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**Village of Gurnee**  
**Planning and Zoning Board Minutes**  
**January 4, 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, Edwin Paff, Josh Pejsach, and Liliana Ware

Planning and Zoning Members Absent: none

Other Officials Present: David Ziegler, Community Development Director and Clara Gable, Senior Planner

**2. Pledge of Allegiance**

**3. DESIGN STANDARD MODIFICATION: Casey's Fuel Station (Northeast Corner of Gages Lake Road and Hunt Club Road)**

Ms. Gable introduced this item by stating that Casey's Retail Company is requesting approval of a Design Standard Modification from the C-2, Community Commercial Zoning District, to allow the west facade to provide less than 50% transparency between 2 and 10 feet above grade, on property located at the northeast corner of Gages Lake Road and Hunt Club Road. Specifically, Casey's is proposing that the west wall have 22.7% transparency (52% when including the spandrel glass windows). The Planning & Zoning Board has the final decision-making authority in this matter.

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

Lauren Downing, of Arc Design Resources, spoke of her client's plans for the site, accompanied by a PowerPoint presentation including maps, floor plans and other visuals, as well as some notable aspects of Casey's offerings and history. She also explained why the modification is being requested, which is basically to ensure the functionalities of the building necessary for Casey's business operations:

- Efficient and familiar layout for staff and customers
- Storage
- Unloading of deliveries
- Kitchen
- Office/POS
- Bathrooms

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- Beverage Coolers

She also gave an overview of the planned upgrades in the design of the proposed building, including spandrel glass windows in lieu of some standard windows.

Wrapping up her presentation, Ms. Downing invited questions and comments.

Mr. Sula asked for any questions and/or comments from members of the Board.

Mr. Campbell clarified with Ms. Downing that it is the west elevation in question.

Mr. Paff expressed that he felt the building design was in line the design standards, and Mr. Campbell concurred.

Mr. Nordentoft posited that—due to the components of a Casey's, such as kitchen space and retail areas—there were limits as to what could be done, though he felt the applicant did the best they could to meet the standards.

Mr. Pejsach basically concurred with the rest of the members who had spoken, noting that although the windows are not fully transparent, they are still adequate.

Mr. Sula also concurred, noting that the spandrel glass added to the aesthetics of the building, and along with the brick accents and stone corners, made for an attractive building that is within the spirits of the standards to be met.

As Mr. Sula moved along in the meeting, a member of the audience exclaimed that she could not hear what was being said; others in the audience then expressed similar difficulties in hearing the proceedings.

Mr. Ziegler addressed these concerns by explaining some of the difficulties faced by the audio system and offered a recap of the proceedings up until that point in the meeting—at which, he further explained—the Board would make its decision.

Stressing the Board has final authority in this matter, Mr. Sula suggested that a motion be in order.

Mr. Pejsach, seconded by Mr. Nordentoft, motioned to approve the requested Design Standard Modification from the C-2, Community Commercial Zoning District, to allow the west facade to provide less than 50% transparency between 2 and 10 feet above grade, on property located at the northeast corner of Gages Lake Road and Hunt Club Road.

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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, Nordentoft, Paff, Pejsach, Ware, and Sula

Abstain: None

Motion carried: 7-0-0

Mr. Sula then advised the petitioner as to the next steps to be taken, which would involve the application of building permits and such.

#### **4. Next Meeting Date: January 18, 2023**

Mr. Sula confirmed with Village staff that there is a continued public hearing item scheduled for the next meeting.

#### **5. Public Comment**

Mr. Sula opened the floor to comments regarding any matters not on this evening's agenda.

Mr. Keith Owens, president of the Wentworth Properties Owners Association, addressed members of the Board first by noting that the Association's properties about the property in which Casey's plans to build a location, thanked the Board for its attention, and reiterated what he had expressed in a letter he had previously sent regarding this matter. While he praised their pizza, and assumed them to be good neighbors, he is nonetheless concerned that the balance between the needs of the business owners, Casey's, and residents, would not be maintained. He elaborated, noting specific concerns such as the hours of operation and the sale of liquor. He also expressed that residents' felt disappointed in what they feel is a lack of inclusion in the decision making process, and—while acknowledging that it is not the purview of the Board to decide on the sale of liquor and hours of operation—he made it clear that the Association plans to make its voices heard as such decisions are made. He also informed the Board of the Association's intent to investigate the opportunity to change the zoning of the site, as he doesn't see how current zoning balances the needs of both the business and the residents. He ended by sharing a memory of the current mayor, Tom Hood, going from door to door in their neighborhood asking for support during his campaign, and stated that he is now asking for support for that neighborhood from Mayor Hood.

Mr. Joseph Bilas, 33777 North Summerfields Drive, noted that the neighborhood in which the subject property is located is heavily residential, surrounded by homes on three sides—a church on the other—and not a single business nearby. He also questioned the need for another gas station, citing the eight others within three miles of that corner, especially as the

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need for gas stations may decrease in the next 10-15 years. Citing several studies, he warned of potential health risks associated with gas stations in such proximity to residential areas— noting, in particular, that some of the surrounding homes were designed for people of advanced age (including an assisted living facility). He also expressed concern that tobacco products, vaping products, and other type products would likely be sold at this gas station, as it is so close to a school. He ended by asserting that the residents in the area are strongly opposed to this project, and reiterated their intent to fight it.

Mr. Sula then thanked both speakers before closing the floor to the public. In acknowledging the concerns expressed, he offered that that the property has been zoned commercially for years, and stressed the transparency of the process in which zoning is determined and/or changed. He also noted that its current configuration was at the request of the developer. He then asked Mr. Ziegler if he had anything to add.

Mr. Ziegler gave a summary of the site's history, informing that it has been zoned for commercial use since 1990 (after being annexed along with neighboring land that was zoned for residential use) and cited some of the various projects considered for the site. He also explained that, since the Village does not levy a property tax, the intent is to balance residential property with a commercial component, so as to offset the cost of serving the residents. Mr. Ziegler stressed that this project could have been approved for this site years ago, and that the reason for any lack of public hearings at this time is simply that the zoning of the land has not changed in over 32 years.

## **6. Adjournment**

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

Voice Vote:

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

Motion Carried: 7-0-0

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

Respectfully Submitted,

Joann Metzger,

Recording Secretary, Planning and Zoning Board