

Approved

**Village of Gurnee
Planning and Zoning Board Minutes
May 17, 2017**

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, Richard McFarlane, Edwin Paff, Josh Pejsach, and David Nordentoft*

Planning and Zoning Members Absent: Karyn Crawford

Other Officials Present: David Ziegler, Community Development Director; Tracy Velkover, Planning Manager; Clara Schopf, Associate Planner; and Bryan Winter, Village Attorney

Chairman Sula recognized that Mr. Nordentoft arrived at 7:31 p.m.

2. Pledge of Allegiance

3. Public Comment

Mr. Sula asked if anyone from the public has any questions or comments regarding anything not on the evening's agenda. As there were no responses, Mr. Sula closed the floor to the public.

4. Approval of the March 15, 2017 PZB Meeting Minutes

Mr. Sula asked if there were any questions or comments regarding the minutes. As there were no responses, he stated that a motion would be in order.

Mr. Paff motioned, seconded by Mr. McFarlane, to approve the March 15, 2017 meeting minutes.

Voice Vote:

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

Motion Carried: 6-0-0

5. Continued Public Hearing: Special Use Permit (4145 Grove Avenue)

Yashbir Mehta is requesting the following: 1) Special Use Permit to allow the development and operation of a car wash; and 2) Special Use Permit to allow a drive-through facility without a required bail-out lane. The subject property consists of 1.3 acres, is zoned C - 2 PUD, Community Commercial as a Planned Unit Development, and is located at 4145 Grove Avenue (southwest corner of Grove Avenue and Delany Road).

Ms. Schopf stated that Yashbir Mehta is requesting the following: 1) a Special Use Permit to allow the development and operation of a car wash; and 2) a Special Use Permit to allow a

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drive-through facility without a required bail-out lane. She stated that the subject property consists of 1.3 acres, is zoned C-2 PUD, Community Commercial as a Planned Unit Development, and is located at 4145 Grove Avenue (southwest corner of Grove Avenue and Delany Road). The PZB will make a recommendation on the requested Special Use Permit requests which will then be forwarded to the Village Board for final determination. The petitioner and his representatives are in attendance to walk the PZB through their plans/operations and answer any questions the board may have.

As this is a Public Hearing, Mr. Sula asked that anyone wishing to speak on the matter be sworn in. Mr. Winter then conducted the swearing-in.

Mr. Lee Austin, 14925 King Drive, Libertyville, stated that he is the project civil engineer. He stated that the Zoning Ordinance requires a Special Use Permit for a car wash in the Village. The following is a summary of the proposed facility:

- The facility is a fully automated car wash with three gates lanes.
- Each lane is associated with a specific payment method. The outside lane is for pre-paid washes, the center lane is for credit card payments, and the interior lane is cash payment or new customers.
- Each lane can accommodate other payment methods should the facility be busy.
- Cars are released in order to ensure that people get the wash that they paid for.
- Most of the traffic into this site will be from employees of the industrial/office park, commercial businesses in the area, as well as people passing by on their way to and from work or shopping areas.
- The site takes access from Grove Avenue, which is a signalized intersection with Delany.
- The facility generally has 2-3 employees on duty at all times.
- There is no retail associated with the facility, with the exception of vending machines that provide car wash accessories.
- Stacking is provided for 15 cars (in all three lanes) before tapering to single stacking lane that can accommodate another seven (approximate) vehicles before stacking onto the north/south private access drive. Another nine cars can stack on the north/south private access drive before the cars would reach Grove Avenue.
- There are vacuum stations and trash receptacles located west of the car wash building that people can use to clean the interiors of their cars.
- This system of car washes has been in operation for 42 years.
- In regards to storm water, the site is slightly over on the impervious surface ratio but will be buying credits in a storm water bank.
- The proposed facility meets all of the setback requirements.
- Landscaping has been completed preliminarily and meets code. Final plans will be developed with building permit application.
- Lighting has been designed to meet the Village's lighting ordinance and night-time lighting will be reduced to meet the Village's security lighting levels.
- The north/south private drive will be widened slightly and cross access will be granted to allow legal access to the restaurant to the south. The business to the west already has the legal ability to utilize this north/south drive (toward the north end) to access their lot.
- The exterior of the building is modern, but will fit with the surrounding buildings.
- This facility doesn't lend itself to a by-pass lane because it is important to keep patrons in a specific cue in order to ensure that they get the car wash they paid for.

