

STATE OF ILLINOIS)
) SS:
COUNTY OF L A K E)

BEFORE THE VILLAGE OF GURNEE
PLAN COMMISSION

IN THE MATTER OF:)
)
PUBLIC HEARING ON THE)
PETITION OF:)
)
DAVID NEWHOUSE.)

The following is a transcript of a
public hearing held in the above-entitled matter at
the Gurnee Village Hall, 325 North O'Plaine Road,
Gurnee, Illinois, on April 2, 1997, commencing at
the hour of 7:30 p.m., pursuant to notice.

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1 APPEARANCES:

2 PLAN COMMISSION MEMBERS PRESENT:

MR. DONALD RUDNY, Chairman

3 MR. DANIEL ROBISON

MR. CARL CEPON

4 MR. LYLE FOSTER

MR. BILL SMITH

5 MR. STEVE KAPLAN

MS. KRISTINA KOVARIK

6

ALSO PRESENT:

7 MS. TRACY VELKOVER, Secretary

MR. JON WILDENBERG, Director,

8 Building & Zoning

MS. BARBARA SWANSON, Village Attorney

9 MR. DAVID NEWHOUSE, Petitioner.

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1 CHAIRMAN RUDNY: The Village of Gurnee
2 Plan Commission meeting will now come to order.
3 Roll call, please.
4 MS. VELKOVER: Robison?
5 MR. ROBISON: Here.
6 MS. VELKOVER: Foster?
7 MR. FOSTER: Here.
8 MS. VELKOVER: Smith?
9 MR. SMITH: Here.
10 MS. VELKOVER: Kaplan?
11 MR. KAPLAN: Here.
12 MS. VELKOVER: Kovarik?
13 MS. KOVARIK: Here.
14 MS. VELKOVER: Cepon?
15 MR. CEPON: Here.
16 MS. VELKOVER: Rudny?

17 CHAIRMAN RUDNY: Here.
18 First order of business is the
19 approval of some minutes. First, February 5th,
20 1997. Tracy, have you had a chance to review
21 those? Are there any additions or corrections? If
22 not, I'll take a motion to accept them as
23 presented.
24 MR. FOSTER: Mr. Chairman, I would move

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1 the approval of the minutes of the February 5th
2 meeting.
3 MR. SMITH: I'll second.
4 CHAIRMAN RUDNY: Motion to accept. All
5 those in favor signify by saying aye in the roll
6 call. Roll call, please.
7 MS. VELKOVER: Robison?
8 MR. ROBISON: Aye.
9 MS. VELKOVER: Foster?
10 MR. FOSTER: Aye.
11 MS. VELKOVER: Smith?
12 MR. SMITH: Aye.

13 MS. VELKOVER: Kaplan?
14 MR. KAPLAN: Aye.
15 MS. VELKOVER: Kovarik?
16 MS. KOVARIK: Aye.
17 MS. VELKOVER: Cepon?
18 MR. CEPON: Aye.
19 MS. VELKOVER: Rudny?
20 CHAIRMAN RUDNY: Aye. Motion carries.
21 It is so ordered.
22 The next are the minutes of
23 February 19th, 1997 minutes. Do we have a motion
24 to accept those?

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1 MR. CEPON: I'll make a motion.
2 CHAIRMAN RUDNY: Mr. Cepon.
3 We have -- obviously, Mr. Foster,
4 you were there. What do you think?
5 MR. FOSTER: I was there and I would be
6 pleased to recommend making a motion on that.
7 CHAIRMAN RUDNY: Okay. So we have a
8 motion and second. All in favor of the motion
9 signify by saying aye and those opposed nay. Roll

10 call, please.

11 MS. VELKOVER: Robison?

12 MR. ROBISON: Aye.

13 MS. VELKOVER: Foster?

14 MR. FOSTER: Aye.

15 MS. VELKOVER: Smith?

16 MR. SMITH: Abstain.

17 MS. VELKOVER: Kaplan?

18 MR. KAPLAN: Aye.

19 MS. VELKOVER: Kovarik?

20 MS. KOVARIK: Abstain.

21 MS. VELKOVER: Cepon?

22 MR. CEPON: Aye.

23 MS. VELKOVER: Rudny?

24 CHAIRMAN RUDNY: Abstain. Motion

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1 carries and it is so ordered.

2 Okay. The next order is the

3 February 26th, 1997 minutes. Any additions or

4 corrections? If not, I'll entertain a motion to

5 accept them as presented.

