

Approved

**Village of Gurnee
Planning and Zoning Board Minutes
March 19, 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: David Ziegler, Community Development Director and Bryan Winter, Village Attorney

2. Pledge of Allegiance

3. Approval of the PZB's March 5, 2025 Meeting Minutes

Mr. Sula relayed Ms. Martin's observation that her vote ("aye") was not recorded in the roll call vote regarding the car wash, and Mr. Nordentoft suggested that not all public comment made at the meeting had been recorded. Mr. Ziegler explained that these omissions were mistakes likely made due to staff using different software and AI to generate the minutes due to a petitioners' urgent need for their application to advance quickly; he asked that this item regarding the minutes be taken off the agenda, and continued to the next meeting, to allow time for corrections to be made.

4. Public Hearing: Zoning Map Amendment – Restaurant Depot – 1501 Tri-State Parkway –

Rezoning a portion of the property that has been recently forced annexed from R-1, Single-Family Residential District to I-1, Restricted Industrial District for Restaurant Depot located at 1501 Tri- State Parkway. (File #25-0009)

Mr. Ziegler introduced the item by stating that the subject parcel is approximately 0.11 acres. It is part of the seven-acre Restaurant Depot lot located at 1501 Tri-State Parkway and is situated on its upper northeastern boundary. The land was developed in unincorporated Lake County in 1970 as a small sewer facility to service the Holiday Inn hotel, located at 6161 Grand Avenue. Once the Village extended utilities/sanitary sewer to the area the old sewer facility was dismantled, however the parcel remained unincorporated. The subject parcel is less than 60 acres and is wholly bounded by the Village corporate limits, therefore it meets the requirements for a force-annexation.

Approved

A force-annexation into Gurnee was approved by the Village Board at the March 3, 2025 meeting and has resulted in an automatic R-1, Single Family Residential zoning designation. To make the subject parcel's new zoning consistent with the existing lot and the Village's Comprehensive Plan, the petitioner is seeking a Zoning Map Amendment to rezone its 0.11 acres from the R-1, Single Family Residential District to the I-1, Restricted Industrial District. The petitioner's representative Temika Banks is in attendance tonight.

Mr. Ziegler then advised that this was initiated by the Village, and began during the Public Hearing held at the last meeting regarding the hotel/apartment development.

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

Mr. Sula then asked Ms. Banks if she had anything to add; she did not.

Mr. Sula then reiterated Mr. Ziegler's advisement, and suggested that a motion be made.

Mr. Nordentoft, seconded by Mr. Paff, motioned to recommend approval to rezone a portion of the property that has been recently forced annexed from R-1, Single-Family Residential District to I-1, Restricted Industrial District for Restaurant Depot located at 1501 Tri- State Parkway.

Roll call vote:

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

Nays: None

Abstain: None

Motion carried: 7-0-0

Mr. Sula then informed the petitioner as to the next steps in the process, and that Village staff will keep them informed as to the timeline, as well.

5. Next Meeting Date: April 5, 2025

Mr. Ziegler stated that there are no items scheduled for that meeting at this time.

6. 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.

7. Adjournment

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

Approved

Voice vote:

All “ayes,” no “nays, and none abstaining

Motion carried: 7-0-0

The meeting was adjourned at 7:10 p.m.

Respectfully Submitted,

Joann Metzger

Recording Secretary