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Village of Gurnee
Planning and Zoning Board Minutes
March 21, 2018

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, Edwin Paff and Josh Pejsach

Planning and Zoning Members Absent: None

Other Officials Present: David Ziegler, Director of Community Development; Clara Schopf, Associate Planner; and Joseph Menges (substituting for Bryan Winter, Village Attorney)

2. Pledge of Allegiance

3. Public Hearing: Zoning Map Amendment (north of Windsor Court on Route 21)

The Legionnaire Memorial Home Association (owner of the Gurnee American Legion) is requesting a Zoning Map Amendment to rezone approximately 1.2 acres from R-2, Single-Family Residential District, to R-1, Single-Family Residential District, and such other relief as may be necessary to accomplish the applicant's development plan. The subject property is located on the east side of N. Route 21, immediately north of the Windsor Court office complex which is located at 495, 501 & 505 N. Route 21.

Ms. Schopf stated that The Legionnaire Memorial Home Association, owner of the Gurnee American Legion, has requested a Zoning Map Amendment to rezone the subject property from R-2, Single-Family Residential District, to R-1, Single-Family Residential District. The subject property consists of approximately 1.2 acres and is located on the east side of N. Route 21, immediately north of the Windsor Court office complex which is located at 495, 501 & 505 N. Route 21. The subject property is designated as Office/Service in the Village of Gurnee's Comprehensive Land Use Plan, and is surrounded by residentially zoned property to the north, commercially zoned property to the south and west, and unincorporated open space to the east.

The Planning and Zoning Board's review in this matter is merely associated with the requested R-1 zoning district and not with any specific use on the property. As with all Zoning Map Amendment petitions, the 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 his petition and answer any questions the board may have.

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

Mr. Sula then asked the petitioner if he had any more to add.

James Huisel, 116 Suda Drive, introduced himself as Commander of the American Legion, Post 771, Gurnee. He reiterated the request, and explained that the surrounding property is mostly zoned for

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commercial use, and that the Post also owns the property north of the subject property (for which they have no plans for at this time).

Mr. Sula clarified with Ms. Schopf the location of the petitioner's other property, then asked if there were any questions/comments from members of the Board.

Mr. Sula then stated he was "on the fence" regarding this matter, noting the contrast between the most restrictive zoning and the comprehensive plan's lean towards commercial development for the area.

Mr. Baugh questioned if this might be spot-zoning, noting the absence of adjacent R-1 property.

Mr. Garrity inquired as to the motivation for this request; Mr. Sula cautioned that the Board's purview is to consider the appropriateness of the request in regards to what the petitioner could use the property for, not the contemplated use. Mr. Sula deferred to Mr. Ziegler, who explained that, zoned as is, the property could be used for the construction of two to three homes, or—a group home such as a senior residential facility. If rezoned to R-1, only one home could be built there; also, it would be suitable for the agricultural use the petitioner intends.

Mr. Paff didn't see a downside to the rezoning.

Mr. Nordentoft felt that there were two particular standards to which this request did not measure up: 1) similarity with how surrounding properties were zoned, and 2) consistent with comprehensive plan. He did not feel the requested rezoning was similar to the zoning of surrounding properties, nor was the request consistent with the comprehensive plan's dedication of the corridor to commercial and/or office development.

Mr. Pejsach felt a lean towards more commercial zoning would be more appropriate for that area.

When prompted by Mr. Sula, Mr. McFarlane stated he had nothing to add that had not already been stated.

Mr. Sula then turned the floor over to the public, as this was a Public Hearing; as there were no responses, he then closed the floor to the public.

Mr. Sula then asked staff if rezoning to a commercial use could somehow fulfill the petitioner's request—perhaps, through a Special Use—as the intent was more of an educational endeavor rather than actual agricultural use. Mr. Ziegler responded that the property could be rezoned to C-2 and—with a Special Use Permit—could be used for (vocational) education purposes; he added, however, that structures built for that purpose could not be used for much else if the educational aspect of the development were to be removed.

Mr. Sula then asked Mr. Ziegler if another type of rezoning could be considered at the meeting; Mr. Ziegler expressed reluctance to this, as the item was presented on the agenda specifically as a request to rezone from R-2 to R-1.

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

Mr. McFarlane motioned, seconded by Mr. Garrity, to recommend approval of a Zoning Map Amendment to rezone the subject property from R-2, Single-Family Residential District, to R-1, Single-Family Residential District.

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Mr. Sula asked the petitioner if there was any more to add; Mr. Huisel responded that, if usage could not be discussed, he had nothing to add other than to say there were no particular plans for development on the property at this time.

Mr. Sula asked if there was any discussion on the motion; there was not.

Roll Call Vote:

Ayes: Paff

Nays: Baugh, Garrity, McFarlane, Nordentoft, Pejsach, Sula

Abstain: none

Motion not carried: 6-1-0

4. Next Meeting Date: April 4, 2018

Ms. Schopf stated that there is no public hearing scheduled for the April 4th meeting at this time.

5. 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.

6. Adjournment

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

Voice vote:

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

Motion carried: 7-0-0

The meeting was adjourned at 7:55 p.m.

Respectfully Submitted,

Joann Metzger

Recording Secretary, Planning and Zoning Board