

**Village of Gurnee
Planning and Zoning Board Minutes
September 17, 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, David Nordentoft, and Liliana Ware

Planning and Zoning Members Absent: Edwin Paff and Dane Morgan

Other Officials Present: David Ziegler, Community Development Director; Shannon Coleman, Associate Planner, and Gretchen Neddenriep, Acting Village Attorney

2. Pledge of Allegiance

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

(Per Gurnee Municipal Code Section 2-90, Public Comment at the beginning of the agenda is for agenda items only that are not subject to a public hearing. A total of 30 minutes is allotted. Individuals are allowed to speak once during this Public Comment for no longer than 3 minutes. See rule posted at gurnee.il.us or in the Council Chambers for additional information.)

Chairman Sula opened the floor for public comment and explained that this segment was only for non-public hearing items. The public had no comments for this portion and Chairman Sula closed the floor to the public.

4. Final Plat of Stonehenge Subdivision Lot 1 (File #25-0033)

Ms. Coleman introduced this item by stating that Lot G-1 within the Reserve at the Merit Club Unit 3 parcel consists of 37.08± acres of land that is currently zoned R-1, Single Family Residence PUD and O-1, Restricted Office PUD. The proposed subdivision, Stonehenge Subdivision I, Lot 1, divides the existing parcel into one separate lot, addressed as 6333 W Belvidere Road, to accommodate a newly constructed home. All public improvements associated with Stonehenge Subdivision I are currently in place or will be installed with site improvement. The subdivision plat of survey reflects adequate easement provisions and is accompanied with a Declaration of Covenants and Easements that grant a perpetual nonexclusive easement for cross access, utilities, drainage, construction, and maintenance. Staff has reviewed the subdivision plat and verified that it conforms to Village ordinances.

Chairman Sula asked if the proposed site is Lot 1. Ms. Coleman answered yes.

Mr. Ziegler stated that the entire site is part of a PUD and that three existing homes are on the site. Utilities and infrastructure already exist on the site. States that the parcel is consistent with the PUD that was approved in the 1990s.

As there were no more questions or comments from the Board, Chairman. Sula suggested that a motion, in the form of a recommendation to the Village Board, be made.

Ms. Ware, seconded by Mr. Campbell, motioned to forward a recommendation to approve Lot 1 of the Final Subdivision Plat for *Stonehenge Subdivision I*, located at 6333 Belvidere Road.

Roll call vote:

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

Nays: None

Abstain: None

Motion carried: 5-0-0

5. PUBLIC HEARING: Rezone & Variation Seasons at Gurnee (File #25-0031)

Ms. Coleman introduced this item by stating that *Fiduciary Real Estate Development Inc. attended its second, and final, Informal Review at the May 7, 2025 Planning & Zoning Board meeting where they presented their revised development plan for Seasons at Gurnee residential apartments. The petitioner has worked closely with Staff to make adjustments to refine their concept plan and minimize the number and extent of relief requested. All bulk standards proposed are to be met for the R-6 district, with the exception of the 30' front yard setback, which requires a Variation for relief.*

As this was a Public Hearing, Chairman Sula requested that anyone wishing to speak on this matter be sworn in. Ms. Neddenriep conducted the swearing-in.

Tony DeRosa, of Fiduciary Real Estate Development Inc., presented his petition based on his former informal reviews. He stated the uniqueness of the site is due to the wetlands. He then opened the floor for questions.

Chairman Sula asked since the prior meetings were informal if any other things need to be documented.

Mr. Ziegler stated that the standards of approval for the rezoning and the variance are documented in the attached applications.

Mr. Nordentoft noted that the current proposal is consistent with the informal discussions up to this point and all information was well documented.

Chairman Sula then opened the floor to the public. No one from the audience approached, so the floor was closed.

As there were no more questions or comments from the Board, Chairman Sula suggested that a motion, in the form of a recommendation to the Village Board, would be in order.

Mr. Nordentoft, seconded by Mr. Campbell, motioned to forward a recommendation to approve:

1. The Zoning Map Amendment to rezone one parcel of land totaling 16.49± acres from the existing O-2, Office Campus District to R-6, Multi-Family Residential District.

Roll call vote:

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

Nays: None
Abstain: None

Motion carried: 5-0-0

2. Approve the Variation request to reduce the front yard setback requirement from 30' to 20', to accommodate *Seasons at Gurnee*, a proposed multi-family residential development.

Roll call vote:

Ayes: Campbell, Martin, Nordentoft, Ware, and Sula
Nays: None
Abstain: None

Motion carried: 5-0-0

6. PUBLIC HEARING: Zoning Text Amendment - Accessory Structures 600+ (File #25-0027)

Mr. Ziegler discussed the previous informal regarding Accessory Structures in four points:

1. Height – Redefine the height of Accessory Structures to the roof peak versus the mid-peak,
2. Footprint – Limit the cumulative footprint of Accessory Structures from 100% down to 75% and reducing maximum yard utilization from 50% down to 40%
3. Quantity – Limited quantity of Accessory Structures to 3, but not including fences or permitted structures less than 25 square feet.
4. Use. Further restricted building elements of Detached garages/Sheds by eliminating permanent stairways so that they cannot be used as a secondary dwelling unit.

Chairman Sula noted that no members of the public were in attendance so the need to open the floor was not needed.

As there were no more questions or comments from the Board, Chairman Sula suggested that a motion, in the form of a recommendation to the Village Board, would be in order.

Mr. Nordentoft, seconded by Mr. Campbell, motioned to forward a recommendation to approve the petition to amend:

1. Article 2.2 titled “Rules of Measurement”: To amend the definition of “Building Height” to define the maximum height for accessory structures, as proposed,

And,

2. Article 10.2 title “Accessory Structures and Uses”: To amend the “General Regulations for Accessory Structures” to regulate bulk standards relating to Accessory Structures, as proposed.

Roll call vote:

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

Nays: None

Abstain: None

Motion carried: 5-0-0

7. Next Meeting Date: October 6, 2025

Mr. Ziegler stated that there are no Public Hearings scheduled for the 6th.

8. Public Comment

(Per Gurnee Municipal Code Section 2-90, Public Comment at the end of the agenda is for agenda items or items that are within the Village's responsibility. A total of 60 minutes is allotted. Individuals are allowed to speak once during this Public Comment for no longer than 3 minutes. See rule posted at gurnee.il.us or in the Council Chambers for additional information.)

Chairman Sula did not open the floor to the public since the public was no longer in attendance.

9. Adjournment

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

Voice vote:

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

Motion carried: 5-0-0

The meeting was adjourned at 7:30 p.m.

Respectfully Submitted,

Shannon Coleman
Associate Planner