6 MR. CEPON: I'll make a motion to accept
7 them.
8 MR. SMITH: Second.
9 CHAIRMAN RUDNY: Motion by Mr. Cepon.
10 Roll call, please.
11 MS. VELKOVER: Robison?
12 MR. ROBISON: Aye.
13 MS. VELKOVER: Foster?
14 MR. FOSTER: Abstain.
15 MS. VELKOVER: Kaplan?
16 MR. KAPLAN: Abstain.
17 MS. VELKOVER: Kovarik?
18 MS. KOVARIK: Aye.
19 MS. VELKOVER: Cepon?
20 MR. CEPON: Aye.
21 MS. VELKOVER: Rudny?
22 CHAIRMAN RUDNY: Abstain. Motion
23 carries. It is so ordered.
24 Okay. The next matter is a public

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1 hearing, David Newhouse petition. The subject
2 property is located north of Eastwood Avenue and

3 east of O'Plaine Road.

4 The property is zoned R-2 Single
5 Family Residential requiring a minimum lot width of
6 100 feet and a minimum lot size of 15,000 square
7 feet.

8 The Petitioner is requesting to
9 rezone the property to R-3 which is a single family
10 zoning district that requires a minimum lot width
11 of 80 feet and a minimum lot size of 10,000 square
12 feet.

13 Tracy, do you have anything to add
14 to that?

15 MS. VELKOVER: Just as you said, the
16 property is located at the northeast corner of
17 O'Plaine and Eastwood.

18 The property is surrounded by to
19 the north single family and vacant which is zoned
20 R-2; and the south by single family and vacant
21 which is zoned a combination of R-2 and R-1.

22 On the east by single family which
23 is zoned R-1. And then to the west by vacant
24 property which is zoned S Suburban in the County.

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1 The requested zoning change is
2 consistent with the draft comprehensive plan and
3 the Petitioner is in attendance.

4 CHAIRMAN RUDNY: Okay. Before we start
5 this is a public hearing so anyone -- Petitioner or
6 anyone with the Petitioner who is going to be
7 answering any questions or giving any testimony and
8 also anyone from the public who wishes to make a
9 comment or ask a question on this matter, you need
10 to stand now and be sworn in by the Village
11 Attorney.

12 (Witnesses sworn.)

13 CHAIRMAN RUDNY: Okay. Is Mr. Newhouse
14 here? Oh, yes, sir. Maybe you could step up here.
15 And I don't know if the Commissioners have any
16 questions for him at this point.

17 Do you have any questions?

18 (No response.)

19 CHAIRMAN RUDNY: Okay. If not, then
20 I'll open the floor to the public so you'll have an
21 opportunity to make a comment or ask a question.

22 So if you wish to do so I ask that
23 you step up to the mic and give your name and
24 address for the record and you can ask us a

1 question or you can just make a comment.

2 I ask that you direct those to the
3 Plan Commission. Does anyone wish to make a
4 comment or ask a question?

5 A VOICE: Is this for both petitions?

6 CHAIRMAN RUDNY: I know some people
7 stood so could you step up to the mic so we could
8 hear. No, this is just for the public hearing on
9 the David Newhouse petition. This is not for the
10 Auto Nation. The Auto Nation will be separate.

11 Yes, ma'am. Did you have -- I know
12 some people stood. Why don't you come up to the
13 mic.

14 MS. SHIRLEY: Do you want me to say who
15 I am and my address?

16 CHAIRMAN RUDNY: Could you speak in the
17 mic?

18 MS. SHIRLEY: What did you want me to
19 tell you, my name and address?

20 CHAIRMAN RUDNY: Yes, could you give us
21 your name and address.

22 MS. SHIRLEY: My name is Ruth Shirley

23 and I live at 4421 Eastwood Avenue. Okay. And I'm
24 going to read it just so I don't --

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1 CHAIRMAN RUDNY: That's fine. You can
2 read it.

3 MS. SHIRLEY: I understand that Gurnee
4 allows smaller residential lots on a case-by-case
5 basis, but I object to the Newhouse petition to
6 subdivide existing property into six lots of
7 smaller size.

8 A main objection centers on the
9 traffic impact to our local streets. All the -- on
10 that local street all the homes now are -- none of
11 the homes in that area are that size.

12 I mean they're not small. They're
13 all larger lots. Mr. Foster often speaks about the
14 zoning issues and how they can adversely change the
15 character of our neighborhood.

