

Approved

**Village of Gurnee  
Planning and Zoning Board Minutes  
August 17, 2022**

**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: Josh Pejsach

Other Officials Present: David Ziegler, Director of Community Development; Clara Gable, Senior Planner; and Gretchen Neddenriep, Acting Village Attorney

**2. Pledge of Allegiance**

**3. Approval of the Minutes for the Planning and Zoning Board Meeting of July 20, 2022**

Mr. Sula asked if there were any questions/comments regarding the minutes for the meeting of July 20<sup>th</sup>. As there were none, he asked for a motion to approve.

Mr. Paff motioned, seconded by Mr. Campbell, to approve the July 20, 2022 PZB Meeting Minutes.

Voice Vote:

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

Motion Carried: 6-0-0

**4. Public Hearing: Arash Hosseini Zoning Map Amendment Petition (36044 N. Brookside Drive)**

*Arash Hosseini (Hoss Group LLC) petitioned for a Zoning Map Amendment to rezone the subject property, located at 36044 N. Brookside Drive, from R-1, Residential District, in unincorporated Lake County to C-2, Community Commercial District, in the Village of Gurnee. The approximately 1.12-acre subject property is located at the northwest corner of IL Route 132 and Brookside Drive.*

After addressing technical difficulties with the microphones, Ms. Gable introduced this item by stating that Arash Hosseini (Hoss Group LLC) is requesting a Zoning Map Amendment to rezone approximately 1.12 acres located at the northwest corner of Grand Avenue and Brookside Drive (36044 N. Brookside Drive) from R-1, Residential District in unincorporated Lake County, to C-2, Community Commercial District in the Village of Gurnee. The proposed C-2 zoning would be

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consistent with that of the adjacent commercial properties to the east and south (zoned C-2 and C-2 PUD), as well as other parcels along Grand Avenue that are located at a signalized intersection. The Village's updated Comprehensive Land Use Plan does not address this property, however, "Commercial" is indicated for the properties immediately to the east and south of this property. The applicant is in attendance to present their request. On this matter, the Planning and Zoning Board will make a recommendation that will be forwarded to the Village Board for their determination.

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

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

Arash Hosseini, of Hoss Group, L.L.C., explained that he has just bought the property, and plans to move his dental practice to the site; the practice has been in Gurnee for about seven years, and now needs more room for growth. He explained that this site—commercially-designated and once being a bank—feels suitable for their needs.

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

Mr. Paff asked why the request is for C-2, rather than C-1. Mr. Hosseini responded that he was following recommendations, and Ms. Gable stepped in to explain that—while C-1 would have worked, C-2 was considered more in line with adjacent commercial properties. Mr. Paff remarked on the size of the buffer to residential, which he felt was smaller in this case compared to other businesses in the area, with the exception of Aldi's (next to residential in the County).

Mr. Sula felt that the underlying P.U.D. lends itself to this request, and that his has no issues with it.

Mr. Sula then opened the floor to the public.

Ms. Neddenriep conducted the swearing-in of persons from the public who wished to make comments or ask questions.

Maryanne Ledwin, 36253 North Goldspring Court, asked if this would be a remodel or tear-down of the existing building, with the ingress and egress of the driveways remain the same, if there will be any outbuildings put on that track of property. She also expressed concerned over buffers, and there has been work done on ponds and such in the area.

Mary Rimdzius, 36211 North Overbrook Court, asked how long transition would take.

Mr. Sula then closed the floor to the public, and deferred to the Petitioner to answer the questions asked.

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Mr. Hosseini thanked the ladies for their questions, and stated that the plan is to simply remodel the building, as he feels it is “beautiful.” He joked that—as they are not in the practice of “drive-through dentistry,” a significant part of the remodel will be on the former bank’s drive-through. He added that his brother will serve as the architect. He stated that there will be no change to the ingress or egress of the driveways, and that the buffers will remain the same. He expects the transition to take about five to six months.

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

Mr. Paff expressed concern over the possibility of a gas station ever being allowed on this site, with such a change in zoning. Mr. Ziegler responded that a gas station would only be allowed by right if all development standards could be met (unlikely, due to the size of the site).

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

Mr. Nordentoft motioned, seconded by Mr. Morgan, to forward a recommendation to approve a Zoning Map Amendment to rezone the subject property, located at 36044 N. Brookside Drive, from R-1, Residential District, in unincorporated Lake County to C-2, Community Commercial District, in the Village of Gurnee.

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

Roll Call Vote:

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

Nays: None

Abstain: None

Motion Carried: 6-0-0

Mr. Sula advised the Petitioner that Village staff would guide them through the next steps in the process, and wished him good luck with his expansion.

##### **5. Next Meeting Date: September 7, 2022**

Mr. Sula asked if there items on the agenda for the next meeting, and Village staff responded that there is a Public Hearing item scheduled for that meeting.

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## **6. Public Comment**

Mr. Sula opened the floor to comments regarding any issues not on this evening's agenda. As there was no one in the audience, he then closed the floor to the public.

## **7. Adjournment**

Mr. Paff 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 7:45 p.m.

Respectfully Submitted,

Joann Metzger,  
Recording Secretary, Planning and Zoning Board