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**Village of Gurnee
Planning and Zoning Board Minutes
October 4, 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, Josh Pejsach, and Liliana Ware

Planning and Zoning Members Absent: Edwin Paff

Other Officials Present: Tracy Velkover, Planning Manager, and Atrian Fard, Senior Planner

2. Pledge of Allegiance

3. Approval of the PZB's meeting minutes from September 20, 2023

Mr. Sula asked if there were any questions or comments regarding the minutes. As there were none, he noted that a motion would be in order.

Mr. Morgan motioned, seconded by Mr. Pejsach, to approve the September 20, 2023 meeting minutes, as proposed.

Voice Vote:

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

Motion Carried: 6-0-0

4. Informal Review: Alden Foundation (935 Rogers Road and 4977 and 4961 Grand Avenue)

Ms. Velkover introduced the item by saying that the Alden Foundation is seeking feedback on a plan to construct a 41-unit affordable age-restricted housing facility on approximately 1.7 acres located at the SEC of Grand Avenue and Rogers Road. The subject property is zoned R-2, Single-Family Residential. The surrounding zoning districts and land uses are as follows: to the north, south, and west is R-2 zoning, improved with single-family homes, and to the east is C-2, Community Commercial zoning, improved with Grand Mill Plaza. She noted that the Village's Comprehensive Land Use Plan (Compass 2040) reflects commercial for this property. To accommodate this use the property would need to be rezoned to R-6, Multi-Family Residential. The petitioner is present to walk the Board members through their plans and get feedback on the proposed use, as well as any of the plan details.

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Mr. Steven Stivers, Executive Director at The Alden Group, introduced himself and Mr. Michael Bailey, President of the Alden Design Group, and explained that they are here to present their idea for the property located at the southeast corner of Grand Avenue and Rogers Road. He provided an overview of the Alden Foundation including:

- Mission is to foster and expand affordable housing opportunities for low and very low income seniors
- 25+ years of history serving the Chicago Suburbs
- 15 communities with over 1,000 units of housing
- Focused entirely on senior affordable housing
- Vertically integrated model (design, construction and real estate divisions)

Mr. Stivers continued, adding that they service local community members with an average age of 72 (minimum of 62 years of age). Typically 80% of residents are women and 90% are single occupancy with an average stay of over five years. He stated that they partner with local villages to customize their community to the needs of the village, they believe in promoting social interaction for the well-being of their seniors and focus on understanding their needs so that they can build communities to reflect those needs. Their design incorporates elements and amenities that foster social interaction and create comfort. Their on-site staff provides programming to keep the residents active and independent. He then provided slides showing amenities that they provide in all of their communities including: exercise room, library, game/billiard room, theater room, etc. The units would be occupied by persons making 30%, 50%, and 60% of the median annual income for the area. Most of the one-bedroom units in the area rent for approximately \$1,600. Their one-bedroom units typically run between \$625 and \$1,200 depending on the person's income.

Mr. Michael Bailey stated that the facility has a full time building manager who works 40 hours a week, and also a building maintenance manager who resides in one of the units and is on-call to take care of any building maintenance items 24-7. He presented their site plan, which calls for a three-story building comprising of 41 units. The site has 42 parking stalls. He acknowledged concerns with parking not meeting code requirement, but also noted that all of their other facilities are parked at one space per unit and there is never more than 75% of the parking spaces occupied. He stated that staff also had concerns with the two curb cuts onto Rogers and indicated that one could be removed, but expressed that the two provided easier ingress and egress for their residents. The emergency access drive along the east side of the site is provided because Fire Departments want full circulation about the building for fighting fires. He stated that the drive could be constructed of grass-crete and an N3 curb could be installed so that it didn't look like a curb cut, but would still allow the Fire Department access. In regards to traffic, Mr. Bailey acknowledged concerns and offered that they would have a traffic study completed. In regards to the gazebo and patios along Grand, he stated that most won't be visible due to the existing landscape material, but that they feel that these areas can provide a feeling of activity for the area. Lastly, Mr. Bailey touched on their generator which doesn't meet the Village's code requirement for location but indicated that their generators are natural gas and they would shield it with six-foot masonry walls, so that noise wouldn't be an issue.

