

**VILLAGE OF GURNEE
JOINT PLAN COMMISSION
&
ZONING BOARD OF APPEALS AGENDA**

DATE: June 6, 2007
TIME: 7:00 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 March 28, 2007 Joint Plan Commission & Zoning Board of Appeals Meeting Minutes**
4. **Public Hearing: Text Amendments to the Gurnee Zoning Ordinance for Pet Day Care Facilities**
(The Plan Commission and ZBA will review proposed text amendments to address the addition of "Pet Day Care Facilities" to the Village's Zoning Ordinance, including but not limited to a definition of pet day care and the possible inclusion of this use into the Village's C/S-2, Automobile Supported Business District, as well as each of the Village's industrial districts.)
5. **Public Hearing: Text Amendments to the Gurnee Zoning Ordinance for Automobile Repair Garages**
(The Plan Commission and Zoning Board of Appeals will review proposed text amendments to add "Automobile Repair Garages" to the I-2, General Industrial, and I-3, Intensive Industrial, zoning districts.)
6. **Public Hearing: Text Amendment to the Gurnee Zoning Ordinance to clarify the process for protests**
(The Plan Commission and Zoning Board of Appeals will review a proposed text amendment to the Zoning Ordinance regarding written protest procedures pertaining to zoning map amendments, special uses, and Planned Unit Developments.)
7. **Public Hearing: Text Amendment to the Gurnee Zoning Ordinance for Office uses in Industrial Zoning districts**
(The Plan Commission and Zoning Board of Appeals will review proposed text amendments to add specific office uses to the I-2, General Industrial, and I-3, Intensive Industrial, zoning districts.)
8. **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.

**VILLAGE OF GURNEE
PLAN COMMISSION AGENDA**

DATE: June 6, 2007
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 May 16, 2007 Plan Commission Minutes**
4. **Public Hearing: Special Use Permit for Chipotle Mexican Grill**
(The petitioner has withdrawn the request. Chipotle Restaurant is requesting a Special Use Permit to allow the establishment and operation of an outdoor dining area for a restaurant that serves liquor on the property located at 6040 Grand Avenue.)
5. **Major Site Change: East Grand Change to building**
(Mr. Greg Berkowitz, owner of the building at 3663 Grand Avenue, is requesting a major site change to add windows and doors to the north side (front) of the building. The property is zoned C/B-2—EGG and is part of the 'East Grand Gateway Overlay District'. The district requires Plan Commission review for changes constituting 10% or more of the wall of a building facing a street.)
6. **Public Hearing: Special Use Permit for Central Bark Dog Day Care**
(Joseph & Cynthia Faulkner are requesting a Special Use Permit to allow the establishment and operation of a dog (pet) day care facility, Central Bark, on the property located at 1081 North Skokie Highway.)
7. **Public Hearing: Special Use Permit for Dunkin' Donuts**
(Aetna Development is requesting a Special Use Permit to allow the establishment of a drive-thru restaurant for a Dunkin Donuts on the property located at 3430 Grand Avenue. The 1.8 acre parcel is zoned C/B-2-EGG and is subject to the East Grand Gateway Overlay Zoning District. The request also includes approval for site, building, and signage changes in accordance with the East Grand Gateway Overlay Zoning District.)
8. **Public Hearing: Preliminary PUD for Landmark Homes of Woodlake**
(Landmark Homes of Woodlake, is seeking approval of the following: (i) rezoning of the property located at the southeast corner of Route 21 (Milwaukee Avenue) and Woodlake Boulevard, from the C/O-1-PUD, Restricted Office District as a Planned Unit Development (PUD) to the R-5. Limited Multi-Family Residence District as a PUD; (ii) a special use permit for planned unit development applicable to the development of the property; (iii) such other relief as may be necessary to accomplish the applicant's development plan.
9. **Adjournment**

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