

Approved

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

Planning and Zoning Members Absent: None

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

2. Pledge of Allegiance

3. Approval of Planning & Zoning Board's Meeting Minutes

a. June 21, 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. Morgan motioned, seconded by Mr. Paff, to approve the June 21, 2023 meeting minutes, as presented.

Voice Vote:

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

Motion carried: 7-0-0

b. July 19, 2023 Meeting Minutes

Mr. Nordentoft motioned, seconded by Mr. Pejsach, to approve the July 19, 2023 meeting minutes, as presented.

Voice Vote:

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

Motion carried: 7-0-0

4. Public Hearing: Alberto Rubi Petition for a Special Use Permit for 3860 Grandview Avenue

Ms. Velkover stated that Mr. Alberto Rubi is requesting a Special Use Permit to allow the establishment and operation of a Vehicle Dealership, with outdoor storage and display, on property located at 3860 Grandview Avenue. The subject property consists of approximately .6 acres and is zoned I-1, Restricted Industrial. It is surrounded by I-1 zoned property and uses

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including a plumbing business, vehicle tow business and lot, landscaping business, multi-tenant industrial building including a tire and auto repair shop and Skokie Highway. A vehicle dealership with outdoor storage and display requires a Special Use Permit in the I-1 district.

Mr. Sula asked that anyone who wished to speak on this matter be sworn in. Mr. Winter conducted the swearing-in.

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

Mr. John Dax introduced himself as the attorney for the petitioner, Mr. Rubi.

Mr. Dax provided the board members with an overview of the applicant's petition for a car dealership with eight available cars for sale. He noted that Mr. Rubi is the contract purchaser of the property owned by Val, Incorporated. He stated that the property is surrounded by I-1, industrial zoning, as well as industrial uses including a towing business/tow lot, a landscaping business, U-Haul, Mr. Rubi's own auto repair business that is being operated partially from the subject site and partially from the building directly to the east, and Skokie Highway. The building in which Mr. Rubi is proposing to open his vehicle sales facility consists of approximately 4,000 sq. ft.

Mr. Dax addressed the standards for issuance of a Special Use, stating that in regards to safety, the proposed dealership will not pose any danger to public health, safety, or welfare as there is no significant difference between what Mr. Rubi is proposing and uses that are allowed by right. He also noted that the business is located on a dead-end street, and that there are no residential neighborhood nearby. He also noted that the business will not produce any air pollution. In regards to the compatibility standard, he stated that the proposed use is compatible with the use of the neighboring properties, which he had indicated earlier. He also noted that the subject property is surrounded by the same zoning district on all sides (I-1). Finally, he noted that the entirety of the business, including parking, will be off the street and on private property. In regards to the proposed use being consistent with the spirit and intent of the Zoning Ordinance and adopted land use policies, he stated that the use is consistent with the Village's Comprehensive Land Use Plan and the Zoning Ordinance allows this use as a Special Use. In regards to the use conforming to all other applicable regulations and ordinances, Mr. Dax stated that the facility complies with all other Village regulations, including each of the Use Standards associated with Vehicle Dealerships, including that all repairs will be conducted indoors, all vehicles for sale will be licensed and operable, pricing and information on the vehicles will not be displayed on the vehicles, hours of operation will be Monday through Friday from 9:00 am to 5:00 pm, and from 9:00 am to 3:00 pm on Saturday. Mr. Dax acknowledged a letter received from the Planning Department, noting some issues of concern in the application. Of note, a dumpster on the property that was relocated to a fenced area, a dead pine tree on the site that has been removed, and two trees that were planted near the site entrance. In summary, Mr. Dax stressed the contributions of this proposed business, and asked that the Board recommend the Special Use Permit be granted to his client.

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Mr. Sula asked where the course of the “test drives” would be.

Mr. Rubi responded that test drives would take place on Grand Avenue and on Rt. 41 to avoid interference with neighborhood roadways.

Mr. Morgan asked where customers and sales vehicles would be parked on the site.

Mr. Dax described the parking 12 parking stalls south of the building, with the four closest to the building being utilized for customer parking (the closest to the building being the handicapped parking stall) and the southern 8 stalls being occupied by vehicles for sale. There are also five stalls at the north end of the site (east side) that can accommodate tandem parking for employees and an additional handicapped stall near the eastern building entrance. He noted that the lot has been freshly paved and striped

Mr. Sula then asked if there were any additional questions from members of the Board.

Mr. Morgan asked what would happen, should Mr. Rubi come across more than eight cars that he would like to sell.

Mr. Rubi stressed that there are no plans to offer more cars at once, and that any additional inventory would only be offered as space allows.

Mr. Morgan also clarified with Mr. Rubi the property/lot lines are per the traffic cones that are located on the property.

Mr. Nordentoft asked about the cars present on the property as this time.

Mr. Rubi explained cars are being stored there, until a permit is granted.

Mr. Nordentoft also asked if car repairs are currently being offered at the existing shop (located on the property) at this time.

Mr. Rubi answered that he does utilize a portion of the 3860 Grandview building, as well as a portion of the building to the east for his current auto repair business.

