

Approved

**Village of Gurnee
Planning and Zoning Board Minutes
January 22, 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, Edwin Paff, and Liliana Ware

Planning and Zoning Members Absent: David Nordentoft

Other Officials Present: David Ziegler, Community Development Director and Atrian Fard, Planning Administrator

2. Pledge of Allegiance

3. Informal Review: Ten Hotel & Residential Community (6161 Grand Avenue)

Khayat Enterprises is seeking informal feedback on a plan to convert the south wing of Holiday Inn Hotel at 6161 Grand Avenue, including 110 hotel rooms, into 80 efficiency and 1-bedroom apartment units while continuing to use the remaining 100 units on the north side of the building as hotel rooms. The property is zoned C-2, Community Commercial District, which does not allow residential uses on the ground floor. The petitioner is also seeking informal feedback on the most appropriate process to accommodate the project.

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.

Introducing the item, Mr. Ziegler stated that Khayat Enterprises is seeking informal feedback on a plan to convert a portion of the current Holiday Inn (Hotel Gurnee) facility into multi-family residential apartments. The approximately four-acre parcel located at the southeast corner of Grand Avenue and Tri-State Parkway requires zoning entitlement as the current C-2 Community Commercial District does not allow for Multi-Family Residential. The proposal intends to convert 110 hotel units in the existing four-story south wing of the hotel to a mixture of 80 - 1 Bedroom and Efficiency apartments To accommodate this multifamily project, the petitioner intends to execute a Planned Unit Development Agreement on the property.

The subject parcel is surrounded by a mixture of uses, with commercial uses of Northwestern Medical Office to the north and Rohrman Hyundai to the west. To the South is Restaurant Depot as a Limited Industrial Use and to the east is the residentially zoned ComEd Power Line

Approved

ROW and Warren Cemetery. This parcel is indicated as commercial in the Village's Comprehensive Land Use Plan.

Deviations for the allowed zoning use, the proposed unit density and parking requirements, lend this proposal to a Planned Unit Development as a potential corridor to approval.

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 then turned the floor over to the potential applicants.

Members of the Khayat family, along with their advisers and associates, gave an in-depth presentation (with visuals) on their plans to convert the structure and site into an upscale hotel, banquet hall, and convention center with a full-service restaurant (breakfast, lunch, dinner and cafe) a lounge (featuring live music) and other amenities (laundry facilities, pool, fitness centers with a yoga studio, a grab-and-go/grocery market, etc.) in conjunction with residential one-bedroom and studio apartments that will share the amenities and provide a luxurious lifestyle (at an affordable price) that will draw in young professionals to the community while providing a steady stream of income providing support to the overall business.

Their hope is to bring “brides back to Gurnee,” host the families of graduates from nearby Great Lakes, and revitalize the local convention scene. The location of the facility, at the epicenter of all that Gurnee has to offer, will draw in those who enjoy an urban feel and will lend itself to the “mixed use” that has been trending in nearby communities with great success.

After the presentation, the Khayats offered to answer any questions the Board may have.

Mr. Sula then asked who would like to start the discussion.

Mr. Paff noted the ambition of the project, and expressed appreciation for the fact that the residential units will be for single occupants rather than families. He expressed concern for parking, and inquired as to their plans. The family responded that plans are being made for valet parking would be provided, utilizing agreements with Gurnee Mills, Rohrman's, etc. He also asked if 100 rooms would support a conventions and banquets; the family noted that such events would utilize other hotels, effectively boosting business at those hotels.

Mr. Campbell praised the presentation, and asked if this could be considered an “extended stay” so as to avoid some hurdles in the application process. Mr. Ziegler responded that this was considered, but the distinction between the transient nature of extend stay and actual residential rentals was too great. Mr. Campbell then asked how the residences and hotel rooms would be separated, and this was outlined to him with visuals within the presentation; there will actually be two buildings. Residents will have access to the hotel facilities, but hotel guests will not have access to residential areas; this will be managed by the use of key cards. Residents will also have their own parking spaces.

Approved

Ms. Ware also praised the proposed project. Not only would she be personally interested in visiting the facility, but--citing her employment with the College of Lake County--she recognizes its potential benefits to students. She did, however, express a desire for more greenspace within the residential areas. A potential fountain, greenery, and lawn furniture in the residential area was pointed out to her in the visual presentation.

Mr. Morgan asked that parking be given utmost consideration when plans are finalized for application, based on experiences he's had at that location. He also stressed the security of the residents, noting approval of the adults only nature of the residences.

Ms. Martin asked what the view for the residents would be. Some will be facing greenery; others will be facing the courtyard. She also praised the urban feel of the project, the intent to bring brides (weddings) back to Gurnee, and the excitement over the uniqueness of the project. Concurring with other Board members that parking must be carefully considered, she added that the presence of a medical center nearby made it particularly crucial.

Mr. Sula also praised the project, and explained how they've addressed the concerns that the Board had over other proposals for the area.

Mr. Sula and Mr. Ziegler concurred that a PUD would be the best course of action to take in the application process.

Mr. Sula spoke on behalf of the Board, stating that he didn't see any reason for the family to proceed with the application process.

Mr. Sula then thanked the Khayats and wished them good luck on the project.

4. Final Plat of Resubdivision: 4060 Rudd Court (Agha Resubdivision)

Mr. Sohail M. Agha is seeking the resubdivision of property located at 4060 Rudd Court into two lots. The subject property is approximately 21,739 square feet and is zoned R-3, Single Family Residence District.

Introducing this item, Ms. Fard stated that Sohail M. Agha is seeking the resubdivision of property located at 4060 Rudd Court. The subject property is approximately 21,700 square feet and is zoned R-3 District. The resubdivision leads to two parcels that will be conforming to all the R-3 dimensional standards. The scope of the project does not include any changes to the existing public improvements and easements, and no new public improvements or easements are proposed. The resubdivision plat generally conforms to Village ordinances while a few minor adjustments are needed before the Village Board meeting. Engineering staff recommends that the Village of Gurnee Planning and Zoning Board forward a favorable recommendation to the Village Board of Trustees for the resubdivision.

Approved

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

Mr. Morgan confirmed with Ms. Fard and Mr. Ziegler that the purpose of this is to allow for evenness in the lot and to prevent any nonconformance in setbacks.

Mr. Sula added that the plans look weird on paper, but will make for a cleaner site.

Mr. Sula also confirmed with Mr. Ziegler that the ancillary structure on the property will eventually have to be removed.

As there were no more questions, Mr. Sula suggested that a motion would be in order. Mr. Campbell motioned, seconded by Ms. Ware, to forward a favorable recommendation to approve the requested resubdivision of property located at 4060 Rudd Court.

Roll call vote:

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

Nays: None

Abstain: None

Motion carried: 6-0-0

5. Next Meeting Date: February 5, 2025

Ms. Fard stated that there are no items scheduled at this time for that meeting.

6. Public Comment

Mr. Sula opened the floor to the public. Liz Nelson, 1605 Silvergate Court, spoke in the presence of a few other residents in support of affordable housing that caters to a diverse population in various life stages and with varying incomes to accommodate those already living and working (but struggling to afford housing) in the Village and to encourage those of working age to come here offering the ability to live in the same community their service contributes to. Mr. Sula then thanked them and closed the floor to the public.

7. Adjournment

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

Voice vote:

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

Motion carried: 6-0-0

Approved

The meeting was adjourned at 8:00 p.m.

Respectfully Submitted,

Joann Metzger,
Recording Secretary