16 Stonebrook, Pembroke, and Westgate
17 aren't the only neighbors concerned with potential
18 zoning changes. Even in smaller neighborhoods such

19 as ours a change to residential zoning can have a
20 bad affect on our overall quality of life and
21 safety of residents.

22 And I also wanted to ask at this
23 time who really owns the land because I'm fairly
24 new to that area and I don't know. Is the real

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1 owner the United Methodist Church who owns the
2 property or is the land personally owned by the
3 Living Will, the Minister David Newhouse?

4 And I'm not trying to be negative.
5 I'm wondering if in the future if they would want
6 it to be tax exempt because it's part of the church
7 as opposed to just a personal home.

8 That's basically what I have to
9 say.

10 CHAIRMAN RUDNY: Okay. Thank you very
11 much. Anyone else have a question or comment?

12 (No response.)

13 CHAIRMAN RUDNY: Okay. At this time I'm
14 going to close the floor to the public and open it
15 to the Commissioners. Again, if you have any

16 questions or comments.

17 Mr. Newhouse -- Mr. Newhouse, can
18 you answer that question as far as the ownership of
19 the property?

20 MR. NEWHOUSE: It's personally owned.

21 CHAIRMAN RUDNY: You're the personal
22 owner?

23 MR. NEWHOUSE: And I doubt that there
24 will be any future ownership by the church.

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1 CHAIRMAN RUDNY: Okay. So I know
2 this -- I'd like to explain to everyone that this
3 is really just rezoning for the property. This is
4 not addressing the subdivision. But I take it that
5 the lady indicated six lots.

6 Is that what the capacity would
7 have to be in the future -- would come from a
8 subdivision is about six lots?

9 MR. NEWHOUSE: That is accurate.

10 CHAIRMAN RUDNY: Any other questions or
11 comments? Yes, Mr. Cepon.

12 MR. CEPON: Six lots total?

13 CHAIRMAN RUDNY: Six lots total. And
14 they would all front on Eastwood?

15 MR. NEWHOUSE: Yes.

16 CHAIRMAN RUDNY: Now is the -- is the
17 sewer accessible there, sewer and water accessible
18 at this time or does something have to be run?

19 MS. VELKOVER: It's in the area with the
20 development of Providence Oaks.

21 CHAIRMAN RUDNY: Okay. If there are no
22 questions or comments I'll entertain a motion for a
23 favorable recommendation.

24 MR. CEPON: Mr. Chairman, I'll make a

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1 favorable recommendation that we rezone that
2 property to R-2 from R-3.

3 CHAIRMAN RUDNY: Do you mean to R-3?

4 MR. CEPON: I'm sorry, correct.

5 CHAIRMAN RUDNY: To R-2.

6 MR. CEPON: Per engineering approval I
7 assume.

8 CHAIRMAN RUDNY: Do we have a second on

9 that?

10 MR. ROBISON: Second.

11 CHAIRMAN RUDNY: Seconded by Mr.

12 Robison. Motion by Mr. Cepon and seconded by Mr.

13 Robison for a favorable recommendation regarding

14 this petition.

15 All those in favor of the motion

16 signify by saying aye in the roll call; those

17 opposed nay. Roll call, please.

18 MS. VELKOVER: Robison?

19 MR. ROBISON: Aye.

20 MS. VELKOVER: Foster?

21 MR. FOSTER: Aye.

22 MS. VELKOVER: Smith?

23 MR. SMITH: Aye.

24 MS. VELKOVER: Kaplan?

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1 MR. KAPLAN: Aye.

2 MS. VELKOVER: Kovarik?

3 MS. KOVARIK: Aye.

4 MS. VELKOVER: Cepon?

5 MR. CEPON: Aye.

6 MS. VELKOVER: Rudny?

7 CHAIRMAN RUDNY: Aye. Motion carries

8 and it is so ordered.

9 (WHICH WERE ALL THE PROCEEDINGS HAD.)

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) SS:
COUNTY OF L A K E)

I, SANDRA K. SMITH, CSR, RPR, do
hereby certify that I am a court reporter doing
business in the County of Lake and State of Illinois;
that I reported by means of machine shorthand the
testimony given at the foregoing Report of
Proceedings, and that the foregoing is a true and
correct transcript of my shorthand notes so taken as
aforesaid.

SANDRA K. SMITH, CSR, RPR,
Notary Public, Lake County, IL
CSR License No. 084-003104

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