client that operates medical office buildings, is seeking approval of a parking modification to allow the construction of a 25,245 square foot medical office building on the former Mobil Service Station property located at 6155 Grand Avenue. The parking field to the west of the proposed medical office building is to be split from the Holiday Inn property and reconfigured slightly to provide a total of 110 parking spaces for the medical office building. Staff has reviewed the proposed plans for the medical office building and Holiday Inn and found that they meet code, with the exception of parking. The medical office building parking will meet parking code, as code requires a total of 101 spaces. However, the Holiday Inn site will have a total of 220 parking spaces, while code requires a total of 231 parking spaces. Thus, the Holiday Inn is 11 parking spaces shy of meeting code. Overall, the two sites combined will be 2 spaces below code. Per code, the Planning & Zoning Board may authorize a reduction in the off-street parking requirements if it finds that, in the particular case, the peculiar nature of the use, the exceptional shape or size of the property, or other exceptional situation would justify such action. Code also provides for “Shared Parking” to allow off-street parking for separate uses to be provided collectively when demand for uses occurs at different peak times. A parking modification, using a basis of differing peak parking demands is requested. The applicant is in attendance. Also in attendance is Dan Brinkman on behalf of the Village’s traffic consultant. The Planning & Zoning Board has the final decision making authority in this matter.

Mr. Sula then turned the floor over to the Petitioner’s presentation.

Mr. Larry Powers, of Centrum Realty and Development (CDR), introduced himself and his company as the developers of this project, elaborating that CRD Acquisitions is a wholly-owned entity of Centrum. He began his presentation by offering background on the company, noting that they have been in business for over 30 years, developing multi-family and retail projects throughout Chicagoland. He also introduced Luay Aboona of KLOA as the project’s traffic and parking consultant and Howard Hirsch of Hirsch MPG as the project’s architect.

He described the subject property, noting that it is basically two parcels—one, the blighted site of a former gas station, and the other as a service parking lot for the neighboring Holiday Inn. He then described the proposed project, which is a two-story, 25,000 square foot medical office building with partial access from Grand Avenue (right-in/right-out) and full access from Tri-State Parkway. The user is Northwestern Medical and they rendered the proposed building on the site so the PZB could get a feel for how it fits on the property and provide its context in regards to the hotel property. He noted that there is a Reciprocal Easement Agreement, which is the governing document that will be recorded for the property, which will detail who owns and maintains each parcel.

He then described the proposed building, which is a four-sided building consisting of masonry and stone with metal paneling. He also detailed the elevation from every direction, noting the

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even as the building turns the corner for the fire lane (between the hotel and the medical office building) the stone and masonry continue.

Mr. Powers explained the overall site plan, stating that upon completion of the project there will be two parcels. One parcel will be for the medical office building which will include the building and parking field to the west that is being carved off from the Holiday Inn. This parcel will have 110 parking spaces and be owned by a Centrum controlled entity. The second parcel will be for the Holiday Inn and will contain 220 parking spaces. He noted that Centrum will maintain and manage its parcel, and the owner of the hotel will maintain and manage their parcel. He also noted that the reciprocal easement agreement will provide self-help rights if one of the property owners isn't performing. He stated that the hotel will have the ability to use any of the 110 medical office building parking spaces after business hours. Mr. Powers presented the floor plan for the medical office building, showing the drop off lane, and then noted their landscape and lighting (photometric) plans. He finished by indicating that Mr. Aboona and Mr. Hirsch can address any detailed questions/issues regarding traffic/parking and architecture.

Mr. Sula asked if there were any questions/comments from members of the Board.

Mr. Paff asked what the medical office building's hours of operation are.

Mr. Powers respond that they are from 8:00 am to 8:00 pm. He noted that the hours extend a little later than a traditional medical office building because it will, more than likely, have a small urgent care component. He noted that it is a primary care facility; i.e. dermatology, MRI, primary care physicians, etc.

Mr. Garrity asked if the parking lot would be repaved.

Mr. Powers responded that it would be, but that the parking lot is not currently in the configuration shown on the plan. Some modifications are planned, including that new landscaped island. However, he noted that parking lot in that area would be totally milled and repaved to look like a brand new parking lot.

Mr. Garrity also asked about the occupancy of the hotel, and how, if it has very high occupancy, it might negatively impact the ability of medical office building customers to find parking.

Mr. Powers stated that have studied the hotel know it very well in regards to its occupancy rates. He noted that the average occupancy rate for this hotel is below 60%. He further stated that last year they were only at 100% occupancy for one night last year. He noted that the hotel is a 210 room hotel and even on the day that they were at 100% occupancy, there are 30 rooms that they rent out to Air India. Those individuals with Air India are shuttled to the hotel from O'Hare. Therefore they have 30 rooms that are taking up no parking. That agreement with Air India has been in place for years and without Air India they would not have been at 100% occupancy at any time last year. He also noted that when a hotel has a standing agreement like this with an airline, the rooms are typically rented for a very low rate, which indicates that the hotel is doing all they can to drive occupancy.

