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**Village of Gurnee
Planning and Zoning Board Minutes
January 18, 2023**

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, Josh Pejsach, and Liliana Ware

Planning and Zoning Members Absent: David Nordentoft and Edwin Paff

Other Officials Present: Tracy Velkover, Planning Manager; Clara Gable, Senior Planner; and Gretchen Neddenriep, Acting Village Attorney

2. Pledge of Allegiance

3. Approval of the December 21, 2022 PZB Meeting Minutes.

Mr. Sula asked if there were any questions or comments regarding the minutes. As there were none, a motion was made.

Mr. Campbell motioned, seconded by Mr. Pejsach, to approve the minutes as submitted.

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

Voice Vote:

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

Motion carried: 5-0-0

4. Continued Public Hearing: White Castle Special Use Permit (6290 Route 132)

Ms. Gable introduced the item by stating that Teodora Kocovska of MS Consultants Inc, on behalf of White Castle, is seeking a Special Use Permit to allow a drive-through facility without a required bail-out lane at the White Castle located at 6290 Route 132. This public hearing was continued from December 21, 2022. White Castle is looking to expand its drive through by adding a second ordering station lane. The current drive-through is legal nonconforming and may remain as is. However, the proposed expansion requires the current drive-through to meet the use standards, including the requirement for a bail out lane. The applicant is seeking relief for the bail out lane requirement through the Special Use Permit process. On this matter, the

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Planning and Zoning Board will make a recommendation that will be forwarded to the Village Board for their determination. The applicant is in attendance to present their request.

Mr. Sula reminded that, as this was a continued Public Hearing, the minutes and discussion/testimony provided at the December 21, 2022 hearing incorporated by reference, and all that needs to be discussed this evening are any changes to the proposal/plans since this date.

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

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

Mr. Broc McCroskey, with MS Consultants, spoke on behalf of the petitioner and offered a summary of the revision to their plans, which include eliminating a row of parking, to the north, where the proposed secondary lane will now be located. Noting that the bail-out lane was not so much an issue as the concern over the stacking of cars was, he explained that it has been determined best to extend the second drive-thru lane further west on the site plan—in doing so, also shifting the menu boards further to the west--allowing for more stacking outside of the circulation aisles.

Mr. Sula asked if there were any questions or comments from members of the Board.

Mr. Pejsach stressed the significance, in that these revised plans address the concerns expressed at the last meeting. He offered his support.

Mr. Campbell agreed, but asked if the inner-most lane of the two would make for a difficult turn radius.

Mr. McCroskey clarified that the turn radius would remain the same, and will function appropriately, as it currently does.

Mr. Morgan, acknowledging that he was not at the last meeting, offered that he read the notes and listened/watched the recordings of it. He asked if the addition of this lane may still, somehow, create more stacking than could be accommodated.

Mr. McCroskey responded with comparison to other locations with less room for stacking having no such problems. He added that, as the concern was primarily over stacking that may occur by customers having placed their orders and then waiting for their food, plans are being implemented to upgrade the operations of the drive-thru taking place inside the restaurant, as well as creating more engagement between employees and customers as lines form. He noted that they will have employees manning the lines outside and directing customers to parking stalls for orders that are taking long to process.

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Mr. Sula noted that the plans allowing for at least three cars to move along further in the queue will make a difference.

As this was a Public Hearing, Mr. Sula opened the floor to the public. As no one spoke up to speak on this matter, he then closed the floor to the public.

Mr. Sula asked if there were any more questions or comments from members of the Board, and suggested that—if not—a motion would be in order.

Mr. Pejsach motioned, seconded by Mr. Campbell, to forward a favorable recommendation on the petition of Teodora Kocovska, with MS Consultants Inc., on behalf of White Castle, for a Special Use Permit to allow a drive-through facility without a required bail-out lane on property located at 6290 Route 132, in substantial conformance with the revised civil plans dated 12-27-2022.

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: Campbell, Morgan, Pejsach, Ware, and Sula

Nays: None

Abstain: None

Motion carried: 5-0-0

Mr. Sula then advised the petitioner that Village staff would guide them through the next step in the process.

5. Next Meeting Date: February 1, 2023

Mr. Sula asked if there items on the agenda for the next meeting, and Ms. Gable responded that there are no public hearings, but there could be a non-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.

Ms. Susan Dillberg, 6320 Doral Drive, spoke in opposition to the proposed Casey's gas station and convenience store planned for the northeast corner of Gages Lake and Hunt Club roads. Surmising that fuel sales, fast food, and the possibility of alcohol sales is undesirable retail, she argued that the certainty of increased traffic—and, the likely heightened effects resulting from the kind of 24/7 hours of operation such businesses often keep—is not appropriate for its proposed location due to its proximity to residential areas. She also asserted that the impact of potential air pollution, noise pollution, and light pollution would be hazardous to the well-being

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of residents, as would be the higher incidence of violent crimes at gas stations and convenience stores, which she claimed has been verified through various studies.

As there was no one else wishing to speak, Mr. Sula then closed the floor to the public.

Acknowledging Ms. Dillberg's statements, Mr. Sula stressed--as it had been at the meeting in which this proposed development had first been discussed—that the property this establishment is proposed for has been zoned commercially for many years, and that there is no action the Planning and Zoning Board can take regarding that.

7. Adjournment

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

Voice Vote:

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

Motion carried: 5-0-0

The meeting was adjourned 7:42 p.m.
Respectfully Submitted,

Joann Metzger,
Recording Secretary, Planning and Zoning Board