

Approved

**Village of Gurnee
Planning and Zoning Board Minutes
October 9, 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, Dane Morgan, David Nordentoft, Edwin Paff, Todd Campbell and Roneida Martin

Planning and Zoning Board Members Absent: Liliana Ware

Other Officials Present: David Ziegler, Community Development Director; Atrian Fard, Planning Administrator; and Gretchen Neddenriep, Acting Village Attorney.

2. Pledge of Allegiance

3. Approval of the PZB's July 10, 2024 meeting minutes

Mr. Sula asked if there was any questions, comments or changes to the minutes, and stated that--if not--a motion would be in order.

Mr. Paff motioned, seconded by Mr. Morgan, to approve the July 10, 2024 meeting minutes.

Voice Vote:

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

Motion Carried: 6-0-0

4. Approval of the PZB's July 24, 2024 meeting minutes

Mr. Sula asked if there was any questions, comments or changes to the minutes, and stated that--if not--a motion would be in order.

Mr. Paff motioned, seconded by Mr. Nordentoft, to approve the July 24, 2024 meeting minutes.

Voice Vote:

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

Motion Carried: 6-0-0

Approved

5. Paintball Explosion – Northeast corner of IL Route 120 and Route 21

Ms. Fard stated that Paintball Explosion is considering purchase eight parcels, about 11 acres at the corner of Route 120 and Route 21 to open an entertainment paintball park with nine outdoor courts to locate such use at this location. The petitioner is seeking the following:

- a) Public Hearing: Petition for a Zoning Map Amendment to rezone approximately 11 acres from C-2, Community Commercial District and O-2 PUD, Office Campus District as a Planned Unit Development, to C-3 Heavy Commercial District.
- b) Plat of Consolidation to consolidate eight parcels into one.
- c) Public Hearing: Petition for a special use permit to allow the establishment and operation of an Outdoor Recreation; and
- d) Parking Modification to reduce the number of parking on the site from 1030 required to 157 spaces.

Ms. Fard stated that zoning ordinance classifies the proposed paintball use as outdoor recreation, permissible through a special use in the C2 and C3 districts. Ms. Fard explained that three western parcels already have C2, and zoning staff advised the petitioner to rezone the entire site to the C3 District. The unique nature of a Paintball Park, the variety of uses offered on site, its location along two major arterial highways, and sufficient separation from the adjacent residential uses, align with the intent of the C3 District.

Ms. Fard added that, C3 zoning is consistent with the Village's comprehensive land use plan. Currently, all the parcels within the Project's boundaries vacant or rented by tenants. 5660 Des Plaines is the only owner occupied property in this area that is not included in the current proposal. Ms. Fard stated that the petitioner intends to maintain most of the structures on the subject site. She explained the functionality of the existing structures.

1. The dome style metal barn at 4710 will be remodeled to function as the main entrance to Paintball Park and will include the customer check-in, Pro Shop and, if feasible, a lounge to relax for nonparticipants.
2. The building at 5710 will be assigned for storage, guest bathrooms and mechanicals. The building may house check-in pro shop and lounge areas.
3. The 4710 structure does not meet operational needs.
4. The existing tenants at 887 will remain and continue their operations without disruptions, and the vacant units will be used as the paintball business administrative hub.
5. The purpose of all the residential buildings, except 5606 Des Plaines, will change for BNB short-term rentals to allow extended stays for non-local paintball customers.

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The concept plan calls for two 30-foot wide access points on Des Plaines Ct. and Riverside Dr. These will function as the main access drives to the business parking lot. No change to the residential access drives on Des Plaines Ct. is proposed except for the complete demolition of the 5606 building to allow for a U-shaped turnaround at the end of the court. The petitioner has also agreed to provide a 30' landscape buffer wrapping around the property at 5660 should the purchase of the property not occur. Please note that architectural and engineering drawings detailing the project layout, setbacks, parking dimensions, exterior lighting, landscaping, and stormwater management will be reviewed administratively as part of the Site Plan Review process.

