

Approved

**Village of Gurnee
Planning and Zoning Board Minutes
December 18, 2024**

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, and Liliana Ware

Planning and Zoning Members Absent: Roneida Martin

Other Officials Present: David Ziegler, Community Development Director and Atrian Fard, Senior Planner

2. Pledge of Allegiance

3. Approval of the PZB's November 20, 2024 Meeting Minutes

Mr. Sula note a misspelling of the word "asked," which Ms. Fard acknowledged. He then asked if there were any more comments or questions.

As there was not...

Mr. Nordentoft motioned, seconded by Mr. Paff, to approve the minutes, as amended.

Voice Vote:

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

Motion Carried: 6-0-0

4. Minor PUD Modification: Gurnee Hyundai (6251 Grand Avenue)

Mark Battista, with Rohrman Auto Group, is requesting a Minor PUD Modification to the Rohrman PUD approved in 2002 to allow for new additions to the existing Gurnee Hyundai building located at 6251 Grand Avenue. The additions are intended to increase the building coverage across the PUD up to 3% of the approved final plan.

Ms. Fard introduced the item by stating Mark Battista, with Rohrman Auto Group, is requesting a Minor PUD Modification to allow for the new additions to the existing Gurnee Hyundai building at 6251 Grand Avenue. The subject property, along with the property occupied by Gurnee Volkswagen, are zoned C-2 PUD, Community Commercial District as a Planned Unit

Approved

Development and are subject to Rohrman PUD. The proposed addition to the Gurnee Hyundai building will be one-story comprising approximately 2,125 square feet at the front corners and 9,512 square feet at the rear for a total of 11,637 square feet. The front additions will expand the showroom area and include a new car delivery space with the gates facing east. The rear addition will add a second service area to address the dealership's increased demand. This modification will increase the building coverage across the Rohrman PUD from 8.5% to 11.5%, for a 3% increase. Per Zoning Ordinance, an increase in building coverage up to 10% of the final plan constitutes a Minor PUD Modification. Such modification requires review and approval of the PZB. The petitioner is in attendance to walk the PZB through their request and answer any questions you may have.

Mr. Bautista thanked the Board, and gave a brief history of Rohrman's presence and success in the Village. He then elaborated on the request, and explained that it is being made at the request of the manufacturer (Hyundai Motors of America) as it undergoes rebranding, and to conform to its image and standards as they increase their service area to accommodate increase in demand.

After the presentation, Mr. Sula asked members of the Board if they had any questions or comments.

Mr. Morgan asked for clarification on the location of the new car delivery space. Mr. Bautista confirmed this, and also explained that this new space was to conform to a new requirement by the manufacturer that new cars be demonstrated to car buyers in and indoor space, as so much of the equipment in newer vehicles is electronic and digital.

Mr. Paff asked if all the trees to be removed would be replaced. Mr. Bautista answered that they are going to be replaced, and he believes at a three-to-one ratio.

As there were no more questions or comments, Mr. Sula reminded that a motion should be made in the form of an approval, as the Board has authority to approve a Minor PUD Modification.

Mr. Campbell motioned, seconded by Mr. Morgan to approve the requested a Minor PUD Modification to the Rohrman PUD approved in 2002 to allow for new additions to the existing Gurnee Hyundai building located at 6251 Grand Avenue as consistent with the applicant's testimony.

Roll call vote:

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

Nays: None

Abstain: None

Motion carried: 6-0-0

Approved

Mr. Sula then advised that applying for a building permit would be the next step for the applicant to take, then offered thanks and good luck on this continued investment in the community.

5. Next Meeting Date: January 8, 2024

Ms. Fard stated that there are no items scheduled at this time.

6. Public Comment

Mr. Sula opened the floor to the public. As there was no one in the audience wishing to speak on anything else, he then closed the floor to the public.

7. 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 7:40 p.m.

Respectfully Submitted,

Joann Metzger

Recording Secretary