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Mr. Sula asked the Board members if they had any questions or comments.

Mr. Nordentoft stated that their mission is noble and that communities can always use more affordable senior housing opportunities. His concern is the location due to it not being consistent with the Comprehensive Land Use Plan and access challenges. He also expressed concern with the density. He asked if the facility would provide transportation to grocery stores, doctors' appointments, etc.

Mr. Stivers responded that they do not provide transportation services, as those are typically provided with assisted living facilities and this is an independent living facility. They have worked with PACE on other projects to get a bus stop at their facility and would certainly look into it for this facility. The location does provide proximity to a number of commercial uses. The State has requirements for affordable housing and one requirement is that they must be no further than one-mile from a grocery store. Markets in the commercial developments at Washington and Rt. 21 meet the requirement.

Mr. Pejsach stated that he has many of the same concerns as Mr. Nordentoft, although he is not completely opposed to the concept at this location as it could provide a transition from the commercial to the lower density single-family uses. He expressed concern with the density.

Mr. Campbell complimented them on their mission. He noted that he is not completely opposed to the concept, but that he has serious concerns about access and parking.

Ms. Ware thanked the applicant for their presentation. She noted that Rogers Road is narrow and may be difficult for residents to navigate. She noted concern with the location, specifically the difficulty with entering and exiting the site. She expressed concern about ambulances and fire trucks being able to get into and out of the site.

Mr. Bailey answered, explaining that there aren't that many ambulance and rescue calls to their facilities, as those are associated more with assisted living facilities. He noted that there will be calls, but felt that if Rogers Road is upgraded to curb and gutter (as sidewalks are being required), then the road would no longer be the rural cross section. He noted that the site doesn't work if direct access is provided to the site from Grand. They have worked through many site plan options with staff and the site just will not work with full access from Grand.

Mr. Morgan asked if they have provided their traffic study.

Mr. Bailey stated that they haven't completed a traffic study at this time, but understand that if they are to proceed one would be required.

Mr. Morgan expressed concerns with the number of parking stalls. He stated that this would completely change the area, as would commercial development. He noted that he is not

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completely opposed to the concept, but that the site has challenges. He asked how a turn lane from Rogers Road onto Grand would be accommodated.

Ms. Velkover noted that there is probably enough existing right-of-way along Rogers Road to accommodate the addition of a turn lane.

Mr. Sula stated that he is familiar with The Alden Foundation. He expressed concern with the number of parking stalls, access in and out of the site from both Rogers and South Road. He stated that he understands that the markets at the corner of Rt. 21 and Washington Street meet the state's requirement for proximity to a grocery store, but in practicality the closest grocery store is over a mile away. He stated that he didn't have a concern with the density.

As discussion came to a close, Mr. Stivers thanked the Board for their feedback.

5. Parking Modification: Waggoner Behavioral Health (5631 Manchester Drive)

Ms. Fard introduced this item by stating that Waggoner Behavioral Health is requesting a Parking Modification to allow parking below the code requirement for a medical office building on property located at 5631 Manchester Drive. The code requires 17 parking stalls based on the facility's size and use. If the use were a regular office instead of a medical office, the parking requirement would have been 13 spaces. The site currently has nine stalls, including two accessible stalls and a drop-off/pick-up lane. As the site only needs one accessible stall, the PZB may wish to add a condition that the second stall be divided into two standard stalls to increase the number of spaces to 10 total. The petitioner claims the existing parking spaces will exceed the business parking demand. Their operations include outpatient treatment sessions for children/adolescents diagnosed with Autism Spectrum Disorders. Business hours will be Monday through Friday, 8:00 a.m. to 6:00 p.m., and Saturdays, 9:00 a.m. to 3:00 p.m. Five employees and four clients will be at the facility any time. Treatments would be provided by appointment only and take three to eight hours for approximately three to six months. Clients would be dropped off and picked up using the existing drop-off lane, and no one would accompany clients during the treatment sessions. There is an ability to construct up to seven additional parking stalls along the west side of the building, which would require the removal of some existing improvements (fencing and patio). The applicant is willing to land-bank these stalls and construct them if a parking problem arises. The PZB may wish to add this as a condition of approval as well. The petitioner is also open to other parking solutions, if required/needed, such as obtaining adjacent lots agreement to share parking, coordinating a valet service, or encouraging an employee carpool program. She stated that the petitioner is in attendance to answer any questions you may have.

