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**Village of Gurnee  
Planning and Zoning Board Minutes  
January 8, 2025**

**1. Call to Order and Roll Call**

The meeting was called to order at 7:00 p.m.

Planning and Zoning Board Members Present: Chairman James Sula, R. Todd Campbell, Roneida Martin, Dane Morgan, David Nordentoft, Edwin Paff, and Liliana Ware

Planning and Zoning Members Absent: None

Other Officials Present: Atrian Fard, Planning Administrator

**2. Pledge of Allegiance**

**3. Approval of the PZB's December 18, 2024 Meeting Minutes**

Mr. Sula asked if there were any comments or questions regarding the minutes.

As there was not...

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

Voice Vote:

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

Motion Carried: 7-0-0

**4. Informal Review: Liberty Point Residences (NEC of Rt. 21 and Woodlake Blvd.)**

*Northpointe Development is seeking informal feedback on a plan to rezone the property at northeast corner of Route 21 and Woodlake Boulevard from O-1 PUD to R-6 straight zoning and a variation from the maximum allowable density in the R-6 District in order to accommodate a 40- unit workforce housing development.*

Ms. Fard introduced the item by stating that Northpointe Development is seeking informal feedback on a plan to construct a 40-unit affordable housing facility on approximately 2.2 acres located at the NEC of Rt. 21 and Woodlake Blvd. The development targets the community's low-income workforce, which earns 30%-80% of Lake County's median income. The property is currently zoned O-1 PUD, Restricted Office as a Planned Unit Development, and is subject to a

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1998 PUD as well as Woodlake Plat of Subdivision recorded in 1999. To accommodate a 40-unit multifamily project, the petitioner intends to rezone the property from O-1 PUD to R-6 straight zoning and request a variation from the maximum allowable density in the R-6 District.

The subject parcel is surrounded by established multifamily residential areas: Woodlake Apartments to the north and east and Gurnee Glen Apartments to the south, as well as vacant single-family residential parcels to the west, which support the zoning transition from office to multifamily residential. This parcel is part of the Washington/Milwaukee Subarea on the Village's Comprehensive Land Use Plan. The Subarea plan also leverages the existing multifamily developments along Woodlake Boulevard and encourages the expansion of this development type onto adjacent sites, including the subject property.

Regarding density, the R-6 zoning district would allow a total of 29 dwelling units for the site, or 13.18 dwelling units per acre. The plan proposes 40 units for a density of 18.18 DU/acre. Please note that the subject parcel has remained vacant for years and has proven challenging to develop due to its relatively small size and physical constraints created by multiple street frontages and significant setbacks, buffers, and easements recorded on the site. These factors limit the buildable area on the lot, making a higher density necessary to achieve an economically viable project.

Since distributing the PZB packets, the petitioner updated the site plan and addressed all minor staff comments. Please find the revised site plan printed in front of you. The applicant is in attendance to walk the PZB through their revised plans. Any feedback you can provide will help determine their next step.

Mr. Sula reminded that the purpose of an Informal Review is the opportunity for potential applicants to get some feedback on their proposals before actually petitioning for approval; no decisions will be made this evening, and nothing presented nor any feedback would be binding.

Mr. Sula then turned the floor over to the potential applicant.

Jake Victor, Vice President of Development for Northpoint Development Corporation, gave a visual presentation offering a background on the company, other projects they have completed, and the need for housing to accommodate the workforce (the working class) within the community that the project is intended to serve. The presentation also offered maps of the proposed development (including parking) as well as illustrations of the individual apartments' designs.

Mr. Sula then asked who would like to begin discussion.

Ms. Ware expressed approval for the location chosen, and commented on the amount of parking (which was in agreement with Mr. Victor's concern that the amount of parking required was a bit high and not necessary considering the income of potential tenants and the number

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of cars they would likely own). Ms. Fard then clarified that the required number of spaces would be 72.

Mr. Nordentoft agreed that that this type of project is more suitable the office space. He asked Village Staff is there was a comparable project with the density of this one. Ms. Fard offered a bit of history based on her knowledge but acknowledged that there has not been a project of such density. His concern is that the Village may not be acting in its best interest in allowing projects with such density, as the quality of life for residents must be considered as well as the economic benefits.

Mr. Paff asked what would be prevent any change in setbacks should the rezoning be approved. Ms. Fard stated that ordinance in setbacks would be in accordance with zoning. He also expressed that he would like to see the effects of Gurnee Glen, a similar project, before any more such projects are approved.

Mr. Campbell applauded the efforts towards affordable housing, and addressed the dire need for it. He also expressed concern for potential traffic, as well as the amount of parking spaces; he would like to see more greenspace if less parking would be doable. Mr. Victor confirmed with Ms. Fard that reducing the parking spaces to 72 would be allowed.

