

**VILLAGE OF GURNEE  
PLAN COMMISSION**

**AGENDA**

**DATE:** May 5, 1999  
**TIME:** 7:30 P.M.  
**PLACE:** Gurnee Village Hall, 325 N. O'Plaine Road

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Final Plat of Subdivision: Meyer Subdivision**  
(The subject property consists of 24.5 acres located along the east side of Hunt Club Road, immediately south of the Menards Subdivision. It is zoned as a PUD with underlying classifications of C/B-2, Community Business District; and C/O-1, Restricted Office District. A total of 4 lots are proposed as future building sites. Lots are also created for wetland preservation, stormwater management facilities, and a landscape buffer along Hunt Club Road.)
4. **Final PUD Plat: Lot 1 in Meyer Subdivision**  
(The lot contains 6.6 acres in the above referenced subdivision. Under its PUD zoning, a review of final site development plans is necessary. A health and fitness center operated by Condell Hospital is proposed.)
5. **Final PUD Plat: Lot 4 in Almond Plaza Subdivision – Pool A Rama**  
(The subject site contains 1.75 acres and is located immediately west of the Gurnee Dodge property on Grand Avenue. It is zoned as a PUD with underlying C/B-2, Community Business District, zoning. Review of final site development plans is required prior to issuance of construction permits. A one-story, 16,400 square foot retail structure is proposed for the Pool A Rama operation. Access to the site from Buchanan Drive will be shared with the future user of Lot 5 adjacent to the west.)
6. **Public Hearing: Petition of Centrum Equities**  
(This petition is for a special use permit to allow a.) The establishment of a third ground mounted sign; b.) aggregate site signage to exceed 1000 square feet; and c.) a drive-thru pharmacy for a proposed Walgreens store on property located at the northeast corner of Rt. 21 and Grand Avenue.  
  
The property in question is zoned C/B-2, Community Business District, and currently contains the Grand National Bank and Ace Hardware store. Walgreens proposes to locate between the existing users. A drug store is permitted by right in the C/B-2 district. Drive-thru aspects of the operation are subject to review via the special use permit public hearing process. Additionally, a third ground sign on a corner lot, and total signage within the commercial center to exceed 1000 square feet, are subject to special use review. In this case, 1095 square feet of signage is proposed.)
7. **Public Hearing: Petition of Home Depot U.S.A., Inc.**  
(This petition is for a special use permit to allow the establishment and operation of an outdoor tool rental center on property at 6625 Grand Avenue.

The Home Depot store is zoned as a PUD with underlying C/B-2, Community Business District zoning. Under this particular PUD, a special use permit is required for outdoor storage. A tool rental operation is proposed which will include expansion of the enclosed building area, and creation of a 21-foot wide by 35-foot long by 12 feet 8 inch high concrete and stucco enclosure, with gate, along the front of the store. Since the enclosure has no roof, it is construed as an outdoor use.)

**8. Informal Discussion – Providence Oaks Subdivision Phase III “East” and “West”**

(The developer of Providence Oaks, Landmark Homes, is investigating the potential to add a phase to the subdivision, which would include on “east” and a “west” component. The east portion involves an extension of Fieldstone Drive south of the Country Trails Subdivision; while the west portion is located south of Cornell Avenue between O’Plaine Road and Angelo Drive.)

**9. Informal Discussion: Piansay Property, southeast corner of Belle Plaine and Country Club.**

(The subject property measures 100-feet by 200-feet and is currently zoned R-2, Single Family. The owner desires to rezone to R-3, Single Family, and subdivide into two buildable lots. Sanitary sewer will become available on Country Club Avenue as part of the Village’s sewer extension program.)

**10. Informal Discussion: Bellevage Property, south side of 3400 Block of Florida Avenue.**

(This property contains 245-feet of frontage and is 128-feet deep. The owner desires to rezone from R-2 to R-3 and resubdivide into 3 buildable lots. Sanitary sewer will become available on Florida Avenue as part of the Village’s sewer extension program.)

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) 623-7650 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](mailto:plancommission@village.gurnee.il.us)

