

Approved

**Village of Gurnee  
Planning and Zoning Board Minutes  
March 17, 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, Tim Garrity, David Nordentoft, Edwin Paff, and Laura Reilly

Planning and Zoning Members Absent: Josh Pejsach

Other Officials Present: Tracy Velkover, Planning Manager and Clara Gable, Associate Planner

**2. Pledge of Allegiance**

**3. Final Plat of Subdivision: Grand and Brookside Shopping Center Resubdivision (7010 Route 132)**

*HK 7010 Grand, LLC is seeking the resubdivision of Lot 2 of the Final Plat of Rosen Resubdivision into 2 lots. An existing building on the site is proposed to be split along a common internal wall onto 2 separate lots. Cross access, parking, and signage easements are proposed to accommodate any shared services/facilities between the lots.*

Ms. Gable stated HK 7010 Grand, LLC is seeking the resubdivision of property located at the northeast corner of Grand Avenue and Brookside Drive. The subject property consists of approximately 1.4 acres that is zoned C-2, Community Commercial. The resubdivision divides the outparcel development into 2 separate lots down the center of a fire wall between units. The subdivision in this manner complies with building codes. Adequate easement provisions are being recorded to address the cross access, cross parking, shared ground sign, and common area maintenance for the 2 created lots. Staff has reviewed the subdivision and verified that it conforms to Village ordinances.

Mr. Justin Crable, with ATWELL, L.L.C., stated that he works for the land developer representing the property owner, Klaff Realty, on the project. He offered that the subdivision of the property into two separate lots is just part of an overall improvement plan that they are proposing. They have been working with Village staff on these improvement plans.

Mr. Sula advised that this plat is consistent with other subdivisions as it meets the Subdivision Ordinance requirements. He asked if there were any questions or comments from the Board. As there was not, and—after confirming with Ms. Gable that this was to be a recommendation forwarded to the Village Board—Mr. Sula then suggested that a motion would be in order.

Mr. Nordentoft motioned, seconded by Mr. Paff, to forward a favorable recommendation to the Village Board on the Grand and Brookside Shopping Center Resubdivision Plat (7010 Route 132).

Approved

Roll Call Vote:

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

Nays: None

Abstain: None

Motion Carried: 6-0-0

**4. Next Meeting Date: April 7, 2021**

Ms. Velkover stated that there might be a public hearing scheduled for the next meeting, but explained that one last piece of information from the petitioner is needed before staff is able to advertise the public hearing date. She added that the deadline for publication is the end of the week.

**5. Public Comment**

There were no public comments at this meeting.

**6. Adjournment**

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

Voice Vote:

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

Motion Carried: 6-0-0

The meeting was adjourned at 7:40 p.m.

Respectfully Submitted,

Joann Metzger,  
Recording Secretary, Planning and Zoning Board