

Approved

**Village of Gurnee**  
**Planning and Zoning Board Minutes**  
**February 20, 2019**

**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, Tim Garrity, Edwin Paff, and Laura Reilly

Planning and Zoning Members Absent: David Nordentoft and Josh Pejsach

Other Officials Present: David Ziegler, Community Development Director; Tracy Velkover, Planning Manager; Clara Schopf, Associate Planner; and Bryan Winter, Village Attorney

**2. Pledge of Allegiance**

**3. Approval of the December 19, 2018 Planning & Zoning Board Meeting Minutes**

Mr. Sula pointed out an error within the minutes (Item #3 on the Agenda) in which Mr. Baugh was recorded as asking a question that was actually asked by Mr. Batz, the petitioner.

Mr. Baugh, seconded by Mr. Garrity, motioned to approved the minutes for the meeting of December 19, 2019 as revised.

**4. Public Hearing: Special Use Permit for Extreme Flight Simulation (1350 Tri-state Parkway)**

*Mike Gurga, on behalf of Extreme Flight Simulation, is seeking a Special Use Permit to allow the establishment and operation of a recreational use, specifically a flight simulation facility. The subject property is located at 1350 Tri-State Parkway, Suite 128, and is zoned I-2, General Industrial, with a Special Use Permit for an Office Industrial Park (OIP).*

Ms. Schopf introduced the item by stating that Mike Gurga, on behalf of Extreme Flight Simulation, is seeking a Special Use Permit to allow the establishment and operation of a recreational use, specifically a flight simulation facility, on property located at 1350 Tri-State Parkway, Suite 128. The subject property is zoned I-2, General Industrial, with a Special Use Permit for an Office Industrial Park. Within the Special Use Permit for an Office Industrial Park, there is a “use list” in which recreation uses require a Special Use Permit. The facility will occupy approximately 2,943 sq. ft. of an approximately 54,768 sq. ft. multi-tenant building. As with all Special Use petitions, the Planning and Zoning Board will make a recommendation that will be forwarded to the Village Board for their determination. The petitioner is in attendance to present his request and answer any questions the board may have.

Approved

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

Mr. Sula then asked the Petitioner if he had anything to add.

Mr. Gurga along with Melissa Zimmerman, on behalf of Extreme Flight Simulation, responded that they really didn't have much to add, and complimented Ms. Schopf on her coverage of the petitioner's request.

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

Mr. Sula then expressed excitement over the proposed project.

As there didn't appear to be any more questions/comments from the Board, Mr. Sula opened the floor to the public; as there was no one in the audience but the Petitioning party, Mr. Sula then closed the floor to the public.

As there were no more questions/comments from the Board, Mr. Garrity stated that he was ready to forward a motion, and—seconded by Mr. Paff—motioned that a favorable recommendation be forwarded to the Village Board to approve a Special Use Permit to allow the establishment and operation of a recreational use, specifically a flight simulation facility, on the subject property located at 1350 Tri-State Parkway, Suite 128.

As there was no discussion on the matter, a vote was taken.

Roll Call Vote:

Ayes: Baugh, Garrity, Paff, Reilley, and Sula

Nays: none

Abstain: none

Motion carried: 5-0-0

## **5. Next Meeting Date: March 6, 2019**

Ms. Schopf stated that there may be a meeting, but there are no Public Hearings on the agenda for March 6<sup>th</sup> at this time.

## **6. Public Comment**

There were no public comments made at this meeting

## **7. Adjournment**

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

Voice vote:

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

Approved

Motion carried: 5-0-0

The meeting was adjourned at 7:35 p.m.

Respectfully Submitted,

Joann Metzger,  
Recording Secretary, Planning and Zoning Board