Mr. Paff asked if they will be doing anything to mark parking spaces for the medical office building.

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Mr. Powers responded that the signage will note the medical office building's hours of operation, and will inform patients where to park.

Mr. Sula asked if the medical office will operate seven days a week.

Mr. Powers responded that they are allowed to operate 7 days a week, but they probably will be closed on Sunday. He noted that the Vernon Hills facility, which is very similar to this one, is not open on Sundays.

Mr. Sula asked, aside from the urgent care offices, if any of the doctors' offices in the facility be open past 5:00 pm.

Mr. Powers responded that they may on some occasions, but not likely on a regular basis.

Mr. Nordentoft asked if the urgent care offices of the facility would eventually operate on a 24-hour basis.

Mr. Powers responded that, if they did, they would not have the 110 reserved parking spaces after 8 pm. Then they would just have non-exclusive use of the parking field. He stated that he does not see that happening, but that is their business to project where that component will go. He also noted that, even if they did operate the urgent care facility 24-hours a day, it wouldn't be a tremendous traffic generator at 2 am.

Mr. Pejsach stated that he is trying to think through how this property is used today. He noted that as he drives by the parking area north of the Holiday Inn, he sees it parked with busses and trailers and he asked if this will pose a problem to this agreement.

Mr. Powers stated that the hotel is not managing their site very well, as they have an abundance of parking. He noted that the parking lot for the hotel is largely vacant today. He noted that he recently saw a Greyhound bus parked out front and they do that because they can right now, because there are no cars around and they can park through an aisle without disrupting anything because there is little other parking.

Mr. Pejsach stated that the parking field for the medical office building is directly in front of the hotel's main entrance and asked how their customers will not utilize this parking.

Mr. Powers stated that the parking areas will be signed to indicate that area is for the medical office building until 8 p.m.

Mr. Sula also stated there is a legal document, the reciprocal easement agreement, which dictates this parking is for the medical office building from 8 am to 8 pm.

Mr. Pejsach he is more concerned about human nature, that there are parking spots near the hotel's entrance, so customers will use those.

Mr. Powers stated that there will definitely be a learning curve for hotel customers that will require co-managing when traffic/parking patterns are first changing. But he noted that there will be directional signage, as well as signage for the spaces.

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Mr. Sula also stated that the typical pattern for hotel parking is to drive up to the entrance to complete the check-in and then once you find where your room is, get back into your car and drive to the entrance that is nearest your room.

Mr. Paff stated that he agrees with this, but indicated that a concern for him is that the conference center is directly in back of the hotel's entrance. So people going to the conference center will park nearest the front entry. He noted that now, based on the proposed plan, they will be required to park to the west and walk around to the entrance.

Mr. Powers explained that many of the functions held there are social in nature, and often at night. Guests at such functions will be allowed use of the parking field in front of the hotel, after the medical office building is closed. He noted that most of the medical office building will close at 5 pm, with only the urgent care facility operating after and possibly a few offices on various nights. But clearly, the entire medical office building will not be open until 8 pm.

As questions from the Board ceased, Mr. Powers thanked the board members.

Mr. Sula summarized that the parking overall is only 2 spaces shy of meeting code, there is a legal agreement to allow cross access and shared parking between the facilities based on the medical office building's hours of operation, and they have provided a valet parking plan that will be implemented during special events that may cause a need for extra parking.

Mr. Garrity, appreciating the potential contribution of the facility and the improvement upon the property, expressed that he had no real concerns.

Mr. Sula then asked if anyone was prepared to make a motion.

Mr. Pejsach motioned, seconded by Mr. Paff, to approve a parking modification between the proposed medical office building (6155 Grand Avenue) and the Holiday Inn (6161 Grand Avenue) in substantial conformance with the materials submitted this evening. After Mr. Sula noted the need to specify approval contingent on the legal contract (reciprocal easement agreement) between the two parties being in place, Mr. Pejsach modified his motion to include this as a specific condition. The motion was again seconded by Mr. Paff.

Mr. Sula asked if there was any discussion on the motion, and—as there was none—a vote was taken.

Roll Call Vote:

Ayes: Baugh, Garrity, Nordentoft, Paff, Pejsach, and Sula

Nays: none

Abstain: none

Motion carried: 6-0-0

Mr. Sula then wished the Petitioner good luck on the project.

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5. Next Meeting Date: April 3, 2019

Ms. Schopf stated that there may be a meeting, but there are no Public Hearings on the agenda for April 3rd at this time.

6. Public Comment

There were no public comments made at this meeting

7. Adjournment

Mr. Nordentoft motioned, seconded by Mr. Garrity, to adjourn the meeting.

Voice vote:

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

Motion carried: 6-0-0

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

Respectfully Submitted,

Joann Metzger,
Recording Secretary, Planning and Zoning Board