

Approved

**Village of Gurnee**  
**Planning and Zoning Board Minutes**  
**November 2, 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, Edwin Paff, Josh Pejsach, and Liliana Ware

Planning and Zoning Members Absent: David Nordentoft,

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

**2. Pledge of Allegiance**

At the start of the meeting, Mr. Sula acknowledged what appeared to be a presence in the audience of those who wished to speak on a matter addressed at a prior meeting— the application for a Zoning Map Amendment, Special Use Permits, Site Plan Review, and Minor Sign Exceptions by Patson, Inc. d/b/a TransChicago Truck Group. Mr. Sula, Village staff, and Mr. Winter explained what had happened at the meeting during which this was addressed, what would happen next in the application process, and, indulged these audience members in allowing some comments and questions. Mr. Sula made it clear that the floor would not be open to the public on this matter as the PZB had made its recommendation; it is now out of the PZB's hands, having moved forward to the Village Board (to which any concerns should be addressed at this time).

**3. Approval of the PZB's 2023 Meeting Schedule**

Mr. Sula noted that a meeting was scheduled on April 5<sup>th</sup>, which is the start of Passover. He suggested that it be scheduled for March 29<sup>th</sup>, instead, as there are five weeks in March of 2023. Ms. Velkover and Ms. Gable noted that school spring breaks often become an issue in scheduling meetings in March, so it was determined that such change could be made, and that—if need be—the meeting could always be cancelled if necessary. Mr. Winter advised that they would have to vote on the scheduled as amended to accommodate this.

Mr. Sula then asked if there were any more questions or comments and suggested that—if not—a motion would be in order.

Mr. Campbell motioned, seconded by Mr. Pejsach, to approve the schedule as amended.

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Voice Vote:

All “ayes,” no “nays,” none abstaining

Motion Carried: 6-0-0

#### **4. PUBLIC HEARING: 963-975 Belle Plaine Avenue Rezoning (Bogumil and Beata Gancarz)**

*The applicant is seeking a Zoning Map Amendment to rezone two parcels, located 120 feet south of the southeast corner of Grandville Avenue and Belle Plaine Avenue, from R-3, Single-Family Residence District, to R-4, Two-Family Residence District. The rezoning is sought in order to allow the construction of two duplex structures on the subject properties.*

Ms. Gable introduced the item by stating that Bogumil and Beatha Gancarz are requesting a Zoning Map Amendment to rezone approximately .5 acres located at 963 and 975 Belle Plaine Avenue from R-3, Single-Family Residential District, to R-4, Two-Family Residential District. The Petitioner has indicated the request is being made to allow the construction of a two-family dwelling on each of the lots. Two-family dwellings or duplexes cannot be built on the lots as currently zoned (R-3). The subject lots are surrounded by R-3, Single-Family, zoned properties to the north, south, and west, and P, Public Lands, zoned property to the east. The nearest R-4 zoned properties are in the block to the south of this property. 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.

As this was a public hearing, Mr. Sula requested that anyone wishing to speak on the matter be sworn in. Mr. Winter conducted the swearing-in.

Noting those in the audience who were not with the petitioner, Mr. Sula explained the procedures that would be followed that evening— the petitioner would present his proposal, questions and comments would be made by the PZB, the floor would be open to the public, then discussion would be had by the petitioner, the PZB, and Village staff that would include addressing any questions/comments/concerns brought up by members of the public.

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

Mr. Arek Jarog, 125 East Lake Street in Bloomingdale, spoke on behalf of the owner of the property. Referring to the Village Comprehensive Plan, he noted that the proposed plans will add to the density of the area, promoting its development.

Beginning questions/comments from members of the Board, Mr. Sula noted that multi-family housing is usually placed in transition into single-family homes, and stating the he was not comfortable with this proposed re-zoning.

Mr. Paff concurred, noting that there was nothing particularly unusual that would warrant such re-zoning.

Mr. Pejsach asked if there were any site plans available to view at this time; Mr. Sula and Ms. Velkover advised that, as this was a request for re-zoning for what would be allowed by right under the new zoning (as opposed to a Special Use) there was no need to provide such plans at this time.

Mr. Campbell expressed that he didn't feel the proposed housing this re-zoning would accommodate fit into the area.

Ms. Ware asked what benefit this rezoning would provide. Mr. Jarog responded that it would add to the type of housing expected to grow, as predicted by the Comprehensive Plan, and the proximity to Grand Avenue will help promote growth of business in the area. Mr. Ware then

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expressed that the type of structures wouldn't fit into the area. Mr. Winter added that, in addressing the petitioner's comments, the Comprehensive Plan includes multi-family housing, but takes into consideration how different types of such housing would fit into particular areas and lots.

Mr. Morgan concurred with the other Board members, noting that there is definitive transition in areas in which such type of housing is present.

Mr. Sula then opened the floor to the public.

Mr. Michael Petru, 939 Belle Plaine, acknowledge the lack of business development in the area, stressed that the answered may be to focus on building a strong residential base. His concern over what is usually temporary housing is the stress it could place on Village resources, and the effects on the character of the area. In conclusion, he stated his opposition to the re-zoning.

Becky Kotsinis, 907 Belle Plaine, simply noted the incompatibility of the proposed development with other housing in the area.

Marjorie Stuckwisch, who lives off Belle Plaine with her family, expressed that she felt the increase in traffic due to multi-family housing would not be safe, and would put a stress on the local school bus routes. She also questioned the land owners' investment in the community, citing their absence from this evening's meeting. She expressed concern over waste and yard waste (logs, etc.) on the property in question that extended behind the fence line into the public areas and onto the third vacant lot.

Mr. Sula then closed the floor to the public, noting that there were not questions to answer, and that any concerns could be followed up with Village Staff.

Mr. Winter explained that the next step would be to make a recommendation to the Village Board, and to do so by voting on a motion made in the affirmative.

Mr. Campbell asked for a bit of elaboration as to remarks made in packets to Board members regarding the matter suggesting that a precedent could be set if such "spot" re-zoning would be allowed. Mr. Winter explained what needs to be considered while making this decision, and whether or not this would truly become a transitional development if the re-zoning was allowed. Mr. Sula added that there is no compelling reason to allow this particular land to be re-zoned.

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

Mr. Morgan motioned, seconded by Mr. Campbell, to forward a favorable recommendation allowing the rezone of two parcels, located 120 feet south of the southeast corner of Grandville Avenue and Belle Plaine Avenue, from R-3, Single-Family Residence District, to R-4, Two-Family Residence District.

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

Roll Call Vote:

Ayes: None

Nays: Campbell, Morgan, Paff, Pejsach, Ware, and Sula

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Abstain: none

Motion Failed: 0-6-0

Mr. Sula then advised the petitioner as to the next steps in the application process.

#### **5. Next Meeting Date: November 16, 2022**

Mr. Sula asked if there items on the agenda for the next meeting, and Village staff responded that there is a Public Hearing item scheduled for that meeting.

#### **6. Public Comment**

Mr. Sula opened the floor to comments regarding any issues not on this evening's agenda. One of the residents who spoke this evening asked when they would be notified of further development in the petitioner's application. Mr. Sula and Village staff suggested they keep in contact with staff to stay abreast on the matter.

#### **7. Adjournment**

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

Voice Vote:

All "ayes," no "nays," none abstaining

Motion Carried: 6-0-0

The meeting was adjourned at 8:30 p.m.

Respectfully Submitted,

Joann Metzger,

Recording Secretary, Planning and Zoning Board