

**VILLAGE OF GURNEE
PLAN COMMISSION AGENDA**

DATE: Wednesday, June 16, 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 June 2, 2010 Plan Commission Meeting Minutes**

4. **Public Hearing: Special Use Permit for Kids Town Academy**

(The petitioner, Rich Duncan with Kids Town Academy, is requesting a special use permit for the following: (i) a commercial day care center; (ii) to allow the continuance of a legal non-conforming freestanding monument sign; and (iii) such other relief as may be necessary to accomplish the applicant's development plan. The subject site is zoned C/B2 EGG – East Grand Gateway Overlay District and is located at 3550 Grand Ave, in the former Ethan Allan building.)

5. **Public Hearing: Menard's Expansion**

(The petitioner, Menard, Inc., is requesting the following:

1. Rezoning of 4.82 acres in the Advocate/Condell Planned Unit Development (PUD) from the C/B-2 PUD, Community Business District as a Planned Unit Development, to the C/B-2, Community Business District;
2. Amendment to the Advocate/Condell PUD to remove the above noted 4.82 acres from the PUD boundary;
3. Amendment to the Menard's Special Use Permit to allow the expansion of the Menard's store, including the addition of the property proposed to be removed from the Advocate/Condell PUD;
4. Special Use Permit to allow the mounting height for directional/instructional signs to exceed 5 feet and for these signs to be illuminated;
5. Special Use Permit to allow light levels at property lines between lots in the shopping center to exceed the allowable limits; and
6. Such other relief as may be necessary to accomplish the applicant's development plan.

The purpose of the applications is to allow expansion of the existing Menards store and property on approximately 19.94 acres. The subject site is generally located at the southeast corner of Grand Avenue and Hunt Club Road and more specifically at 6401 Grand Avenue (Menards) and the property east of 1425 N. Hunt Club Road. The subject properties are zoned C/B-2 Community Business District & C/B-2 PUD, Community Business District as a Planned Unit Development.)

6. **Plat of Resubdivision: Menard's Second Resubdivision**

(Menard, Inc. is requesting approval for a consolidation of parcels or portions of parcels from the original Menards Subdivision, Menards 1st Resubdivision, and the Meyer Subdivision as part of their proposed store and property expansion. The subject site is generally located at the southeast corner of Grand Avenue and Hunt Club Road and more specifically at 6401 Grand Avenue (Menards) and the property east of 1425 N. Hunt Club Road. The subject properties are zoned C/B-2 Community Business District & C/B-2 PUD, Community Business District as a Planned Unit Development).

7. **Next Meeting Date: Wednesday, July 7, 2010**

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.