

MINUTES OF A SPECIAL MEETING OF THE GURNEE VILLAGE BOARD IN  
REFERENCE TO THE COMPREHENSIVE PLAN FOR THE VILLAGE OF GURNEE  
GURNEE MUNICIPAL BUILDING

1982 UP DATE

JANUARY 10, 19 83

The meeting was called to order at 8:00 P.M. by Mayor Welton.

Roll call, present: Yost, May, Zelenko, Johnson. absent: Smith (arrived at 8:33 P.M.; Salata (arrived at 8:03)

Other Officials present: Robert R. Trigg, Village Administrator  
W. Howard Swanson, Village Attorney  
James T. Hayner, Assistant Administrator

Mayor Welton announced the purpose of this special meeting was to consider the 1982 Update of the Comprehensive Plan for the Village of Gurnee.

Mr. Trigg announced that notice for this special meeting was published in the Gurnee Press on December 16 and December 23, 1982.

From the audience, Mr. James Hayner, Assistant Administrator, introduced Messrs. Minarik, Gilfillan, Rudney and Nosch, all members of the Gurnee Plan Commission, (later arrived Messrs. Dixon and Petropoulos), who had worked on the new plan for the last 12-18 months. Mr. Hayner then explained how useful had been the 1976 Interim Use Plan, updating changes to said plan and to the Village.

Trustee Salata arrived at 8:03, P.M.

From the audience, Mr. Butch Maiden of Rolf Campbell and Associates, Inc., began his explanation of the revision update procedures.

The first step was to examine how useful had been the Interim Land Use Plan developed in 1975-76. He stated that changes in the Village since that time had been similar or identical to said plan in 88% of the cases. The other 12%, not similar, were mostly involving small parcels of land or were for multifamily areas.

Using detailed maps, he explained the revision process, explaining the changes proposed for specific areas in the Village. Added to the proposed plan was more land west of the Village, including additional specifics such as the Office/Research and the Estate Residential Categories.

Important was the concern of the changes on the overall community. The following major changes were explained: altering of Hutchings Road, dropping of the Sunset Road extension, modifying the circulation of Greenleaf Street, and explanations of other road circulations, and changes in classifications for various parcels of property.

Mr. Maiden stated that the Village Board had 90 days, by statute, to adopt the proposed plan in entirety, to adopt parts of it, to send it back to the Plan Commission, or to reject the proposed plan.

Trustee Smith arrived at 8:34 P.M.

In response to Trustee Zelenko's questions as to how this proposed plan agrees with that of Lake County, Mr. Hayner responded that there was some agreement in areas and disagreement in others; the latter, especially in the area between Route 132 and Washington street to the west of the Village.

Petropoulos asked the Village Board Trustees as to their thoughts on the proposed plan and on the Village 10 to 15 years in the future.

Mayor Welton explained his agreement with the plan, with the only unpredictable item being subsidized housing over which the Village has little control. He also inquired as to what ratio of renter and owner-occupied residency units. That breakdown had not been done.

Trustee Salata expressed concern about the impact on schools.

After discussion, it was felt, at this time, subsidized housing projects ,would not be built in the future.

Trustee Salata expressed concern about the area in the Village Center between Route 132 and Grand Avenue being unable to be developed as a commercial area. The response was that this area is very controlled as to development, allowing the residents to continue to live there and maintain their properties.

The Village Board expressed its thanks to Mr. Hayner, Mr. Maiden, and the members of the Plan Commission for their excellent work. The Village Board will take the Proposed Comprehensive Plan under advisement.

Johnson moved, seconded by Yost, to adjourn the meeting until January 24, 1983 for consideration of the proposed plan at that regular meeting. All ayes. Motion carried.

The special meeting was adjourned at 9:43 P.M. by Mayor Welton.

Norman C. Balliet  
Village Clerk