

**VILLAGE OF GURNEE
PLAN COMMISSION AGENDA**

DATE: Wednesday, February 17, 2010
TIME: 7:30 P.M.
PLACE: Gurnee Village Hall, 325 North O'Plaine Road

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Approval of the January 20, 2010 Plan Commission Meeting Minutes**
4. **Public Hearing: NorthShore University HealthSystem Medical Office Building**
(NorthShore University HealthSystem is requesting the following applications:
 - i. Rezoning from R-1 Single-Family Residence District to C/B-2 PUD Community Business District;
 - ii. Special Use for a Preliminary Planned Unit Development;
 - iii. Waiver of specific submission requirements (Tax and School Impact) as part of their application; and
 - iv. Such other relief as may be necessary to accomplish the applicant's development plan.The purpose of the application is to allow a 2-story, approximately 66,000 square foot medical office building at the southwest corner of Grand Avenue (Route 132) and Rollins Road and contains approximately 7.6 total acres of property. The subject property is zoned C/B-2-PUD, Community Business District as a PUD (approximately 5.96 acres) & E – Estate in Unincorporated Lake County (approximately 1.7 acres).)
5. **Final PUD Plat: NorthShore University HealthSystem Medical Office Building**
(NorthShore University HealthSystem is requesting Final PUD Plat approval to allow a 2-story, approximately 66,000 square foot medical office building at the southwest corner of Grand Avenue (Route 132) and Rollins Road and contains approximately 7.6 total acres of property.)
6. **Final Subdivision Plat: NorthShore University HealthSystem**
(NorthShore University HealthSystem is requesting Final Subdivision Plat approval as part of their proposed development plans in order to create a subdivision consisting of a 7.4 acre lot and a 0.2 acre lot located at the southwest corner of Grand Avenue (Route 132) and Rollins Road. The subject property is zoned C/B-2-PUD, Community Business District as a PUD (approximately 5.96 acres) & E – Estate in Unincorporated Lake County (approximately 1.7 acres))
7. **Public Hearing: Thomas Place Senior Living Facility & Hunt Club Development Rezoning**
 - A. **Thomas Place Senior Living Facility**
(Ryan Companies, US, Inc., is requesting the following applications:
 - i. Rezoning from R-2 PUD Single-Family Residence District to R-5 PUD Limited Multi-Family District;
 - ii. Special Use for a Preliminary Planned Unit Development; and
 - iii. Such other relief as may be necessary to accomplish the applicant's development plan.The purpose of the application is to allow a 4-story, 116 unit Independent Senior Living Facility located on the east side of Hunt Club Road approximately 600 feet north of Washington Street. The subject property is zoned R-2 PUD Single-Family Residence District as a PUD (formerly Courts of Hunt Club) and contains approximately 12 acres.)
 - B. **Hunt Club Development Rezoning**
(Hunt Club Development, LLC, is requesting approval of an application for rezoning from R-2 PUD Single-Family Residence District to R-2 Single-Family Residence District. The proposal does not have development plans proposal and will effectively eliminate the previously approved Courts of Hunt Club residential development. The subject property is located on the

East side of Hunt Club Road approximately 700 feet north of Washington Street and north of the proposed Thomas Place Senior Independent Living Facility. The subject property is zoned R-2 PUD– Single Family Residence District as a PUD and is governed by an Annexation Agreement.)

8. Next Meeting Date: March 3, 2010

9. Adjournment

The Village of Gurnee is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are required to contact Village Administrator, James Hayner, at (847) 599-7500 promptly to allow the Village to make reasonable accommodations for those persons.

Comments regarding any of the agenda items can be e-mailed to the Plan Commission at the following address: plancommission@village.gurnee.il.us. Full copies of applications and support material can be found and viewed at the Warren-Newport Public Library the Saturday before the Plan Commission meeting and at Village Hall during normal business hours.