

Approved

**Village of Gurnee
Planning and Zoning Board Minutes
September 1, 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, Edwin Paff, and Josh Pejsach

Planning and Zoning Members Absent: David Nordentoft,

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

2. Pledge of Allegiance

3. Approval of the August 4, 2021 Planning & Zoning Board Meeting Minutes

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

Mr. Garrity motioned, seconded by Mr. Pejsach, to approve the minutes for the PZB meeting of August 4, 2021, as submitted.

Voice Vote:

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

Motion Carried: 6-0-0

4. Minor Modification to the Greystone PUD (7735 Route 132)

Kensington Development Partners is petitioning for a Minor Modification to the existing Planned Unit Development (PUD) for property located at the southeast corner of IL Rt. 132 and Rollins Road. The proposed amendment relates to a reduction in landscape material for both the Grand Avenue and Rollins Road buffer yards.

Ms. Gable introduced the item by stating that Kensington Development Partners is requesting a Minor Modification to the Greystone Planned Unit Development for property located at the southeast corner of IL Rt. 132 and Rollins Road. The Village's Minor Modification process allows for changes that result in a reduction of plant material from what a Special Use Permit or Planned Unit Development required, as long as the material amount does not drop below the level that the Zoning Ordinance requires. In this case, the proposed amendment would reduce the plant materials along both the Grand Avenue and Rollins Road buffer yards to levels below what the Planned Unit Development required, but

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will still meet the Zoning Ordinance landscaping requirements for these areas. The Planning & Zoning Board has the final decision making authority on this matter.

Mr. Sula asked if the applicant had anything to add.

Mr. Dan Rea, with Kensington Development, the contract purchaser of the outlot on the former Lowe's offered that he and Mr. Larry Glasscock of LG Workshop LLC, landscape architect on the project, are there to answer any questions, particularly relating to those concerning the proposed landscaping and trees on this site. He expressed that they are happy to be there representing Cooper's Hawk Restaurant. Proceeding, he then provided Board members with a Power Point presentation illustrating the dense amount of landscape material along both Rollins Road and Grand Avenue that limits views into the future outlot site. To sum up this application, he explained that Cooper's Hawk has requested the view into this future site be opened, as visibility is key to a restaurant's success. Concluding, Mr. Rea provided slides depicting the quality of building that Cooper's Hawk constructs to house their restaurants.

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

Mr. Paff asked if they are going to be modifying the height of the berm; Mr. Rea responded that there will be some slight modification to the berm, but that the height will not be lowered.

There were no other comments or questions from members of the Board.

Mr. Sula suggestion a motion in the form of an approval would be in order.

Mr. Garrity motioned, seconded by Mr. Paff, to approve the petition of Kensington Development Partners for a Minor Modification to the Greystone Planned Unit Development, for a reduction in landscaping in the Grand Avenue and Rollins Road buffer yards, in substantial conformance with the plans dated August 8, 2021.

Roll Call Vote:

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

Nays: None

Abstain: None

Motion Carried: 6-0-0

Mr. Sula then wished the applicant good luck, and said that the Village is looking forward to the arrival of Cooper's Hawk.

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5. Next Meeting Date: October 6, 2021

Ms. Sula confirmed with Ms. Gable that Board's next meeting is not scheduled until October 6th, due to holiday. Ms. Velkover added that there will be a public hearing on that meeting's agenda.

6. 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.

7. Adjournment

Mr. Paff motioned, seconded by Mr. Baugh 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