Mr. Nordentoft asked Mr. Rubi if he will continue to offer auto repair in addition to the proposed dealership.

Mr. Rubi acknowledge that it is his plan to continue to conduct his auto repair business and to add auto sales.

Mr. Nordentoft asked where cars waiting/under repair would be stored.

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Mr. Rubi explained that they will be stored inside, but some awaiting parts and such may be parked outside in the meantime.

Mr. Nordentoft asked if these vehicles would be parked within the striped spots.

Mr. Rubi agreed they could be.

Lastly, Mr. Nordentoft asked if there would be any additional signage.

Mr. Rubi answered that there are no plans for new signage.

Mr. Pejsach stated that all the questions he had were already asked by Mr. Nordenfoft.

Mr. Morgan asked Mr. Rubi to clarify his business operations and from which sites they are being conducted.

Mr. Rubi stated that his current business, auto repair and tires, is operated within a portion of the existing building at 3860 Grandview Avenue and a portion of the building located immediately to the east. The auto sales facility is proposed to be added to the 3860 Grandview Avenue site.

At this time, Mr. Sula opened the floor to the public. As there was no one wishing to speak on this matter, he then closed the floor to the public.

Mr. Sula then asked Village staff if there had been any feedback from residents/business owners within the immediate area.

Ms. Velkover answered that there was not.

Mr. Morgan brought up staff's concern with the angle of the parking stalls and asked if others were concerned.

Mr. Dax stated that he and Mr. Rubi are aware of staff's concern with the angle of the parking stalls and that if the Board considers this to be an issue, Mr. Rubi is agreeable to having the stalls restriped to head-in (90 degree) so that they can be entered more easily from either direction.

Mr. Morgan asked about the handicapped parking stall to the north, since its location blocks access into some of the stalls further north and it is not needed per code.

The consensus from the Board members was to let the business owner provide an additional handicapped parking stall even though it conflicts with several parking stalls that are used by employees, as these are overflow stalls.

Mr. Sula asked the Board if they have other questions. If not, he suggested that a motion would be in order.

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Mr. Morgan motioned, seconded by Mr. Nordentoft, to forward a favorable recommendation on the petition of Alberto Rubi for a Special Use Permit to allow the establishment and operation of a Vehicle Dealership, with outdoor storage and display, on property located at 3860 Grandview Avenue, subject to restriping the lot south on the site to 90-degree (head-in) stalls

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

Roll call vote:

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

Nays: None

Abstain: None

Motion carried: 7-0-0

5. Informal Review: SunCloud Health plan for 5631 Manchester Drive

SunCloud Health is seeking informal review on a plan to establish a 10-14 bed treatment facility for adolescents on property located at 5631 Manchester Drive. The subject property is zoned C2, Community Commercial, and a residential care facility requires a special use permit.

Bridgett O’Keefe, with Daspin Aument LLP, introduced Melissa Rocchi, Executive Director with SunCloud/Art Therapist, and Dr. Alex Chevalier, Medical Director with SunCloud. Ms. O’Keefe stated that they are looking for feedback on a plan to utilize the property located at 5631 Manchester Drive as a residential care facility; specifically an in-house treatment facility for adolescents. They presented the following information on the facility and proposed plan: Suncloud is a private treatment center with 6 locations throughout Chicago that is owned and run by Kim Dennis, MD- one of the nation’s most renowned psychiatrists. They specialize in treating eating disorders, mood disorders, substance use disorders and related trauma. They have an integrated approach that addresses both the symptoms that can be seen on the surface as well as what is at the root of most of these problems, some form of trauma and are committed to serving the communities where they operate through collaboration and transparency. They summarized their other locations which include Northbrook, Chicago, Naperville, and Gaithersburg, MD. This would be their first adolescent facility. The proposal for Gurnee is a 10-14 bed facility for 13-18 year olds. Staff would be onsite 24-hours a day and would include licensed therapists, licensed nurses, psychiatrists, and, as needed a medical doctor. Planned recreational activities are always accompanied by staff. The facility offers individual, group and family counseling, as needed. Since this is an adolescent facility, teachers would be on-site 5 days a week providing education and coordination with the patient’s school. They elaborated that the facility is not a detox center, a shelter, home for transients, or half-way house, a methadone treatment facility, and does not take involuntary patients or Medicare or Medicaid patients. Patients would be primarily from the North Shore and are kids who struggle inside and need a short time away from home to abate their self-destructive behaviors. Patients are covered by private insurance. A schedule of a patient’s typical day was provided, that shows M-F being filled

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with instructional time and weekends utilized for family visits, therapy, and recreation. SunCloud contracts with a private ambulance services and conducts room checks every 15 minutes on pm night shift and frequent grounds checks by staff. 911 is only utilized for emergent medical/imminent psych risk and the facility has cameras in common areas and security-coded doors and delayed egress. They explained that SunCloud uses a thorough assessment and screening process (based on criteria developed by the American Society of Addiction Medicine and appropriate evidence-based measures). Guests and visiting hours are limited and only screened guests can visit. Patients are given regular drug and lab testing and are always accompanied by staff both inside and outside. They provide clinical interventions for programmatic non-compliance. Residents will not have vehicles. Exclusionary criteria include: self-injury, active suicidal, aggressive or violence risk, acute eating disorder, inability to complete activities of daily living and inability to participate in regular group therapy. They noted that SunCloud's average length of stay is 40 days, with their team working together with the family to determine when a patient is ready to complete the program. When a patient is ready to move back into the home environment, they will often continue with SunCloud in its day treatment programs. They noted that SunCloud will not impact the schools and fire districts, will pay property taxes and serve families of Gurnee. Finally, they offered to meet with any of the surrounding Condo Associations.

