

Approved

**Village of Gurnee
Planning and Zoning Board Minutes
June 1, 2022**

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, R. Todd Campbell, Dane Morgan, David Nordentoft, Josh Pejsach, and Liliana Ware

Planning and Zoning Members Absent: Edwin Paff

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

2. Pledge of Allegiance

3. Approval of the May 4, 2022 Planning and Zoning Board Meeting Minutes

Mr. Sula asked if there were any questions/comments regarding the minutes; there were none.

Mr. Campbell motioned, seconded by Mr. Pejsach, to approve the May 4, 2022 PZB Meeting Minutes.

Voice Vote:

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

Motion Carried: 6-0-0

4. Public Hearing: State Career College Special Use Permit (3575 Grand Avenue)

State Career College is seeking a Special Use Permit to allow the establishment and operation of a vocational school on property located at 3575 Grand Avenue, Suites C1, C-2, and C-3. The subject property is zoned C-2 EGG, Community Commercial East Grand Gateway, and is generally located at the southeast corner of Grand Avenue and Belle Plain Avenue. A vocational/business school requires a Special Use Permit in this zoning district.

Ms. Gable introduced this item by stating State Career College is requesting a Special Use Permit to allow the establishment and operation of a vocational school located at 3575 Grand Avenue (Suites C-1, C-2, and C-3). The subject property is zoned C-2 EGG, Community Commercial East Grand Gateway District. A vocational/business school requires a Special Use Permit in this district. The applicant is in attendance to present their request. On this matter, the Planning and Zoning Board will make a recommendation that will be forwarded to the Village Board for their determination.

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

Mr. Sula then turned the floor over to the Petitioner.

Ms. Theresa Tangonan introduced herself as the Founder of State College, and gave a presentation on the school itself and the reasoning for her request.

History:

- Established in May 2007
- State Career College was founded by Theresa Tangonan

Operational Pedagogy:

- State Career College is a teaching institution that not only paves the way for students to have successful careers, but also for a lifetime of growth and learning
- Teaching style facilitates meaningful understanding in real-world simulations

Accreditation and Approvals:

- Illinois Board of Higher Education (IBHE)
- Accrediting Bureau of Health Education Schools (ABHES)
- Department of Education (ED)
- Illinois of Department Public Health
- Illinois Department of Financial and Professional Regulation

Programs offered:

- Basic Nursing Assistant Training
- Chairside Assistant Training
- Medical Assistant Training
- Practical Nursing Program

Justification of Proposed Action:

The maintenance and operation of the proposed special use will not endanger the public health, safety, or welfare and will not have any adverse effect or impact on the public due to the nature of the proposed business for the following reasons:

- State Career College is an institutionally accredited institution and is approved by the Illinois Board of Higher Education and Illinois Department of Financial Regulations. As such, SCC is held to strict standards to protect the consumer and public safety.
- State Career College (SCC) is a vocational school that focuses on healthcare courses and allied health programs.
- SCC offers programs in hybrid delivery (online- residential delivery) and short courses that are residential courses.
- SCC has less than 50 active students.

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- SCC's scope of training does not produce harm to the environment. A highly qualified faculty supervise all classroom activities. No unsafe, hazardous chemicals are used in the facility.
- SCC will not dispose of any hazardous materials or any waste materials that cause harm to the public.
- SCC will not create noise or nuisance.

Laboratory Schedule:

Monday through Friday: 9:00 am–1:00 pm, 1:00 pm–5:00 pm, and 5:00 pm–9:00 pm

Summary of Space Usage:

- The maximum number of students per session is 20 students.
- There are 3 sessions per day.
- State Career College currently has 42 active students.

Wrapping up her presentation, Ms. Tangonan offered maps and photos of the proposed floor plan (detailing the laboratory areas). She then invited any questions from the Board.

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

Ms. Ware asked about the X-ray room, and confirmed with Ms. Tangonan that all requirements/licenses have been met/secured for the operation of that room, per the State Board of Education.

Mr. Morgan asked about enrollment.

Ms. Tangonan explained that enrollment was up to 100% capacity pre-pandemic, dropped about 20% during the pandemic, and is now maintained via a hybrid program of in-school and online learning that was created during the pandemic and will remain on a permanent basis.

Ms. Ware asked about the lack of classes on Monday and Wednesday evenings.

Ms. Tangonan explained the different types of learning methods and software programs, and—how they all fit into a student's learning schedule.

Ms. Ware then asked if there were plans to increase enrollment.

Ms. Tangonan explained that—due to a variety of factors—there are no plans to increase enrollment at this time. She stressed that it's important to her to maintain a close-knit relationship with her students, as she grew up in poverty back home in the Philippines—became a dentist—and, strongly feels education is the way out of poverty.

Mr. Sula then took this time to open the floor to the public.

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Mr. Lane Moyer, 20800 Glengarry Court, Deer Park identified himself as the owner of the PPG store across the street from the subject property, and of Grand Avenue Investments; he inquired as to any potential parking impact on the property.

As there were no more questions/comments, Mr. Sula then closed the floor to the public and deferred to Village staff in addressing Mr. Moyer's concerns.

Ms. Velkover responded that there are nearly 400 spaces in the parking lot of the subject property, and that the number and type of businesses occupying the building provides for great flexibility in the use of the parking lot, including the fact that businesses peak at different hours and/or days.

Mr. Sula then asked if there was need for another round of question/comments from the Board. Mr. Pejsach suggested not, and expressed that he, himself, was generally in favor of the proposal.

Mr. Sula then suggested a motion be made.

Mr. Nordentoft, seconded by Mr. Pejsach, noting the professionalism of the presentation and how it meets the standards for a special use permit, motioned to forward a favorable recommendation on the Special Use Permit to allow the establishment and operation of a vocational school on property located at 3575 Grand Avenue, Suites C1, C-2, and C-3.

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

Roll Call Vote:

Ayes: Campbell, Morgan, Nordentoft, Pejsach, Ware, and Sula

Nays:

Abstain: None

Motion Carried: 6-0-0

Mr. Sula then thanked the Petitioner and advised that Village staff would keep her updated on the next steps in the process.

5. Next Meeting Date: June 15, 2022

Mr. Sula asked if there are items on the agenda for the next meeting.

Ms. Gable answered that there is a Public Hearing scheduled for that meeting.

6. Public Comment

Approved

Mr. Sula then opened the floor to comments regarding any issues not on this evening's agenda. As there was no one in the audience, he then closed the floor to the public.

7. 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 8:00 p.m.

Respectfully Submitted,

Joann Metzger,
Recording Secretary, Planning and Zoning Board