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The site does provide for the attendant to open the gate and let someone through and extra width is provided north of the gates to allow vehicles wishing to exit the ability to circulate around cars stacking for a wash.

Mr. Austin then walked the PZB through the standards for issuance of a special use permit and how the applicant's petition meets these standards. Specifically:

- 1) The proposed automated car wash is compatible with the general land use on adjacent properties and other property in the immediate vicinity. He noted that the zoning surrounding the subject property is a mix of industrial and commercial (I-2 PUD or C2 PUD) and that the land uses include a restaurant with a drive-through, a sit-down restaurant, industrial/office uses, and other commercial uses. He also noted that the traffic for the car wash is basically the same patrons as those for the surrounding businesses or those passing by. They work or live in the area or are passing by on their way to shopping areas. Therefore, there won't be a great influx of more people from this use.
- 2) The proposed car wash will not be injurious to the use and enjoyment of other property in the area. He noted that the property is zoned properly for a car wash, but requires a special use. The use will not be injurious to the use and enjoyment of other property in the area as it is compatible with the surrounding land uses (i.e., drive-through restaurant, office, industrial and commercial uses.
- 3) The proposed Special Use will not impede the development of other parcels in the immediate area, as the proposed use is compatible with the surrounding land uses and, all other properties in the immediate area are already developed.

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

Mr. Paff expressed some concern with the potential stacking of vehicles onto Grove Avenue in busy times, especially since stacking isn't going to be evenly distributed among the 3 gates. He also expressed concern that cars stacking onto the north/south private access drive might block patrons entering the restaurant to the south, as he has observed cars using this drive to enter the restaurant.

Mr. Jeffrey Meyer, 600 Northgate Parkway, Wheeling, stated that he is the President of Hoffman Services (the parent company of the proposed car wash). He stated that each of the three lanes can accept all forms of payment, so that in busy times vehicles can be distributed evenly among the 3 lanes. Also, since the business will be visible from Delany Road customers will be able to see how long lines are will likely postpone their wash if lines are too long. Finally, he stated that the north/south drive aisle has been widened so that, should vehicles stack onto this private drive, vehicles entering the restaurant should be able to easily circulate around these vehicles.

Mr. McFarlane asked for clarification on how cars wishing to by-pass a car will be released.

Mr. Austin explained that the gate will be raised so that the vehicle can exit and the attendant, who has a view to the east, north, and west, will be able to watch to ensure that the vehicle exits without a wash.

Mr. Baugh asked for clarification regarding a pork-chop and what appears to be a u-turn, of sorts, in order to exit.

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Mr. Austin responded that this pork-chop is just directing cars to the right after exiting the car wash. Should the patron wish to use the vacuum stations to the west of the car wash building, the driver would continue to turn right into the drive aisle west of the building. The driver can also just directly exit, without going into the vacuum station area by just turning right out of the car wash and exiting at the south end of the north/south private access drive.

Mr. Baugh asked if staff is comfortable with the location of the dumpster and associated enclosure, as it appears to be blocking sight-lines.

Mr. Austin stated that this is a preliminary plan and that there is room to shift the dumpster and enclosure to the north and east to address this concern.

Mr. Sula confirmed with Mr. Austin that about 175 vehicles per day can be washed at this car wash. He expressed concern over a lack of bail-out lane and questioned if the plan could be flipped to create one (i.e., the building to the east and the stacking lanes to the west).

Mr. Austin conferred with others associated with the project and indicated that this orientation was considered, but that it reduced stacking and it created a conflict with the vacuum stations (i.e., vehicles couldn't get to the vacuum stations without being held up in the car wash stacking lanes).

Mr. Nordentoft noted the possibility that traffic flow could be disrupted should customers decide to use vacuums first and then try to enter into the stacking lane for the car wash, especially during busy times when cars are stacked to the private north/south drive.

Mr. Austin stated that this is a possibility. He noted that they cannot control every possible vehicle movement, but that should someone try this an attendant would be able to see it and intervene if it creates a bottleneck.

Mr. Sula then opened the floor to the public on this matter. As there were no comments, he closed the floor to the public on the matter.

