

Approved

**Village of Gurnee  
Planning and Zoning Board Minutes  
June 21, 2017**

**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, Brian Baugh, Tim Garrity, Richard McFarlane, David Nordentoft, and Josh Pejsach

**Planning and Zoning Members Absent:** Edwin Paff

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

**2. Pledge of Allegiance**

Mr. Sula took a moment to welcome the PZB's newest member, Mr. Tim Garrity. He noted that Mr. Garrity has been a member of the Economic Development Commission and is a long time resident of the Village of Gurnee.

**3. Public Comment**

Mr. Sula asked if anyone from the public has any questions or comments regarding anything not on the evening's agenda. As there were no responses, Mr. Sula closed the floor to the public.

**4. Approval of the May 17, 2017 PZB Meeting Minutes**

Mr. Sula asked if there were any questions or comments regarding the minutes. As there were no responses, he stated that a motion would be in order.

Mr. McFarlane motioned, seconded by Mr. Pejsach, to approve the May 17, 2017 meeting minutes.

Voice Vote:

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

Motion Carried: 6-0-0

**5. Public Hearing: Petition of Lewis Zanon for a Special Use Permit (1325 Tri-State Parkway)**

*Lewis Zanon is requesting a Special Use Permit to allow the establishment and operation of a post-secondary educational facility (DeVry) on property located at 1325 Tri-State Parkway. The subject property is zoned I-2 O.I.P., General Industrial District with a Special Use for an Office/Industrial Park.*

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Ms. Schopf stated that Lewis Zanon, on behalf of DeVry University, is seeking a Special Use Permit to allow the development and operation of a post-secondary educational facility on property located at 1325 Tri-State Parkway. DeVry University plans to occupy 5,419 square feet of the 32,250 square feet building. The property is zoned I-2 OIP, General Industrial District with a Special Use for an Office/Industrial Park. 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 its determination. The Petitioner and his representatives are in attendance to present their plans and answer and questions the Board may have.

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

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

Lewis Zanon introduced himself as the Center Dean of DeVry University's current location in Gurnee (1075 Tri-State Parkway), as well as the school's location near O'Hare. He stated that they are seeking a Special Use Permit to relocate to the 1375 Tri-State Parkway building. The facility will be offering their Bachelor's degree program, as well as their Master's degree, which is through their Keller Graduate School of Management. He stated that the school's hours of operation are Monday through Friday with some Saturday hours. Classes are mostly in the evenings and on some Saturdays.

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

Mr. McFarlane asked how the proposed size of the facility compares to that of their 1075 Tri-State facility.

Mr. Zanon stated that they facility at 1075 Tri-State Parkway used to occupy approximately 10,000 sq. ft., but that they reduced the size to about 5,000 sq. ft. a few years ago. He noted that the size of their proposed new location is about the same as their current location.

Mr. Sula then opened the floor to the public on this matter. As there were no comments, he closed the floor to the public on the matter.

Mr. Sula asked if there were any more questions from the Board.

Both Mr. Sula and Mr. McFarlane agreed that the request is consistent within Special Use and the zoning of the subject property.

Mr. Garrity added that he did not believe that parking would be a problem at the school's new location.

Mr. Sula suggested that, if there were no more questions or comments, a motion would be in order.

Mr. Nordentoft motioned, seconded by Mr. Pejsach, to forward a favorable recommendation on the Special Use Permit request of Lewis Zanon to allow the development and operation of a post-secondary educational facility (DeVry) on property located at 1325 Tri-State Parkway.

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

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Roll Call Vote:

Ayes: Baugh, Garrity, McFarlane, Nordentoft, Pejsach, and Sula

Nays: none

Abstain: none

Motion carried: 6-0-0

**8. Next Meeting Date: July 12, 2017**

Ms. Schopf and stated that there are items scheduled for the July 12<sup>th</sup> meeting. Ms. Velkover reminded the members that, due to the 4<sup>th</sup> of July holiday, the next meeting is schedule for the second Wednesday of the month rather than on the first Wednesday of the month as usual.

**9. Adjournment**

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

Voice vote:

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

Motion carried: 6-0-0

The meeting was adjourned at 7:40 p.m.

Respectfully Submitted,

Joann Metzger  
Recording Secretary, Planning and Zoning Board