

Approved

**Village of Gurnee**  
**Planning and Zoning Board Minutes**  
**November 20, 2019**

**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, David Nordentoft, Edwin Paff, and Josh Pejsach,

Planning and Zoning Members Absent: Laura Reilly

Other Officials Present: Tracy Velkover, Planning Manager; Clara Gable, Associate Planner; and Joe Menges (Acting Village Attorney)

**2. Pledge of Allegiance**

**3. Approval of the November 6, 2019 PZB Meeting Minutes**

Mr. Baugh motioned, seconded by Mr. Nordentoft, to approve the November 6, 2019 meeting minutes.

Voice vote:

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

Motion carried: 6-0-0

**4. Public Hearing: Special Use Permit for 6021 Washington Street, Suite A**

*Petition by Shuaib Muhaymin for a Special Use Permit to allow the establishment and operation of a Bushido Martial Arts Studio on property located at the southeast corner of Washington Street and Cemetery Road. The subject property address is 6021 Washington Street, Suite A, and is zoned C-2 PUD, Community Commercial as a Planned Unit Development*

Ms. Gable stated that the petitioner, Shuaib Muhaymin, is requesting a Special Use Permit to allow the establishment and operation of a Bushido martial arts studio on property located at the southeast corner of Washington Street and Cemetery Road. The subject property address is 6021 Washington Street, Suite A, and is zoned C-2 PUD, Community Commercial as a Planned Unit Development. This property is part of the Market Square Planned Unit Development, which lists a martial arts studio as a special use. This differs from the Zoning Ordinance, which currently allows a martial arts studio as a permitted use in the C-2 district. As with all Special Use petitions, the Planning and Zoning Board will make a recommendation that will be forwarded to the Village Board for their determination. The petitioner is in attendance to present their request and answer any questions the board may have.

Approved

Shuaib Muhaymin, owner of Bushido martial arts studio, stated that Bushido is a form of Japanese ancient martial arts, similar to TaiChi. He noted that classes focus on strengthening the body through stretching and breathing exercises. They will not have any competitions at this facility.

Mr. Muhaymin stated that between 8:00 a.m. and 10:00 a.m. the facility will provide classes for seniors. Class times are 60 minutes in duration. Between 10:00 a.m. and noon the facility caters to “work at home” parents. From noon until 1:30 p.m. the facility does not offer classes as it is their lunch break. After lunch, from 2:00 p.m. to 4:00 p.m., the facility caters to small children, from 4:00 p.m. to 6:00 p.m. they cater to teens, and then from 6:00 p.m. to 8:00 or 9:00 p.m. they will cater to adults by appointment. He noted that they allow 15 minutes between every class to allow time for students to clear out before new students arrive.

Mr. Garrity stated that the materials provided in their application indicate that they will have an “early bird” class from 5:00 a.m. to 6:00 a.m.

Mr. Muhaymin stated that this class is something they are considering, depending upon the level of interest. He noted that it would be provided, if demand supported, and is typically attended by persons who work and want to get their training in prior to the start of the work day.

Mr. Garrity also confirmed with Mr. Muhaymin that, at most, there would be about eight cars generated by the facility (those of employees and students) during each class. It was also noted that they encourage students to be dropped off or to carpool.

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 then asked if there were any more questions from the Board, and—if not, a motion would be in order.

Mr. Garrity motioned, seconded by Mr. Baugh, to forward a favorable recommendation on the petition of Shuaib Muhaymin for a Special Use Permit to allow the establishment and operation of a Bushido Martial Arts facility on property located at 6021 Washington Street, Suite A (southeast corner of Washington Street and Cemetery Road) in substantial conformance with the materials submitted as part of this application (attached).

Mr. Sula then wished the Petitioner good luck on the project.

Roll Call Vote:

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

Nays: None

Motion Approved: 6-0-0

Approved

### **5. Next Meeting Date**

Ms. Gable stated that there are several non-public hearing items set for the next meeting on December 4th.

### **6. Public Comment**

There were no public comments.

### **7. Adjournment**

Mr. Baugh motioned, seconded by Mr. Pejsach 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