

Approved

**Village of Gurnee
Planning and Zoning Board Minutes
June 7, 2023**

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, Community Development Director, and Bryan Winter, Village Attorney

2. Pledge of Allegiance

3. Approval of the April 19, 2023 PZB Meeting Minutes.

Mr. Sula asked if there were any questions or comments regarding the minutes. As there were none, a motion was made.

Mr. Paff motioned, seconded by Mr. Campbell, to approve the minutes as submitted.

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

Voice Vote:

All "ayes," no "nays," none abstaining

Motion carried: 6-0-0

4. PUBLIC HEARING: Gong Lin, American Tower Agent: Major Amendment to the Woodside Park Planned Unit Development to allow a structural modification to the existing Monopole Tower located at 6737 Revere Court

Mr. Gong Lin, agent for American Tower Corporation, is seeking a Major Amendment to the Woodside Park Planned Unit Development (PUD) to allow a structural modification of the existing monopole tower located at 6737 Revere Court. The PUD allows the pre-existing monopole structure to remain with future modifications subject to Village Code. Structural modification is not allowed without amendment of the PUD.

Mr. Sula and Mr. Ziegler confirmed that the petitioners have requested to continue this matter until the meeting of June 21, 2023. Elaborating, Mr. Ziegler explaining that they are researching lease language that may eliminate the need for modification to this PUD and feel two weeks is

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sufficient time to determine whether or not they will need to proceed with the structural modifications.

Mr. Sula expressed that he felt this was a reasonable request, and asked the members of the board if they had any concerns. The board members were in agreement that the request was reasonable.

Mr. Sula was about to call for a motion when a woman from the audience asked for an explanation of the request before the PZB.

Mr. Ziegler then gave an overview of the petitioner's request, then he and Mr. Winter answered several questions regarding the matter.

After concerns from the audience were addressed, Mr. Sula called for a motion to be made.

Mr. Nordentoft motioned, seconded by Mr. Campbell, to continue this matter to the PZB's June 21, 2023 meeting.

Roll Call Vote:

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

Nays: None

Abstain: None

Motion carried: 6-0-0

5. INFORMAL DISCUSSION: Text Amendment to allow "Dwelling – above the ground floor" as a Permitted Use in the O-1, Restricted Office Zoning District.

Mr. Larry May is seeking feedback on a proposed text amendment to allow "Dwelling – above the ground floor" as a Permitted Use in the O-1, Restricted Office zoning district. Currently, "Dwelling – above the ground floor" is a Permitted Use in four of the Village's Commercial Zoning Districts (C-1 through C-4).

Mr. Sula reminded that no decisions would be made this evening, and that this discussion is not specific to any particular site as it is a discussion over text amendment and potential change to zoning ordinance.

Mr. Ziegler introduced the item by explaining that Mr. Larry May is seeking feedback on a proposed text amendment to allow "Dwelling – above the ground floor" as a Permitted Use in the O-1, Restricted Office zoning district. Currently, "Dwelling – above the ground floor" is a Permitted Use in four of the Village's Commercial Zoning Districts (C-1 through C-4).

Mr. Ziegler then introduced Mr. May, and asked if he had anything to add.

Mr. May stated that he did not, and that he was there to answer any questions.

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Mr. Sula asked Mr. Ziegler if this use was allowed as a Permitted Use or a Special Use in areas that it is allowed in, per the current Zoning Ordinance.

Mr. Ziegler answered that it is allowed by right in the C-1 through C-4 districts, and is currently not contemplated in any of the other districts.

Mr. Sula also clarified with Mr. Ziegler that this permission was originally made for business districts in the interest of caretakers and those associated with the businesses on the ground floors, but that requests being considered at this time are more in the interest of mixed use.