Mr. Sula asked if there were any more questions from the Board and stated that, if not, motions would be in order. He stated that separate votes would be taken on the Special Use Permit for the car wash and the Special Use to allow a drive-through facility to operate without a bail-out lane.

Mr. Pejsach expressed concern about sight-lines with the dumpster and enclosure and asked Mr. Austin about their size. He also looked to staff to see if this was a concern.

Ms. Velkover stated that the size can be accommodated that there is room to shift the dumpster to the north and/or west to address any sight-line issues.

Mr. McFarlane motioned, seconded by Mr. Pejsach, to forward a favorable recommendation on the applicant's request for a Special Use Permit to allow the establishment and operation of a car wash on property located at 4145 Grove Avenue, subject to there being a minimum of two attendants on site at all times and that there be no retail allowed, other than vending machines.

Mr. Sula asked if there was any discussion on the motion. As there was not, a vote was then taken.

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Roll Call Vote:

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

Nays: none

Abstain: none

Motion carried: 6-0-0

Mr. Pejsach motioned, seconded by Mr. Paff, to forward a favorable recommendation on the applicant's request for a Special Use Permit to allow a drive-through facility without a bail-out lane.

Mr. Sula asked if there was any discussion on the motion. As there was not, a vote was then taken.

Roll Call Vote:

Ayes: Baugh, McFarlane, Nordentoft, Paff, and Pejsach

Nays: Sula

Abstain: none

Motion carried: 5-1-0

6. Continued Public Hearing: Special Use Permit (1555 Nations Drive)

Harold C. Baker is requesting a Special Use Permit to allow the development and operation of a day care center at 1555 Nations Drive. The subject property consists of 1.5 acres and is zoned C-2 PUD, Community Commercial as a Planned Unit Development

Ms. Schopf that Harold C. Baker is seeking a Special Use Permit to allow the development and operation of a day care center at 1555 Nations Drive. The subject property is zoned C-2 PUD, Community Commercial as a Planned Unit Development. The subject property was recently re-subdivided into two similarly sized parcels in 2016. The proposed day care center would be located on the northern parcel. She noted that, as with all Special Use Permit petitions, the PZB will make a recommendation that will be forwarded to the Village Board for their determination. The petitioner and his representatives are in attendance to present their plans and answer any questions the board may have.

As this is a Public Hearing, Mr. Sula asked that anyone wishing to speak on the matter be sworn in. Mr. Winter then conducted the swearing-in.

Mr. Harold Baker, architect on the project, and Mr. Chris Commarota, Vice President of Construction for Kiddie Academy, gave a presentation which included an overview of Kiddie Academy's history, culture, and mission before detailing the plans for operation at this planned location:

- Facility will be licensed by the State of Illinois Department of Children and Family Policy.

Approved

- The facility will consist of approximately 10,000 sq. ft. and provide care for a maximum of 159 children.
- Most children cared for though the day will be infants and toddlers and then older children will come for part day care after school is let out.
- There will be a contiguous 7,568 square-foot fence enclosed playground with 3 areas - Infant/Toddler 1,170 square feet, Pre-School 3,204 square feet, and School Age 3,194 square feet.
- All playground equipment will be ASTM certified age-appropriate for each age group.
- Each age group shall use the playground during the day, weather permitting, and the maximum number of children using playground at any one time will be per licensing requirements.
- The facility's hours of operation are 6:30 a.m. to 6:30 p.m. M-F and is closed on holidays.
- Most children arrive between the hours of 7:00 a.m. and 9:00 a.m. Conversely, the hours between 4:00 p.m. and 6:00 p.m. represents the time when most children are picked up.
- The parent or guardian must accompany their child into the academy and to the classroom.
- Upon entering the building, parents must enter their child's PIN number into an electronic monitoring system to register the child and gain access to the academy. Pick-up follows the same secure routine as drop-off.
- The academy staff also records the attendance on a roster upon entry in the classroom. At the end of the day, the parent or guardian signs out their child and escorts the child to their vehicle. These added security measures provide a level of security not found in many childcare facilities.
- Alarms are provided on all doors, as well as playground gates, to alert staff when a door or gate is opened.

Mr. Baker then offered detailed site plans for the actual construction of the school (and playground) including parking, landscaping, utilities, etc.

