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**Village of Gurnee
Planning and Zoning Board Minutes
March 15, 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, David Nordentoft, Edwin Paff, Josh Pejsach, and Liliana Ware

Planning and Zoning Members Absent: None

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

2. Pledge of Allegiance

3. Approval of the PZB's February 1, 2023 Meeting Minutes:

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

Mr. Paff motioned, seconded by Mr. Nordentoft, to approve the February 1, 2023 meeting minutes as presented.

Mr. Sula asked if there was any discussion to be had over the minutes. As there was not, a vote was taken.

Voice Vote:

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

Motion Carried: 7-0-0

4. PUBLIC HEARING: RACINE BIBLE CHURCH (68 AMBROGIO DRIVE)

a) Petition for a special use permit to allow the establishment and operation of a Place of Worship; and

b) Such other relief as may be necessary or desirable in connection with the application

Summarizing both the request for the Special Use Permit, as well as the request for a Parking Modification (reduced/shared parking), Ms. Gable stated that the petitioner, Racine Bible Church, is seeking a Special Use Permit to allow the establishment of a "Place of Worship" in Suite 103 of 68 Ambrogio Drive. The site is zoned C-2 and I-2 as a PUD. A Special Use Permit is required for a Church facility to occupy 1,750 of the 7,000 square foot building. There are three other "medical/office" related tenants in the building. Although the applicant indicates that the site has 36 parking spaces for use by all occupants of the building, the front 12 parking stalls are non-conforming in terms of the parking stall/drive aisle depth. These spaces will need to be restriped to 45-degree angle stalls in order to comply with code. This restriping will reduce the

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number of parking spaces in this area to seven, so that the site will have 31 legal parking stalls. The property owner has committed to making this striping change. Per the applicant, the size of the congregation is 20, with services after 5:00 p.m. on Friday and all-day Sunday. The applicant is projecting the congregation to grow to approximately 70 members while at this location. This amount falls within the Fire Department's maximum occupancy estimate and will still meet the parking requirement of one space per four seats, but requires the parking modification/shared parking request since the building has multiple tenants utilizing parking. Should it be needed, there is also on-street parking on both sides of Ambrogio Drive. Ms. Gable reminded that, 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, and the Planning and Zoning Board has decision-making authority on the Shared Parking/Parking Modification request. Ms. Gable ended by stating that 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 who wished to speak on this matter be sworn in. Mr. Winter conducted the swearing-in.

Mr. John Anderson, Executive Pastor of Racine Bible Church, began the presentation by thanking the PZB and introducing part-time pastor, Mr. Jose Torres, who works with the Spanish-speaking members of the congregation. Mr. Anderson and Mr. Torres then offered an overview, accompanied by a PowerPoint presentation, of the Church's history and plans.

HISTORY

- Began in 1927
- Reaches out to the downtown community
- Currently has 500+ members at their Racine location
- Congregation includes three hundred youth members and a staff of 10
- Nineteen Global outreach missions
- Eventually created "Esperanza Viva"

ESPERANZA VIVA

- Started gathering in 2016
- RBC sent out as new church
- Moved to Gurnee in July of 2022
- Core group of 25
- January 2023 – Part-time RBC staff hired
- Developing leadership team
- Working with Midwest Church Extension
- Launch planned for April 2023

BUILDING USAGE

- Gathering space for 70 at ultimate growth
- Removal of two walls (again, at ultimate growth)
- Office for Jose
- Small Kitchen - mainly for coffee and light meals
- Study room for books

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- Two-year lease

PROPERTY USAGE

Other tenants

- Cardiologist: 9:00 am – 5:00 pm Monday through Thursday, 9:00 am to 3:00 pm on Friday
- Counseling: 10:30 am – 4:00 pm on Monday, Tuesday, Thursday, and Friday
- Chiropractor: 11:00 am -7:00 pm on Monday, Thursday, and Friday

Esperanza Viva

- Small groups: 5:00 am - 9:00 pm: Friday
- Church services: all day Sunday
- Occasional administration and study: Monday through Friday

PARKING

On Site

Total spaces: 36

Esperanza Viva

Initial need: 10 – 12

ZONING STANDARDS

Mr. Anderson and Mr. Torres feel that these standards will be easily met.

- Security
- Signage

In conclusion, Mr. Anderson reiterated their request, which is approval of a special use permit to occupy 68 Ambrogio Drive, Suite 103 for a small church start-up that supports the Village of Gurnee community and other surrounding communities, as well as a parking modification to allow shared parking between uses that have different peak demands. They indicated that they were available to answer questions.