Elaborating, Mr. Winter explained that requests like this are on trend, as the demand for mixed use in communities has increased with people's desire to live, work, and shop in the same neighborhoods. This was acknowledged and addressed in the Comprehensive Land Use Plan. He noted that such use is still discouraged in industrial areas due to health and safety issues. He noted that this is a good opportunity to further discuss this type of use in long-term plans, as it has until now been reviewed by application only. He explained that, as of now, such use is allowed for residential dwellings to be above businesses on the ground floor, and the decision now is whether or not to allow them above, for instance, offices on the ground floor.

Mr. Campbell asked Mr. Ziegler why such use was not permitted for space above offices when it was made permissible for space above businesses.

Mr. Ziegler answered that there was nothing prohibitive, but—rather, it really wasn't desired at the time. He noted that this was before the trend of mixed use gained the momentum it has now.

Mr. Paff asked if there hadn't been such use permitted recently and both Mr. Ziegler and Mr. Sula reminded that the subject property was a building that has once been entirely residential—then, changed to a mix of residential and office space—and, most recently, approved by request to be reverted back to entirely residential (for the purpose of low-income housing).

Mr. Paff expressed concern over current tenants—say, for instance an existing law practice or CPA office now having to face the potential of families with kids playing in the parking lot.

Mr. Ziegler acknowledged “retrofit,” and Mr. Paff's concern that such offices may be effectively pushed out if such things became too difficult to deal with, and assured that there would still be building codes to be adhered to when there is residential space above another use.

Mr. Paff also clarified that there would have to be separate entrances, and Mr. Sula clarified that for permits to be granted, all issues of building codes and public safety would be addressed.

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Mr. Nordentoft said that he could see some benefit to this type of use, and noted that such type of use is a part of master planning in larger cities. He also stressed that it's important to make best use of Village assets, and to think "outside the box," so to speak, while keeping current with trend and demand.

Mr. Ware asked if there is a minimum amount of space required for residential dwelling.

Mr. Ziegler answered that building code requires minimum bedroom sizes, and—based on size—a maximum number of occupants per bedroom. It is minimal; about 70 square feet for a bedroom to be considered one, and common space is to be about 150 square feet. A studio apartment need only be 200-250 square feet. Also, the Village has no other set minimums in square footage in addition to what is required by building code.

Mr. Campbell concurred with Mr. Paff over the issue of families present in what was once solely office space, but did agree that utilization of space is good for the Village. He stressed the importance of building code and safety when allowing such use.

Since Mr. Campbell mentioned visiting Mr. May's property when expressing his concerns, Mr. Sula took the opportunity to remind everyone that, despite initiated in part by Mr. May and the its potential effect on his property, this discussion is more broad reaching, and not in regards to any specific site. It would impact all O-1 zoned properties. Mr. Sula also expressed support for this kind of use, noting the extensive implementation in not only Chicago, but throughout the suburbs, as well.

Mr. Campbell stressed that he would want to be assured that families living in these dwellings would be safe, and Mr. Sula offered that such that consideration would be assured through the requirements set by building code, and further added that it would be in the best interest of property owners to act in the best interest of both their residential and office tenants.

Mr. Paff wished to express that, while he did have concerns, he does support this concept (especially since the need for office space is dwindling).

Mr. Morgan suggested that paying attention to how other communities (not just Chicago) are allowing such use—and the effect it has had on those communities—would be useful in making decisions here in the Village.

Wrapping up the discussion, Mr. Sula declared to Mr. Ziegler that support for this potential change in zoning ordinance to permit such use is apparent, and suggested that Village staff take the lead in deciding whether or not to proceed further in the process. When he asked them, all other Board members agreed.

Mr. May then thanked Mr. Ziegler, Mr. Sula, and the rest of the Board.

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6. Next Meeting Date: June 21, 2023

Mr. Sula noted that, due to the continuance approved this evening, there would be an item on the agenda for the meeting of June 21st.

7. Public Comment

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

8. Adjournment

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

Voice Vote:

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

Motion carried: 6-0-0

The meeting was adjourned 7:59 p.m.
Respectfully Submitted,

Joann Metzger,

Recording Secretary, Planning and Zoning Board