She added that concerning the total number of parking spaces on the site, the petitioner is proposing an 873 reduction in the number of parking spaces. Although the Code departure seems significant, the strict language of the parking standard (based on the lot size) would challenge any outdoor recreation use to locate on the subject site and develop the entire 11 acres without requiring substantial departures from the Code. It is worth noting that at least 40% of the subject site is covered by wetlands and residential uses that would not impact the parking demand for the Paintball Park. The petitioner is optimistic that the proposed parking spaces will accommodate staff and customers without overflow even during peak seasons, given the separation of operations for appointment-only groups (weekdays) and walk-in individuals (weekends). The petitioner also has identified areas on the site that can be banked for future parking.

Ms. Fard stated that the PZB may inquire about the location of areas considered for land banking. The Planning and Zoning Board must make a recommendation under the requested zoning map amendment plat of consolidation and special use permit. The Village Board will make the final determination. For the requested parking modification, the PZB has final authority to make the decision.

Mr. Sula asked anyone present intended to give testimony or ask questions, to stand up and sworn in by the Village's Attorney. Three of the attendees sworn. Then, Mr. Sula opened the floor to the petitioner.

Mr. Romeo Kapudija, partner of Paintball Explosion, and Mr. T.J. Andres thanked those present for reviewing their request to change the zoning on that property.

Mr. Kapudija gave the audience a brief history of the business. He acknowledged that noise is a concern from residents living across the street. Mr. Kapudija explained that on their current

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property sit in East, they have houses on their property line and they have not had any noise complaints from any of the homeowners nor paintballs projecting over the netting. He explained that they have a 24 feet height protecting netting around the property. They have about 80,000 visitors yearly, and they never had any issues with any of their neighbors.

Mr. Andres stated that their normal operating hours are from nine to five and they will not be outside of that time. With the tree lines and everything that border, there will be minimal to no noise. It will not exceed the noise level of Routes 120 and 21.

Mr. Kapudija stated that nobody would hear any noise within 100 yards of their property. Therefore, noise should not be a concern to any of the residents in the area. Mr. Kapudija said they do not have any parking issues at the current location. Most of the parents drop off their kids, go shopping, and come back for their children four or five hours later. Mr. Kapudija expressed that if there is any issues with parking, they are confident that the petition amount of parking spaces they are requesting are sufficient, and if they would expand on the parking to the south of the property, where there are four single family homes, which they would take them down and repave that area for more parking, if needed.

Ms. Martin asked if they looked at any other sites in Gurnee.

Mr. Kapudija affirmed they looked at a couple of other sites, and around one hundred more in the Northwestern suburbs, and they found this area to be most suitable for their business.

Ms. Martin asked why it was the most suitable.

Mr. Kapudija explained that because it is completely separated from any other properties. It has a natural boundary of the River on the east side. They have 120 on the south end. They do not have any neighbors to the north or to the east. Nobody is bounding their property. They felt it was the ideal property for them because they are like in a little bit of an island.

Mr. Andres stated that the Village of Gurnee has a lot of entertainment uses, such as Great America and Great Wolf Lodge, and they feel that their product benefit from a lot of synergies. Therefore, 80,000 people a year coming to the park can utilize the hotels and do a mixed experience for the day.

Mr. Kapudija said that East Dundee was trying to keep them in their village. The business that surround them had formulated that 50% of their business derived from their business. They did not wanted them to leave and they appreciated their tax dollars as well.

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Mr. Paff asked petitioners out of one hundred employees, how many employees per shift are at maximum.

Mr. Kapudija responded that about 40 employees per shift.

Mr. Paff said that takes up part of the 157 spaces.

Mr. Andres explained that a lot of those employees will carpool. The employee mix is between ages 15 to 25. The 10 to 20 full-time employees do not work the weekends.

Mr. Kapudija clarified that most of the young employees are part-time employees, and they are driven to work mostly by their parents.

Mr. Paff asked how many parking spaces they had in East Dundee.

Mr. Kapudija said they have one hundred parking spots, and they have a turnaround where parents drop off their children. That is where they see that none of their parking spaces get completely full.

Mr. Andres stated that because it is a group experience, most of the time four to six people go in a SUV. Therefore, they do not utilize many parking spots.

Mr. Paff asked if they are taking a lot of trees down for the landscaping.

Mr. Kapudija replied that they are keeping most of the trees. They will eliminate a few trees where they might have to retrofit a staging areas where the players sit and get dressed.

Mr. Nordentoft asked the Village staff what this site should look like if business model changes and the owner wants to do something. Then they have this parcel Zone at C3 because the Village have to live with this underlying zoning if the change is approved.