Mr. Sula asked the petitioner to provide information on the operation.

Ms. Kelly Waggoner stated that she is the Clinical Director for Waggoner Health. The facility provides behavioral treatment sessions to help lower symptoms of Autism Spectrum Disorders. There will be five treatment team members with 4 learners in treatment. Learners are dropped

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off and picked up by their parents using the drop off lane that is provided on-site. Sessions last three to eight hours so parents usually do not stay. If there is a need for a parent to stay, they will schedule the appointment at a time when the facility is not busy. Their typical operation would use no more than six parking spaces at any one time.

At this time, Mr. Sula encouraged questions and comments from members of the Board.

Mr. Morgan asked how parking would be addressed if the business grows.

Ms. Waggoner responded that it takes time to build a client base and that, should the business grow to the point where they are using all 10 stalls, they would look into employees carpooling or obtain approval from the adjacent commercial property owner to park employees on their lot.

Mr. Nordentoft liked the idea of providing the land-banked parking as it covers the shortage.

Ms. Waggoner asked how the land-banked parking would be implemented.

Ms. Velkover answered that, typically, it would only come into effect if the Village received complaints that patrons of this business are overflowing onto the street or onto neighboring properties' parking lots. If this becomes a pattern, then the Village would notify you and inform you of the need to build out some of the land-banked parking spaces. She noted that it is possible that not all seven spaces would need to be constructed, but if the applicant determined it to be more financially feasible to constructed them all at that time, they could.

Mr. Sula asked whether or not street parking was allowed on Manchester; Mr. Campbell verified that it is.

Mr. Pejsach asked for clarification as to where parking would be added, and the overall purpose of land-banked parking.

Ms. Velkover noted the area west of the building as the proposed location for land banked parking.

Mr. Morgan clarified with Mr. Sula that, essentially, there would be parking allowed on the street, but that this banking would provide flexibility and more options, should more parking be needed as the business grows.

Mr. Sula noted that the Board has final approval/denial on this request, and advised that the decision be made for the business, requesting it, not for the site in general. He then asked if there were any more questions or comments before making a motion; there was not.

Mr. Nordentoft motioned, seconded by Mr. Morgan, to approve a parking modification for Waggoner Behavioral Health on property located at 5631 Manchester Drive, subject to: 1) the conversion of one of the handicapped parking stalled into two standard parking stalls; and 2) land-

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banking up to seven parking stall along the west side of the building to be constructed upon notification by the Village that a parking problem exists on the property.

Mr. Sula asked if there were any discussion or questions regarding the motion.

Mr. Campbell asked if the motion included an exception for the business, and Mr. Sula responded that it need not, as it is permitted by zoning, and the only matter before them is the parking exception.

Roll call vote:

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

Nays: None

Abstain: None

Motion carried: 6-0-0

6. Next Meeting Date: October 18, 2023

Mr. Sula confirmed with Ms. Velkover that there is an informal review and, perhaps, a minor sign exception proposed for the October 18th meeting.

7. Public Comment

Mr. Sula opened the floor to the public. As there was no none 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, and none abstaining

Motion carried: 6-0-0

The meeting was adjourned at 8:25 p.m.

Respectfully Submitted,

Joann Metzger
Recording Secretary