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

Mr. Nordentoft asked about plans for snow removal considering the proposed landscaping on the property.

Mr. Todd Roberts, civil engineer on the project, felt the snow removal would not be obstructed by planned landscaping, as much of the landscaping along the sides of the parcel are trees and not shrubs. He also pointed that snow can be plowed to the north, south, and west and pointed out that the green area to the west is fairly substantial in depth and can accommodate a fair amount of snow.

Mr. Paff asked if this was to be a preschool.

Mr. Todd Roberts responded that the focus would be a somewhat younger than school-age children.

Mr. McFarlane asked the applicant to explain the building materials/elevations.

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Mr. Baker stated that the building would have a stone veneer knee wall with EIFS above. The roof would be finished in asphalt shingles.

Mr. Sula asked where the HVAC unit would be located.

Mr. Baker responded that the HVAC units will be located in a well on top of the building. This is done for several reasons. First, it eliminates the potential for kids to get their fingers into the units (safety) and secondly, it is a more attractive approach.

Mr. Sula then opened the floor to the public on this matter. As there were no responses, he closed the floor to the public on the matter.

Mr. Sula then asked if there were any more questions from the Board and stated that, if not, a motion would be in order.

Mr. Nordentoft motioned, seconded by Mr. Pejsach, to forward a favorable recommendation on the applicant's petition for a Special Use Permit to allow the establishment and operation of a day care center on property located at 1555 Nations Drive.

Mr. Sula asked if there was any discussion on the motion. As there was not, a vote was then taken.

Roll Call Vote:

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

Nays: none

Abstain: none

Motion carried: 6-0-0

7. Public Hearing: Zoning Map Amendment (35735 N. Delany Road)

Ms. Schopf stated that Loza Properties, LLC is requesting a Zoning Map Amendment to rezone 35735 N. Delany Road from GO, General Office District, in unincorporated Lake County, to I-2, General Industrial District, in the Village of Gurnee. The subject property consists of approximately 2.3 acres.

As this is a Public Hearing, Mr. Sula asked that anyone wishing to speak on the matter be sworn in; Mr. Winter then conducted the swearing-in.

Mr. Sula reminded the PZB that they have purview only over the rezoning request and not over the annexation of the property or the annexation agreement.

Mr. Helmut Peter, President of PRD Associates, Inc., handed out a sheet to the PZB members outlining the applicant's request. He walked the PZB members through the standards for a rezoning and how the request meets these standards, including:

- 1) That the subject property is completely surrounded by parcels within the Village of Gurnee. The properties to the north, south, east, and west are all zoned I-2 and that the petitioner is seeking I-2 zoning.

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- 2) That the uses surrounding the subject property are all industrial, manufacturing or service in nature.
- 3) That the petitioner plans to develop a 10,000+ sq. ft. contractor's office that will consist of a warehouse/shop area with a smaller office section. There will be indoor and outdoor storage.
- 4) That the Village's Comprehensive Land Use Plan reflects Industrial use for this property.
- 5) That the proposed zoning, being consistent with the adjacent land uses, zoning classification, and land use plan, promotes the public health, safety, and welfare.
- 6) That the existing zoning, as office, is non consistent with the surrounding industrial land uses and not suitable given its location.

Mr. Sula opened the floor to the public on this matter. As there were no comments, he closed the floor to the public.

Mr. Sula asked if there were any more questions from the Board and stated that, if not, a motion would be in order.

Mr. Nordentoft motioned, seconded by Mr. Pejsach, to forward a favorable recommendation on the applicant's petition for a Zoning Map Amendment to allow the rezoning of 35735 North Delany Road to I-2, General Industrial, in the Village of Gurnee.

Mr. Sula asked if there was any discussion on the motion. As there was not, a vote was then taken.

Roll Call Vote:

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

Nays: none

Abstain: none

Motion carried: 6-0-0

8. Next Meeting Date: June 7, 2017

Ms. Schopf stated that, at the time, there are no public hearing items scheduled for the June 7th meeting.

9. Adjournment

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

Voice vote:

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

Motion carried: 6-0-0

The meeting was adjourned at 7:55 p.m.

Respectfully Submitted,

Approved

Joann Metzger
Recording Secretary, Planning and Zoning Board