David Ziegler, Director of Community Development, stated that the uses are similar and there are a few exceptions where it is permitted in C3 but special C2.

Ms. Fard explained that a minor automotive repair use would be permitted in C3 and C2. But a major automotive repair is a special use in C3 and it is not allowed in C2. The petitioners did not have any preference. The suggestion of C3 came from staff. Both of the commercial zoning

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districts would be in line with the comprehensive plan, which envisioned commercial for this 11 acres, including residential to the south. That started the commercial zoning thought for the site based on the location at the corner of that high-trafficked intersection. Ms. Fard stated that staff finds it more appropriate if they allow more intense commercial zoning, which is C3.

Mr. Nordentoft stated that they are consolidating all those parcels into one, but still containing four residential properties without being on separate lots. Then he asked, if this use vanishes and they have a single parcel with four residential properties on it, how they will reconcile that situation.

Ms. Fard clarified that staff suggested consolidation because residential uses in a non-residential zoning district is not allowed. Originally, the petitioners had the plan to remove those houses. However, upon inspection of building interiors, they decided to keep them because they are in good conditions. To remove the non-conforming aspect of the property, they suggested the consolidation. Those houses could be considered as accessory to the principal use of Paintball Explosion, and they have plans to use them as short-term rentals. Ms. Fard added that if the rezoning receives approval, and in the future Paintball Explosion wants to move out, it is not anticipated that other developers would be willing to maintain those residences as part of other developments.

Mr. Ziegler stated that those houses are locked in as a single ownership. If they chose to sell one of those, they have to go through a subdivision process.

Mr. Campbell stated that his concern is to get back on 21, there is no way going across the road to get into HeatherRidge Subdivision or turning south. There is just one access in and out. Mr. Campbell asked if there is a way to connect the road that goes around with the one where the fire department is to have a better access.

Mr. Ziegler explained that the ultimate access will be connected to the loop road that goes up to Manchester Drive. The connection point is on private property. They do not have the right to access at this point.

Mr. Kapudija stated that they are open seven days a week, and their busiest times are on the weekends. However, they are not busy Monday through Friday. Traffic is less in that area and volume, and their patrons will be able to get out safely. Birthday parties is the nature of the business, and they are leaving every two hours. They do not have a buildup of everybody leaving at one time.

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Mr. Morgan stated that 5660 property is not currently contemplated. Staff mentioned that petitioners agree to 30 foot setback to afford some additional buffer for that property as they negotiate through the process. Mr. Morgan asked the petitioners if they are willing to do it for the quiet enjoyment of this resident.

Mr. Kapudija responded that they have sent certified letters to the owner of that property asking if they would entertain an offer and they have not gotten a respond.

Mr. Morgan asked if they want to land bank the homes that are located at the southern edge of the property 56, 36, 26 and 20 for additional parking. He express his concerns regarding 5660 if there is a change to the zoning.

Mr. Kapudija explained that there are two areas they could land bank but they will depend on the village recommendation. He pointed at the residences on Des Planes Court that could be demolished for future land banking. He stated that they have no preference for the location of the land to be banked.

Mr. Sula asked the petitioners to describe how they are going to screen court number one from Milwaukee Avenue.

Mr. Kapudija explained they have a 24 foot net at their current facility that goes around the court. Mr. Kapudija described the process of the net installation. Court number one is shielded by trees and the top of the poles will not be visible.

Mr. Andres stated that from Milwaukee the tree line will cover up most of it, and a little portion of the netting will be visible. It will look similar to a top golf. It will be around court one and anything facing the parking lot.

Mr. Morgan asked about the age restrictions.

Mr. Kapudija stated that the minimum age is 10 years old, per their insurance company, and it goes up to any age as long as they are active.

At this time, Mr. Sula opened the floor to the public.