Mr. Morgan stated that he would like to take up Mr. Victor's offer to visit some of their other projects, and also expressed a desire to reduce parking and increase greenspace. He also confirmed with Mr. Victor that income considered for application is that of the household. He also stressed that importance of avoiding absentee management.

Ms. Martin expressed that she would like to see BBQ grills and such put back into their plans since parking can be reduced.

Mr. Sula agreed that the consensus is that office space is not likely going to be proposed for this site, and was generally supportive of the project. He did, however, ask what the potential effect this rental development would have on neighboring rental communities. Mr. Victor stated that they effect would likely be minimal, as these apartments are designed for a particular demographic.

In closing, Mr. Sula thanked Mr. Victor for his presentation, and offered that there doesn't seem to be any real obstacle to this proposal moving forward.

## **5. Parking Modification: Imports Unlimited Inc. (4015 Grove Avenue)**

*Dino Tsoros of Praxis Construction, is seeking approval of a Parking Modification to reduce the number of off-street parking spaces from 70 required to 35 spaces on property located at 4015 Grove Avenue. The petitioner is proposing to construct a 6,215 square feet auto repair and service building with 14 service bays.*

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Ms. Fard introduced this item by stating that Dino Tsoros of Praxis Construction is seeking approval for a Parking Modification to allow the construction of a 6,215 square feet auto repair and service (Imports Unlimited) building on the vacant parcel at 4015 Grove Avenue. The PZB may recall the recent request for rezoning of the subject property from C-2 PUD, Community Commercial as Planned Unit Development to I-2 PUD, General Industrial as Planned Unit Development to accommodate the auto repair/service by right. Since then, Imports Unlimited has submitted its preliminary site plan, which meets all requirements and regulations except for parking. For a vehicle service/repair use, Code requires a minimum of 5 parking spaces per service bay. With 14 service bays proposed, the business requires 70 parking spaces on the site, while 35 spaces will be provided – half of the required number.

It is worth noting that the site is quite self-contained, with a single curb cut on Grove Avenue, which minimizes traffic impacts on the neighboring commercial and residential properties. In addition, Code requires a landscape buffer a minimum of 30 feet in width to be provided on the west side of the site, where the subject industrial district abuts a commercial district. Meeting this buffer has significantly restricted the available space for additional parking spaces. Please note that the PZB has decision-making authority in this matter. The petitioner is in attendance to walk the PZB through their request and answer any questions you may have.

Dino Tsoros, of Praxis Construction, introduced the owner and architect of this project before explaining that the need for parking is greatly reduced by the kind of services that will be offered and to whom; work on high-end vehicles by appointment only and often lasting for several months simply requires more availability of bays rather than parking spaces as traffic in and out of the parking lot by clients is less while demand for workspace is higher.

Mr. Sula then asked who would like to begin discussion.

Mr. Paff agreed that the amount of parking spaces would be suitable for this business, but questioned what would happen if another business took over the site. Mr. Sula and Ms. Fard stated that whether or not required parking is based on the business or the site depends on the difference in businesses leaving/moving on to the site. Mr. Tsoros offered to sign an affidavit requiring rezoning should the owners of this business decide to sell. Ms. Fard stated that zoning would be bound, and that new owner of the site would be subject to these parking modifications unless appearing before the Board themselves.

Mr. Nordentoft asked if street parking would be allowed should all parking spaces be, in fact, occupied. Ms. Fard stated that it would be allowed, but not necessarily encouraged. All being said, he felt the amount of parking would actually be sufficient.

Mr. Sula stressed the significance of any new owners knowing what parking requirements they would be subject to.

Mr. Morgan confirmed with Mr. Tsoros that they are to be about six to seven employees at the business.

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Ms. Ware asked how many cars would be on the property at one time; per the owner, about 32, with seven being worked on, and 24-25 in the parking lot.

At this time, Mr. Nordentoft stated that he was prepared to advise a motion.

Mr. Nordentoft motioned, seconded by Mr. Morgan, to approve the request for a Parking Modification from Imports Unlimited, Inc. reducing the required number of spaces from 70 to 35 at 4015 Grove Avenue as consistent with the applicant's testimony.

Roll call vote:

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

Nays: None

Abstain: None

Motion carried: 7-0-0

#### **6. Next Meeting Date: January 22, 2025**

Ms. Fard stated that there will not likely be a Public Hearing but that there may be another Informal Hearing or Parking Modification.

#### **7. Public Comment**

Mr. Sula opened the floor to the public. As there was no one in the audience wishing to speak on anything else, he then closed the floor to the public.

#### **8. Adjournment**

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

Voice vote:

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

Motion carried: 7-0-0

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

Respectfully Submitted,

Joann Metzger,  
Recording Secretary