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Village of Gurnee
Planning and Zoning Board Minutes
March 7, 2018

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 and Edwin Paff

Planning and Zoning Members Absent: Richard McFarlane, David Nordentoft, and Josh Pejsach

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

2. Pledge of Allegiance

3. Approval of Meeting Minutes: February 7, 2018

Mr. Sula stated that he has one minor correction on the first page of the minutes. He stated that the last line on the first page reads "Mr. Sula state that..." and that it should be "Mr. Sula stated that..."

Mr. Garrity made a motion to approve the meeting minutes, as corrected by Mr. Sula; Mr. Paff seconded the motion.

Voice vote:

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

Motion carried: 4-0-0

4. Public Hearing: Special Use Permit for a Car Wash (located at 431 N. Route 21)

Sophocles Rodis is seeking a Special Use Permit to allow the establishment and operation of a car wash on property located at 431 N. Route 21. Mr. Rodis owns the subject property, which consists of approximately 3-acres and is zoned C-2, Community Commercial District.

Ms. Schopf stated that Mr. Sophocles Rodis is seeking a Special Use Permit to allow the establishment and operation of a luxury auto spa at 431 N. Route 21, in Riverside Plaza. The subject property consists of approximately three acres and is zoned C-2, Community Commercial District. As with all Special Use Permit petitions, the Planning and Zoning Board 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 was a Public Hearing, Mr. Sula asked that anyone wishing to speak on this matter be sworn in; Mr. Winter conducted the swearing-in.

Mr. Sula then turned the floor over the petitioner.

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Mark Kupiec began to speak on behalf of the petitioner before Mr. Sula noted that he had not been sworn in. Mr. Kupiec then identified himself as the attorney for the petitioner, and explained that he was not testifying.

Mr. Kupiec then introduced the petitioner, Sophocles Rodis of 6383 Lockwood Lane in Gurnee, and verified that it was his intent to build a car wash at 431 N. Route 21. Mr. Winter explained that, as Board members already had the details of the plan in the packets provided to them, all that needed to be presented was an overview of the project and possibly a the description of the proposed facility's operations.

Mr. Kupiec then introduced Nick Spallone, 105 Fuller Road, Hinsdale, Illinois, who identified himself as the car wash consultant and developer. Mr. Spallone then outlined the operation of the car wash:

- 4 levels of car wash
- Eco-friendly
- Separate manual vacuum stations that are free
- Hours of operation: M-F 7:00 am to 9:00 pm., Sat. & Sun. 8:00 a.m. to 7:00 pm
- One entry onto the site from the eastern access drive
- An area parallel to the lanes is provided (on either side of the outside lanes) for people who forget to put down their radio antennas or make other adjustments to the exterior of their cars before heading into the car wash
- Total stacking capacity of approximately 60 vehicles
- The site will have up to 3 staff on-site; one located at the pay stations to assist individuals, should they have problems in selecting and/or paying for their car wash, a second located at the entry into the car wash to help guide customers onto the belt in the tunnel, and a third to keep the grounds clean
- The entrance and exit of the car wash will have heated pavement to ensure ice doesn't build up during the winter months

Mr. Sula, Ms. Velkover, Mr. Spallone and Mr. Ziegler clarified the access points of the car wash, as there was a change in the plans as they were originally submitted; the new plans encourage access off of Milwaukee Avenue by use of a frontage road and a street light, and call for both entrance and exit through that same access point.

Mr. Kupiec noted that Mr. Guido Neri, chief architect on the project, and Mike Elliot, civil engineer were also in attendance if there were any more questions.

Mr. Sula then turned the floor over to the public, as this was a Public Hearing. As there were no responses, he then closed the floor to the public.

In regard to landscaping, Ms. Velkover informed the PZB that the Zoning Ordinance requires that car washes have a 6-foot tall fence along the interior side and rear yards, as well as 3-foot tall shrubs planted linearly along these same property lines. For this development, that would mean a 6-foot tall fence along the north, south, and east property lines, as well as a linear line of shrubs. She stated that the Village has only had one other car wash development since the adoption of the new Zoning Ordinance, where these development standards are found. In that case, the PZB supported staff's review that the fence and linear hedge would not be appropriate. With the proposed development, staff believes that a fence would not be attractive and would cut the development off from the rest of the center. In regards to the shrub requirement, the applicant has provided a landscape plan with materials along the lot lines that are not

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planted in a linear fashion. However, staff believes that the proposed plan is more attractive than a linear plan. Some of the material is substandard in size at planting and the applicant knows that when a building permit is applied for, the material size will need to be increased. Mr. Sula noted the protected wetlands on one side of the site, as well as the already-established strip mall on the other.

In considering Ms. Velkover's comments, Mr. Baugh clarified with Ms. Velkover, Mr. Sula, and Mr. Winter that a motion was to be made on the proposed plans as accompanied by staff's memo.

Mr. Paff took a moment to praise the proposal, and thanked staff for working with the petitioner in achieving the impressive results in its design; he also praised the presentation given by the petitioner that evening.

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

Mr. Baugh motioned, seconded by Mr. Paff, to recommend approval of a Special Use Permit for a car wash, to be located at 431 N. Route 21, in accordance to the applicant's plans and other submissions as well as a memorandum attached by Village staff.

Mr. Sula asked if there was any discussion on the motion; there was not.

Roll Call Vote:

Ayes: Baugh, Garrity, Paff, and Sula

Nays: none

Abstain: none

Motion carried: 4-0-0

5. Next Meeting Date: March 21, 2018

Ms. Schopf stated that there is a public hearing scheduled for the March 21st meeting.

6. 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.

7. Adjournment

Mr. Baugh 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 7:50 p.m.

Respectfully Submitted,

Joann Metzger

Recording Secretary, Planning and Zoning Board