Art Stevens, 5740 Regency Court, Gurnee stated his questions are related to whether this business is appropriate for this location. He stated he feels very strongly it is not and urged the Planning & Zoning Board to not allow the zoning changes and application. Mr. Stevens stated there are a

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number of problems with the proposal. He stated residents did not receive information related to the proposal. He stated the renderings look good, but never look that good in reality. Mr. Stevens stated the East Dundee location has been visited by a fellow resident and in his opinion nothing is really what is the petitioners have said it will be. He stated he does not believe the traffic pattern will support the proposal. He expressed concerns about egress and ingress from Des Plaines Court. Mr. Stevens stated he believes a large number of cars will travel south of Route 21 to enter the site. He believes this creates an unsafe situation. Mr. Stevens then commented on the zoning, stating the zoning of the current parcels does not make sense to him. He stated the majority of the site is Office PUD. He stated he is concerned about changing the zoning to C-3 Heavy Commercial District. He then read information related to the C-3 District from the Zoning Ordinance. Mr. Stevens said while it is an isolated area, it is not isolated from the HeatherRidge subdivision across Route 21 or the office located to the north, including Fire Station #3, in his opinion. He believes changing the zoning will make a difficult situation worse. Mr. Stevens stated Grand Avenue is only C-2 in comparison. Mr. Stevens then referenced use regulations from the Zoning Ordinance and referenced shooting ranges, which are prohibited in C-2 and C-3. He stated while he understands it is not a shooting range, it is as close as you can get. He then stated the use is inappropriate for this area. He also questioned whether the use in general is appropriate for Gurnee. Mr. Stevens stated the neighbors he has talked to are against it and will continue to fight it if there is positive action on the petition.

Adam Saper, Chief Legal Officer Consumers Credit Union, stated his company owns the 26-acres to the north of the proposed site. He provided the Planning & Zoning Board background on Consumers Credit Union. He stated the Consumers parcel has been on the market for years with tepid interest. He stated the ultimate development of the Consumers parcel will probably be mixed-use. Mr. Saper stated he believes the proposal to the south will make the Consumers parcel unsaleable if approved. He stated it is not the highest and best use of the parcel. He stated concerns about traffic flow and aesthetics. Mr. Saper stated he believes it is a theme park and is surprised it is being considered. He stated a two-day a week operation will impact the sale of the Consumers' parcel. Mr. Saper concluded by stating he finds it difficult to believe screaming children will not be heard one hundred yards away. He requested the Planning & Zoning Board deny the request.

Brook Gerlach, 692 Dunham Road, Gurnee stated he tried to send Mayor Hood some information on the East Dundee location. He requested the Planning & Board members research the East Dundee location online. He stated he is against the proposal. He then shared pictures of the current location in East Dundee with the Planning & Zoning Board. Mr. Gerlach then requested a video from the petitioner's website highlighting the East Dundee location be shown, which it was. He stated he does not agree with the marketing message and requested the Planning & Zoning Board not allow this in the community.

Approved

Attorney Neddenriep sworn in Lea Atiq.

Lea Atiq, 731 Shepard Road, Gurnee thanked everyone for the presentation. She stated the property should be part of the park district and she is hopeful the Lake County Forest Preserve will purchase the property for flood mitigation. She stated that will increase the wealth of the community. She stated that would create a legacy for the Village.

Mr. Sula closed the floor to the public.

Mr. Sula asked Mr. Ziegler for additional input on traffic.

Mr. Ziegler stated the access is similar to the access at Manchester Drive. He stated the Village received a grant for a traffic signal at that location, but could not get a permit for installation. He stated during peak traffic hours, there will be delays, however weekend traffic is not as concentrated. He stated while there will be difficulties at times, there is a dedicated left turn lane to enter. He continued to state if people cannot make a left turn, they will make a right turn during peak times.

Mr. Sula stated there was a question about information packet.

Mr. Ziegler stated the Village exceeds the state notification requirements for public meetings. He stated the Village sends letters to properties within 500 feet which is double the state requirement. The Village also places a sign at the property, which is not a requirement. Mr. Ziegler stated full meeting packets are available at Village Hall and the public library, but they are not posted online.

Mr. Sula clarified the packets are available to the public the Friday before the meeting.

Mr. Ziegler stated that is correct.

Mr. Zielger stated there was also a question regarding the history of the zoning. He stated prior to 2004 the site was a mixture of residential and commercial. When Duke put the property under contract it was rezoned to O-2 PUD in anticipation of the property being developed as office and industrial. The development did not move forward and the bus operator on one of the parcels requested the rezoning to commercial to facilitate those operations. Prior to that, AAA Tent Masters operated in a commercial capacity in the area.