Mr. Sula stated that the Board needs to consider the impact on the adjoining neighborhoods and given that the facility has ranged from use as a Montessori School and most recently, a residential care facility, and asked how it would compare to those facilities.

Ms. Rocchi stated that they will have less impact on Village rescue services; as they will contract with a private ambulance company and will only need to utilize Gurnee's services in a true emergency situation. Residential care facilities for older individuals have a much higher demand on these services. Ms. O'Keefe stated that compared to the school, the facility will have much lower traffic coming into and out of the site, with just the staff and any visitors on-site. The patients do not drive and will not have cars. They also will have less noise coming from the site than a school and, as some of those schools are not-for-profit (NFP) and don't pay taxes, SunCloud isn't NFP and would pay property taxes.

Mr. Nordentoft asked what happens when a patient changes their mind and doesn't want to be at the facility anymore; what is to stop a patient from leaving at 2:00 a.m.

Ms. Rocchi stated that the facility would have delayed egress; so someone can't just run out the door. Also, all staff are trained in crisis prevention intervention which can be used to de-escalate a situation and also if a physical hold, and finally they have the ability to use medical intervention which is to provide the patient with a drug to help calm them down. Because they are an adolescent they can't just let them leave, so they would only release the patient into the custody of a parent.

Mr. Pejsach asked about food; how food deliveries occur and how food is provided to patients. He also asked what is provided for recreation on-site.

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Ms. Rocchi noted for their larger 42 bed facility they have food delivery 2 times a month. For a facility of this size, it would be far less and less volume. She noted that they want to get the kids to socialize, so there might be a time when a group sits outside and conducts a therapy session or conduct an art therapy session outside. However, typically they want to take the patients off-site for recreational activities; movies, shopping, bowling, etc.

Mr. Morgan asked what transpires at their other facilities and what their average occupancy rate is.

Ms. Rocchi went through each location and noted whether they were used for offices or for actual residential care facilities. She acknowledged that they currently do not have any adolescent treatment facilities; this would be their first. As for occupancy, they usually run around 80-85% full.

Mr. Campbell asked for a review of their guest screening process.

Ms. Rocchi stated that, for adolescents, guests would be limited to a minimum age of 18 unless they are a sibling of a resident. Also, no guests are allowed until they have a family session so that they can see the clinical picture to make sure the dynamic isn't going to be harmful to the patient.

Mr. Paff asked if there is any follow-up with patients.

Ms. Rocchi stated that they absolutely follow-up with patients. They usually graduate from the facility to out-patient treatment and slowly transition to being on their own. They do not go from in-patient treatment to no treatment what-so-ever. They also have an Alumni community and standards outcomes; 30 days, 6 months, and then a year.

Mr. Morgan asked what happens if a child is 18 and not in high school. He also asked about the 5-7 staffing level.

Ms. Rocchi stated that whether they are accepted into the facility is dependent on a number of factors at that point; including where their peer group is at (i.e., have they entered college). She noted that the 5-7 staffing level is at their peak; that wouldn't be the level for overnight. Their staffing level is 6:1, meaning that they'd have 2 awake staff overnight.

Mr. Ware asked when they expect to open.

Ms. Rocchi noted that it depends on how this process goes, but just the licensing and accreditation process can take 2-3 months.

Mr. Morgan asked what their release rate is.

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Ms. Rocchi noted that they haven't tracked that data. She stated that she can't say that it doesn't happen, but said she is grateful if they come back.

Mr. Sula stated that this is an informal meeting and asked members of the public if there is anything that the board didn't ask that they want to, knowing that there is no official petition before the Board and no action to be taken.

Mary Beth Fournier, 731 Chelsey Court, stated that she lives directly in back of the facility and expressed concerns with Gurnee's residents' safety. She noted that their other locations don't compare as she is familiar with many of them and they don't compare to this situation.

Barb Thompson, 845 Brian Court, expressed concern about safety of the residents in the area.

Mr. Sula stated that the safety concern is a valid concern, but based on the comments of the PZB members, there may be some support for the facility if they can address these concerns.

6. Next Meeting Date: August 16, 2023

Mr. Sula noted that there are several public hearing items scheduled for this meeting.

7. Public Comment

Mr. Sula opened the floor to comments regarding any issues not on this evening's agenda. As there were no comments, he closed the floor.

8. Adjournment

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

Voice Vote:

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

Motion carried: 5-0-0

The meeting was adjourned 8:50 p.m.

Respectfully Submitted,
Joann Metzger,
Recording Secretary, Planning and Zoning Board