

Approved

**Village of Gurnee
Planning and Zoning Board Minutes
October 18, 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, Josh Pejsach, and Edwin Paff

Planning and Zoning Members Absent: David Nordentoft

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

2. Pledge of Allegiance

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 Meeting Minutes: September 6, 2017

Mr. Paff motioned, seconded by Mr. Pejsach, to approve the meeting minutes for September 6, 2017.

Voice vote:

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

Motion carried: 6-0-0

5. Zoning Map Amendment: Abbott Land and Investment Corporation (4015 Grove Avenue)

Abbott Land and Investment Corporation is requesting a Zoning Map Amendment to rezone the subject property from I-2 PUD, General Industrial District as a Planned Unit Development, to C-2 PUD, Community Commercial District as a Planned Unit Development, and such other relief as may be necessary to accomplish the applicant's development plan. The subject property consists of approximately 0.8 acre and is located at 4015 Grove Avenue.

Ms. Schopf stated that Abbott Land and Investment Corporation is requesting a Zoning Map Amendment to rezone 4015 Grove from I-2 PUD, General Industrial District as a Planned Unit Development, to C-2 PUD, Community Commercial District as a Planned Unit Development. The subject property consists of approximately 0.8 acre and is designated as Industrial-Office Research in the Village of Gurnee's Comprehensive Land Use Plan. The subject property is surrounded by industrial zoned property to the north and east, commercial zoned property to the west, and multi-family residential zoned property to the south. Uses on the adjacent industrial and commercially zoned properties are office and service in nature such as Associated Bank, Lake County Chamber of Commerce, and Logo

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Choices. In addition, the property located to the southwest is zoned commercially and contains a McDonald's restaurant. The property to the northwest is zoned commercially and contains a commercial center with a mix of service, office, and retail uses including Octagon Salon, Grand Animal Hospital, Select Remedy, and Subway Sandwich Shop. Ms. Schopf stated that the Planning and Zoning Board's review in this matter is merely associated with the requested C-2 zoning district and not with the 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.

Mr. Sula asked that anyone who wishes to speak this evening be sworn in. Mr. Winter conducted the swearing-in.

Dean Kelly, President of Abbott Land and Investment Corporation, stated that this site was chosen based on its benefit to the tenant, Little Minds. He explained that—while the site is zoned Industrial—it is on the edge of the industrial park and not interior to the park. He further noted that it is in close proximity to other commercial properties (bank, McDonald's, strip commercial center, etc.) in the area. He also assured that they have responded to the required tests (zoning map amendment standards), which are enclosed in Board member's packets. He offered to answer any questions Board members may have.

Mr. Sula stated that, to him, the most important consideration on this matter is that there are similarly zoned properties adjacent to the site in question. He then asked if there were any questions from the Board.

Mr. McFarlane stated that he agreed, and felt that this would really be an extension of the commercially-zone property in the area.

As this was a Public Hearing, Mr. Sula then opened the floor to the public on this matter. As there were no responses, he closed the floor to the public.

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

Mr. Pejsach motioned, seconded by Mr. Garrity, to forward a favorable recommendation on the petition of Abbott Land and Investment Corporation for a Zoning Map Amendment to rezone the property located at 4015 Grove Avenue from I-2 PUD, General Industrial District as a Planned Unit Development, to C-2 PUD, Community Commercial District as a Planned Unit Development.

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

Roll Call Vote:

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

Nays: none

Abstain: none

Motion carried: 6-0-0

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6. Minor PUD Modification: Autonation PUD

Northside Owners Association, Inc. is requesting a Minor PUD Modification to remove an 8-foot tall fence that runs along the northern property line, as required by the Autonation Planned Unit Development.

Ms. Schopf stated that Northside Owners Association, Inc. is requesting a Minor Modification to the Autonation PUD to allow the removal of an 8' tall fence that runs along the northern property line. The PUD states that on the north property line (including the frontage of the retention basin), an "opaque wood board-on-board fence having a minimum height of 8' shall be constructed on the highest part of the berm". In addition, the PUD requires a 14-to-16-foot-tall berm landscaped with 15 trees and 5 shrubs per 100 linear feet. She noted that the current code would require a minimum 4-foot tall solid fence or 4-foot tall continuous hedge, as well as the planting of 7 trees and 25 shrubs per 100 linear feet. Please note that the Planning and Zoning Board has the final decision-making authority in this matter.

Joe Passalino, state that he "fell in" to becoming the Manager of the Northside Owners Association after Key Lime Cove filed for bankruptcy. He explained that he owns Hawkston Hall offices and the Association wants to take down the fence as the berm is overrun with trees. He noted that the neighborhood kids have taken to knocking down sections of the fence to get through. He feels it has become a nuisance, and a maintenance headache. He added that he doesn't believe such a fence would be required in the area by today's standards, noting the easement on the other side, along with Hawkston Hall and now Great Wolf. He then stated that a contractor has been secured to remove the fence. He noted that trees and shrubs that now cover the land, which contains a very tall berm, and provides a sufficient barrier without the fence.

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

Mr. Paff asked if there was any measure in place that would require maintenance of the landscaping.

Ms. Velkover responded that the PUD requires the berm and landscaping level that is currently in place.

Mr. McFarlane stated that he was comfortable with the request, as members of the Business Park Association have requested removal of the fence in the past.

Mr. Pejsach asks if anyone has asked for the fence to remain.

Mr. Passalino responded that no one has.

Mr. Garrity posed a question regarding the current relevancy of the signature on the application, noting that it contains the signature of the owner of Key Lime Cove and not the current owner, Great Wolf Lodge.

Mr. Sula deferred this question to Mr. Winter, who explained that as the application is being made by the Business Park Association, the signature from a member is sufficient.

Mr. Sula added that he felt this was a reasonable request, and was in line with current standards.

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

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Mr. Paff motioned, seconded by Mr. Pejsach, to approve the petition of Northside Owners Association, Inc. for a Minor PUD Modification to the Auto Nation Planned Unit Development to allow the removal of the 8-foot tall fence that runs along the northern property line.

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

Roll Call Vote:

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

Nays: none

Abstain: none

Motion carried: 6-0-0

Mr. Winter took a moment to stress, as these meetings are recorded, the importance of those wishing to speak be acknowledged, and--that they be allowed to speak without someone else speaking over them. He explained that this was necessary for proper documentation of the meetings.

7. Next Meeting Date: November 1, 2017

8. Adjournment

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

Voice vote:

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

Motion carried: 6-0-0

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

Respectfully Submitted,

Joann Metzger
Recording Secretary, Planning and Zoning Board