Mr. Ziegler stated he did research related to noise and paintball operations. He stated a typical paintball gun has a decibel rating of 85 decibels. He stated as the distance doubles, decibels go

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down by 6 decibels. He stated at a distance of approximately 50 feet the decibel rating for an 85 decibel paintball gun is down to ambient noise levels. He stated the closest residential property, outside of the one on Des Plaines Court, is 500 feet away. Mr. Ziegler stated the voice noise is different and not regulated by the Village.

Mr. Sula asked the petitioner to provide a response to some of the concerns and explain the businesses total clientele.

Mr. Kapudija stated their use will be complimentary to uses such as Six Flags. They did not say it would draw people from Six Flags. He stated they are an entertainment and family business. They do not promote violence, stating the equipment is called paintball markers, not paintball guns. He stated the business has been around for 30 years and has not had any accidents or injuries beyond scratches. He stated a full-time medic is on-site and promote teambuilding and having fun like any other sports. It is not about hurting others.

Mr. Kapudija stated the shipping containers on the current site will be used when they are ready to move. He stated they are not used as a barrier and were just delivered recently. He stated they plan to invest multiple millions of dollars into the Gurnee site. He stated the property next door will benefit from their investment. Mr. Kapudija stated it's been for sale for over two years and no one has purchased it. He stated they will beautify the property, as well as generate amusement tax which he believes will be substantial source of revenue that will remain within the Village and not shared with other units of government.

Mr. Kapudija stated he does not agree with resident statements made concerning traffic. He stated the neighborhood has 1,000 homes and possibly 2,000 vehicles compared to his site which will generate potentially 100 cars on their site leaving over a 10 hour time period.

Mr. Andres stated business is cascaded through the day as everyone does not show up at the same time. He stated the estimated possible congestion is much less during their operating hours compared to weekday traffic.

Mr. Andres stated the video shown did not include audio, but when viewed with audio the message conveys getting children active, socializing and problem-solving. He continued to state they do not own the current location in East Dundee and have been frustrated with their landlord and the condition of the current building. He stated by owning the property in Gurnee they will not have these issues. The property will be maintained at a higher-level to compete with other entertainment uses in the area. He stated the pictures shown are a facility they do not own and are their first

Approved

attempt at establishing a park. He stated with 16 years of experience they have gathered a lot of information that will this property to be cutting edge.

Mr. Kapudija stated he is a real estate developer. He has recently built Planned Unit Developments in the northwestern suburbs including Lake Zurich which have beatified the area. He stated this property will be top-notch with the play fields not visible from the roadway. He stated he will use his expertise in real estate development to ensure the property is developed properly.

Mr. Sula asked for additional comments from the Planning and Zoning Board.

Mr. Morgan stated he believes the zoning should be C-2.

Mr. Nordentoft asked what the downside is to zoning the property C-2.

Mr. Ziegler stated C-2 is more restrictive as it relates to the use list.

Mr. Nordentoft asked if it would still allow this use.

Mr. Ziegler stated yes as a Special Use.

Mr. Campbell asked if a Special Use Permit is needed.

Mr. Ziegler stated yes, a Special Use is needed under both C-2 and C-3 zoning.

Mr. Sula confirmed C-2 would be more restrictive if another use was proposed from the property in the future and stated given that, he does not see a downside zoning it C-2.

Ms. Fard stated the zoning is not much different, however C-3 references regional uses which attracts individual from outside the area and can be considered more intense of a use. Therefore staff recommended C-3.

Mr. Sula stated Gurnee's existing C-2 district generates traffic and draws individuals from outside the community. Therefore he is leaning towards that zoning.

Mr. Nordentoft agreed and stated he did not understand the C-3 recommendation. He stated the vast majority of commercial zoning in the Village is C-2.

Mr. Sula stated petitioner's goal can be accomplished under C-2 underlying zoning.

Approved

Mr. Stevens began to speak from the floor.

Mr. Sula explained how public comment works at the Planning & Zoning Board meeting, stating the floor has been closed to the public but he would allow one specific question, but it is not a debate.

Mr. Stevens stated the entrance to the location is near the intersection of Route 120 and 21 and is unsignalized. He stated the stoplight referred to is a block north and not relevant to the discussion. He asked how traffic will be dealt with to allow safe egress and ingress and how will the Village make 26 acres to the north saleable if this development is approved.

Mr. Sula once again closed the floor to the public.

