

Approved

**Village of Gurnee  
Planning and Zoning Board Minutes  
May 7, 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; Shannon Coleman, Associate Planner, and Bryan Winter, Village Attorney

**2. Pledge of Allegiance**

**3. Public Comment (Non-Public Hearing Agenda Items)**

Mr. Sula opened the floor to the public. As there was no one present who wished to speak, he then closed the floor to the public.

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

Mr. Sula asked if there were any comments or questions regarding the minutes. As there was not, Mr. Campbell, seconded by Mr. Paff, motioned to approve the minutes as submitted.

Voice vote:

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

Motion carried: 6-0-0

**5. Approval of the PZB's March 19, 2025, Meeting Minutes**

Mr. Sula asked if there were any comments or questions regarding the minutes. As there was not, Mr. Paff, seconded by Mr. Campbell, motioned to approve the minutes as submitted.

Voice vote:

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

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Motion carried: 6-0-0

**6. Design Standard Modification: Burger King – 1.39 Acres located at 5300 Route 132 (Grand Avenue)**

*Mr. Thomas Savoca, of MRV Architects, Inc., on behalf of Burger King, is requesting a Design Standard Modification for the relief of the 50% front facade glazing requirement on the south facade of the proposed building within the C-1, Neighborhood Commercial, PUD District, on property located at 5300 Route 132. (File #25-0001)*

Ms. Coleman introduced this item by stating that Mr. Thomas Savoca, of MRV Architects, Inc., on behalf of Burger King, is requesting a Design Standard Modification for the relief of the 50% front façade glazing requirement on the south façade of the proposed building within the C-1, Neighborhood Commercial, PUD District, on property located at 5300 Route 132. The future Burger King as submitted has a front façade glazing of 26.8% as proposed. The original Burger King restaurant was built in 1986 and was under the standards of the Zoning Ordinance of that time. However, under the design standards of the current Zoning Ordinance the plan, as proposed, does not meet the front façade glazing standard. The relief is needed to screen the new location of the kitchen and secondary drive-thru area running along the west side, and portion of the south side of the proposed building.

Mr. Sula then turned the floor over to the petitioner.

Mr. Thomas Savoca, of MRV Architects, Inc., on behalf of Burger King and its franchisee, explained that they are asking for relief as they are unable to meet the standard due to the orientation of the building and the layout of the new prototype.

Mr. Sula asked if there were any questions from the Board.

Mr. Morgan asked about the amount of glazing there will be, and Ms. Coleman again confirmed that it would be at 26.8%.

Mr. Ziegler reminded the members of the Board that this has been an issue with recently built single-use structures such as the new Casey's, and—when it was brought up by Mr. Paff—the Raising Canes.

Mr. Sula confirmed with Mr. Savoca that Burger does not offer a lot of leeway in these matters, as this prototype is the future look of Burger King restaurants.

As there were no more questions, Mr. Sula suggested that a motion be in order; he reminded that the Board has final approval on this matter, so the motion is to be in the form of such.

Mr. Campbell, seconded by Mr. Morgan, motioned to approve the request by Mr. Thomas Savoca, of MRV Architects, Inc., on behalf of Burger King, for a Design Standard Modification

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allowing the relief from the 50% front facade glazing requirement on the south facade of the building at 5300 Route 132, consistent with the petitioner's testimony.

Mr. Sula then asked if there was discussion on the motion. As there was not, a vote was taken.

Roll call vote:

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

Nays: None

Abstain: None

Motion carried: 6-0-0

Mr. Sula then thanked the petitioner for continued investment in the community.

**7. PUBLIC HEARING: Special Use Permit – 0.71 acres located at 7005 Route 132 (Grand Avenue)**

*Mr. Daniel Olson, of Parvin-Clauss Sign Company, on behalf of First American Bank, is requesting a Special Use Permit for approval of an Electronic Message Center Sign within the C-2, Community Commercial, PUD District, on property located at 7005 Route 132. (File #25-0014)*

Introducing the next item, Ms. Coleman stated that Mr. Daniel Olson, of Parvin-Clauss Sign Company, on behalf of First American Bank, is requesting a Special Use Permit for approval of an Electronic Message Center Sign, on property located at 7005 Route 132. The petitioner will demonstrate how their proposal will meet the 10 standards for approval for an Electronic Message Center sign.

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

Mr. Sula then turned the floor over to the petitioner.

Mr. Daniel Olson, of Parvin-Clauss Sign Company, on behalf of First American Bank, gave a description of the proposed sign and its expected use. He stated the sign is what is found at most Bank of Americas, and that the company uses it primarily to display rates. It does not scroll or flash. Mr. Olson also said that Village staff has been consulted with to assure it will adhere to the characteristics encouraged/discouraged of such signs.

Mr. Sula then asked if there were any questions from the Board.

Mr. Sula then opened the floor to the public. As there was no one wishing to speak on this matter, he then closed the floor to the public.

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Mr. Sula then asked that a motion be made to make a recommendation to the Village Board.

