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**Village of Gurnee
Planning and Zoning Board Minutes
October 6, 2021**

1. Call to Order and Roll Call

The meeting was called to order at 7:30 p.m.

Planning and Zoning Board Members Present: Chairman James Sula, Brian Baugh, R. Todd Campbell, Tim Garrity, David Nordentoft, and Edwin Paff

Planning and Zoning Members Absent: Josh Pejsach

Other Officials Present: Tracy Velkover, Planning Manager; Clara Gable, Associate Planner; Bryan Winter, Village Attorney

2. Pledge of Allegiance

3. Public Hearing: Stacey McKie petition for a Special Use Permit (820 Lakeside Drive)

Stacey McKie is petitioning for a Special Use Permit to allow the establishment and operation of a recreational facility, specifically a cheer and dance studio, on property located in 820 Lakeside Drive in the Grand Tri-State Industrial Park. The subject property is zoned I-2 OIP, General Industrial with a Special Use Permit for an Office and Industrial Park. A recreational use requires a Special Use Permit per the business park's OIP designation.

Ms. Gable introduced the item by stating that Stacey McKie, on behalf of B Fly Athletics, has requested a Special Use Permit to allow the establishment and operation of a recreational facility, specifically a cheer and dance studio, at 820 Lakeside Drive (Suites 1 & 2). The subject property is zoned I-2 OIP, General Industrial with a Special Use Permit for an Office and Industrial Park. The OIP requires a Special Use Permit for "recreation uses, including health clubs and special sports instruction (i.e., self-defense, gymnastics, etc.) whereby the entire operation is conducted indoors". The studio is proposed to utilize approximately 15,000 sf of the 62,900 sf building. On this matter, the Planning and Zoning Board will make a recommendation that will be forwarded to the Village Board for their determination.

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

Mr. Sula turned the floor over to the Petitioner.

Mr. Shaun Burke introduced himself as an industrial/commercial real estate broker, and explained that he was appearing on behalf of McKie, as she was not feeling well this evening.

Beginning his presentation, Mr. Burke explained that, though the business has been operating at its present location for a few years, it has come to their attention that a Special Use Permit is needed. In explaining why he felt the business deserved the Special Use Permit, he first noted the hours of operation for the business—5:00 p.m. to 9:30 p.m., Monday through Friday—and pointed out they will not create extra traffic during the customary hours of operation for other

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businesses in the area; he did note that one team did practice on Sunday mornings. He then reminded that, not only are there recreational facilities in industrial parks throughout the Chicago Metropolitan area, but—that there is a trampoline park right next door to this facility, as well as a gymnastics facility and Crossfit facility in the immediate area.

Wrapping up, Mr. Burke expressed that—considering the amount of youth sports/recreational facilities there are in industrial parks, creating no particular problems in such locations—there should be no issues with this facility continuing to operation at its present location.

Mr. Sula reminded members of the Board that, despite the business already existing at this location, their decision must be based on whether or not it would have been allowed to begin with. He did express, however—after verifying with Village staff that there have been no reported problems with the business at this location—that he had no concerns with this request.

Mr. Sula then asked if there were any questions or comments from members of the Board.

Mr. Nordentoft, while acknowledging the differences between this facility in comparison to other recreational facilities in the area (such as smaller class sizes, lack of parental spectating, and hours of operation) noted, however, that issues having presented themselves in regards to such facilities in this industrial park have been related to traffic and parking. He asked if, per their lease, the business was restricted to the use of only a certain amount of parking spaces within the lot.

Mr. Burke indicated that he was unsure and would have to look over their lease.

Mr. Nordentoft also asked if there were any plans—such as expansion, or the hosting of large competitions—that may create such issues in the future.

In response, Mr. Burke deferred to Essence Lindsey, an instructor at the facility. Ms. Lindsey explained that parking is discussed with the owners of the building before any sort of special events, and that competitions are not held at their facility, as it is not large enough to host them.

As this was a Public Hearing, Mr. Sula opened the floor to the public. As there was no one there besides those on behalf of the Petitioner, he then closed the floor to the public.

Mr. Sula asked if there were any more questions or comments, and suggested that—if not—a motion would be in order.

Mr. Garrity motioned, seconded by Mr. Baugh, to forward a recommendation to the Village Board to approve a Special Use Permit to allow the establishment and operation of a recreational facility, specifically a cheer and dance studio, on property located in 820 Lakeside.

Mr. Sula asked if there was any discussion to be had over the motion; as there was not, a vote was taken.

Roll Call Vote:

Ayes: Baugh, Campbell, Garrity, Nordentoft, Paff, and Sula

Nays: None

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Abstain: None

Motion Carried: 6-0-0

Mr. Sula wished the Petitioners well, and then advised that the recommendation would be forwarded to the Village Board. Village staff would advise as to what steps would need to be taken in the meantime.

4. Next Meeting Date: October 20, 2021

Mr. Sula clarified with Village Staff that the meeting of October 20th will be held as scheduled.

5. Public Comment

Mr. Sula then opened the floor to comments regarding any issues not on this evening's agenda; as there were no comments made, Mr. Sula closed the floor to the public.

6. Adjournment

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

Voice Vote:

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

Motion Carried: 6-0-0

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

Respectfully Submitted,

Joann Metzger,
Recording Secretary, Planning and Zoning Board