Mr. Ziegler stated the next signal to the north is Gages Lake Road, with another to the south at 120 and 21. HE stated the existing signals will create some gaps in traffic throughout the day. He stated the traffic generated by the site is somewhat self-limiting and will not impact traffic coming out of HeatherRidge or at Manchester Road. People exiting the site wanting to turn left will have to wait until it is safe to do so.

Mr. Sula stated the challenges are no different that people trying to exit HeatherRidge.

Mr. Ziegler agreed, adding it's the same for Fire Station #3.

Mr. Campbell asked if traffic increases will the Village receive a permit for the signal at Manchester Drive.

Mr. Ziegler stated that he hopes to get a permit as the 26 acres develops depending if that generates heavy traffic.

Mr. Paff asked how many cars holds the southbound turn lane on 21.

Ms. Fard answered the turn lane is about one hundred feet. It would fit around five cars.

Mr. Paff asked the petitioners how many participants attend in the birthday parties.

Mr. Kapudija replied there are ten to fifteen on average per birthday party. Therefore, there are one to two cars. They are scheduled, not all at once.

Approved

Mr. Nordentoft asked the staff what the Village's comprehensive plan calls for the parcels on this Milwaukee Avenue through Manchester.

Ms. Fard explained that the comprehensive plan envisions office for the 26 acres north of the subject site.

Mr. Sula asked the petitioners if they have an estimate spaces being land banked.

Mr. Kapudija said they will ask their architect, but he believes they could have an extra hundred parking spaces.

Mr. Morgan motioned, seconded by Mr. Campbell, to forward a favorable recommendation on the petition of Paintball Explosion for a zoning map amendment to rezone eleven acres located at the northeast corner of Illinois Route 120 and from C2 community commercial district and O2 PUD office campus district as a planned unit development to C2 commercial district in the Village of Gurnee.

Ms. Fard clarified that three of those parcels are already C2, so they do not need to be part of this rezoning. Then she asked to remove the eleven acres and C2 community commercial district from the motion.

Mr. Ziegler stated that the motion as it stands is workable. They are rezoning the same thing that they have rezoned already. However, when we prepare the ordinance, the ordinance will reflect the rezoning of the five parcels, excluding the three parcels that are already zoned C2. Mr. Ziegler clarified that the legal description for the Special Use Permit will be assigned to all eight parcels.

Roll call vote:

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

Nays: None

Abstain: None

Motion carried: 6-0-0

Mr. Morgan motioned, seconded by Mr. Paff, to forward a favorable recommendation on the petition of Paintball Explosion for a plat of consolidation for property located at the northeast corner of Illinois Route 120 and Route 21.

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

Nays: None

Abstain: None

Motion carried: 6-0-0

Approved

Mr. Morgan motioned, seconded by Mr. Nordentoft, to forward a favorable recommendation on the petition of Paintball Explosion for a special use permit to allow the establishment and operation of an outdoor recreation on property located at the northeast corner of Illinois Route 120 and Route 21 consistent with the applicant testimony, and amending to note that there would be required a thirty foot buffer between the subject property and the single family property located at 5660.

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

Nays: None

Abstain: None

Motion carried: 6-0-0

Mr. Ziegler stated that they have indicated two different areas that could be used as land bank parking. One being north of the existing parking field and the other one along the south end of the existing single family residential homes. Mr. Ziegler suggested the board, if there is a preference as to which one gets developed first, include that as part of the motion. If they do not have a preference which one should be developed first, then it can be a general land bank parking for up to one hundred additional spots.

Mr. Sula stated that the first choice would be the area to the north because it is immediately adjacent to the parking area. Then Mr. Sula asked the petitioners if they agree with that decision.

The petitioners agreed.

Mr. Campbell motioned, seconded by Mr. Paff, to approve the request of Paintball Explosion for a parking modification to reduce the number of all street parking spaces from 1,030 to 157 spaces on property located at the northeast corner of Illinois Route 120 and Route 21. Consistent with the applicants testimony for land banking, an additional 100 parking spaces at the property adjacent to the parking lot and at the existing residential houses should be provided. In the event that parking spaces are needed, first they will go to the north and later will go along 120.

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

Nays: None

Abstain: None

Motion carried: 6-0-0

6. Adjournment

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

Voice vote:

Approved

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

Motion carried: 6-0-0

The meeting was adjourned at 9:12 p.m.

Respectfully Submitted,

Selene Beltran
Recording Secretary