Before asking the Board members if they had any questions or comments, Mr. Sula clarified with Village Staff that as no variations were being requested besides the parking modification (which is to be decided on separately). He noted that the only decision to be made in the Public Hearing is on the Special Use. Staff confirmed this to be the case.

Ms. Ware, expressing appreciation for the two-year projection, asked if they had a five-year projection.

Mr. Anderson answered that they do not, but acknowledged that—while it may take years to build the congregation to such an extent—they may have to revisit the issue of parking in the future. At that point the congregation grows to more than 70, they would likely have to find another location.

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Mr. Nordentoft confirmed with Ms. Velkover that the Fire Department maximum occupancy would protect against the facility being utilized for more than their stated maximum occupancy. He noted that the PZB shouldn't be concerned with the facility growing to more than that occupancy limit. He then asked if there would be any sort of special events held at the facility that may garner a larger gathering than usual.

Mr. Torres answered that any such event would be scheduled at the Racine Bible Church, as it is a much larger facility that—until the opening of this facility—has been traveled to weekly by members of the congregation.

Mr. Pejsach verified the seating and stage of the Church with Mr. Anderson.

Mr. Anderson explained the aforementioned plans (in the PowerPoint presentation), which includes the removal of two walls, would occur only once the facility reaches its goal of 70 members. He noted that this is higher than the projected attendance for the next two years. Both Mr. Paff and Mr. Campbell asked about the mention in their application regarding plans for gatherings of 50-75 on other days of the week, specifically asking what days they may be held and whether or not such gatherings would overlap with the operating hours of the neighboring tenants.

Mr. Anderson clarified that such gathering would be held on Fridays, while there would be no such overlap, since their having learned of the neighboring tenants' hours of operation. Mr. Sula stated that he had no real objections, noting the availability of parking on the street, the location not being in a residential area, and a commitment of the Church to a set schedule. At this time, Mr. Sula opened the floor to the public. As there was no one there to speak, he then closed the floor to the public.

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

Mr. Pejsach asked if Village Staff had heard from neighboring tenants.

Ms. Velkover answered that they have not.

Mr. Sula also clarified with Ms. Velkover that the neighbors were, in fact, tenants of the same landlord.

Mr. Sula then suggested that a motion would be in order.

Mr. Pejsach motioned, seconded by Mr. Nordentoft, to forward a favorable recommendation on the petition of Racine Bible Church for a Special Use Permit to allow the establishment and operation of a Place of Worship at 68 Ambrogio Drive, Unit 103, in substantial conformance with the submitted plans and testimony provided and subject to the restriping of the parking stalls on the east side of the building to 45 degree angled spaces.

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Mr. Sula asked if there was any discussion on the motion. As there wasn't, a vote was taken.

Roll Call Vote:

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

Nays: None

Abstain: None

Motion carried: 7-0-0

5. Parking Modification (Reduction/Shared) for Racine Bible Church (68 Ambrogio Drive, Suite 103)

Petition to allow reduced parking/shared parking between uses in the building located at 68 Ambrogio Drive

Mr. Sula determined, with advisement from Ms. Gable and Mr. Winter, that discussions throughout the evening had covered not only the special use permit request, but also the parking modification request. Therefore, Mr. Sula suggested that another motion would be in order.

Ms. Ware motioned, seconded by Mr. Nordentoft, to approve the request of Racine Bible Church for reduced/shared parking to allow the establishment and operation of a Place of Worship at 68 Ambrogio Drive Unit 103, in substantial conformance with the submitted plans and testimony, including the proposed hours the facility will be utilized for the Church.

Mr. Sula asked if there was any discussion on the motion. As there wasn't, a vote was taken.

Roll Call Vote:

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

Nays: None

Abstain: None

Motion carried: 7-0-0

Mr. Sula then thanked the petitioners for their presentation, and wished them luck.

6. Next Meeting Date: March 29, 2023

Ms. Gable stated that there are no Public Hearings scheduled for that meeting and currently there are no non-public hearing matters in the works, but noted that could change at some time before the meeting is held.

7. Public Comment

Mr. Sula 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.

8. Adjournment

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

Voice Vote:

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

Motion Carried: 7-0-0

Approved

The meeting was adjourned at 8:00 p.m.
Respectfully Submitted,

Joann Metzger
Recording Secretary, Planning and Zoning Board