Mr. Morgan, seconded by Mr. Paff, motioned to forward (“forward,” as reminded by Mr. Winter’s suggestion to amend as such) a recommendation to approve a Special Use Permit allowing the use of an Electronic Message Center Sign on the property located at 7005 Route 132 consistent with the petitioner’s testimony.

Mr. Sula then asked if there was any discussion on the motion. As there was not, a vote was taken.

Roll call vote:

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

Nays: None

Abstain: None

Motion carried: 6-0-0

Mr. Sula then wished the petitioner good luck.

Mr. Olson then asked if this matter would be within “consent agenda” as it progresses to the Village Board meeting. Mr. Ziegler advised that this type of matter is generally listed under new business, and affirmed Mr. Olson’s suggestion that he should attend the Village Board meeting.

**8. Informal Review (2nd): Fiduciary Real Estate Development – 16.7 Acres located on Tri-State Parkway (between Grand Avenue and Cemetery Road)**

*Mr. Anthony DeRosa, on behalf of Fiduciary Real Estate Development, the potential purchaser of a 16.7 Acre parcel along Tri State Parkway, is seeking informal feedback on its revised development plan. The petitioner is requesting to rezone the parcel from O-2 General Office District, to R-6, Multi-Family Residential District PUD, to accommodate the development of 120 residential units housed within 6 buildings. (Continued from the July 10th 2024 PZB meeting)*

Ms. Coleman introduced this item by stating that he petitioner, Mr. Anthony DeRosa of Fiduciary Real Estate Development, is seeking informal feedback on purchasing a 16.7-acre parcel along Tri-State Parkway and rezoning it from O-2 General Office District to R-6, Multi-Family Residential District to develop 120 multi-family dwelling units, housed within six, two-story buildings. The proposed development will be located east of the existing wetlands and stormwater detention facility. Additionally, Camiros, consultants in Planning, Zoning & Landscape Architecture prepared a memorandum that provides a brief analysis of the Tri-State Parkway site and its potential future land use, including opportunities for multi-family development.

Mr. Sula then turned the floor over to the petitioner.

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Mr. Anthony DeRosa, on behalf of Fiduciary Real Estate Development, the potential purchaser, began his presentation (which included updated visuals) by giving a brief review of the proposed project, focusing on some of the changes and updates made based on feedback from the last Informal Review as well as the study by Camiros...

Regarding location, reduction in impact on existing wetlands was given high priority, as well as...

1. Doubled set back
2. Reduction in frontage
3. Relocation of the proposed clubhouse
3. Added landscaping

To address concerns over density...

1. Reduction in overall size of the development
2. Walking space within the development
3. Elimination of three-bedroom units

As for market demand of such a project, Mr. DeRosa asserted that demand is rather undisputed for this kind of residential development.

Mr. DeRosa concluded his presentation by offering to answer any questions.

Mr. Sula asked if there were any questions from the Board.

Ms. Ware thanked the potential petitioners for the changes, particularly those regarding landscaping. She then asked about parking. Mr. DeRosa answered that there will be 225 parking spaces, which will be in the form of attached garages and paved slots.

Ms. Martin asked about parking for the clubhouse. Mr. DeRosa answered that there will be parking along the north side of the clubhouse, and that—since the overall parking on the grounds is more than what will likely be needed overall—any more parking needed for activities held at the clubhouse would be available. Ms. Martin then asked about the price range of monthly rents for these units, and Mr. DeRosa answered from \$1600 to \$2200. Lastly, Ms. Martin asked how long it would take for the completion of this project, and Mr. DeRosa said it would take about 18 months to build.

Mr. Paff offered that he felt the changes and updates were good, but he still felt it was very dense. He expressed concern over the number of families with children renting in the property. Mr. DeRosa offered stats that indicated a rather low number of children in such rental units, particularly without the availability of three-bedroom units. Mr. Paff also asked if there was to be any marked parking, and Mr. DeRosa stated that there would be for residents. Mr. Paff also

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expressed concerned over potential back-up in cars entering the parking lots, as entrance to two are immediately into the lots along Tri-State Parkway.

Mr. Campbell, also appreciated the changes, expressed concerned over potential blind spots on the roads. Mr. DeRosa expressed that traffic studies would be conducted to address such hazards.

Mr. Morgan also offered appreciation for the changes and updated, but asserted that he still struggles with the location and its proximity to industrial areas. Mr. DeRosa acknowledged this, but explained new trends in what residents are looking for in rental communities and their locations.

Mr. Sula also expressed that these new plans are an improvement, and that the changes satisfy what were his primary concerns over the project—reduction in density, elimination of three-bedroom units, the relocation of the clubhouse, etc.

In summary, Mr. Sula emphasized that he feels resistance to the project has lessened, and that there doesn't seem to be any reason not to proceed in the application process.

#### **9. Next Meeting Date: May 21, 2025**

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

#### **10. 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.

#### **11. Adjournment**

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

Voice vote:

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

Motion carried: 6-0-0

The meeting was adjourned at 7:45 p.m.

Respectfully Submitted,

Joann Metzger  
Recording Secretary