

NOTE: This meeting is open to the public, but discretion in attending and social distancing is encouraged when possible. Any public comment can be sent to the Planning and Zoning Board at PZBoard@village.gurnee.il.us.

VILLAGE OF GURNEE PLANNING AND ZONING BOARD AGENDA

DATE: July 10, 2024
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 PZB’s May 15, 2024 Meeting Minutes**
- 4. Final Plat of Subdivision: 3437 Cheyenne Road (Kranz Subdivision)**
Mr. Scott Kranz, on behalf of Ms. Pamela Nilles Johnson, is seeking the subdivision of property located at 3437 Cheyenne Road into two lots. The subject property is approximately 30,618 square feet and is zoned R-2, Single Family Residence District.
- 5. Informal Review: Fiduciary Real Estate Development – 16.7 Acres on Tri-State Parkway, Between Grand Avenue and Cemetery Road**
Mr. Anthony DeRosa of Fiduciary Real Estate Development is seeking informal feedback to rezone a 16.7 acre parcel along Tri-State Parkway from O-2 General Office District to R-6, Multi-Family Residential District to accommodate the development of 140 residential units housed in 10 structures.
- 6. PUBLIC HEARING: CarWise (6460 Gurnee Mills Circle West) Special Use Permit and Variations**
Elite Motors, Inc., dba CarWise, is looking to purchase one of the Gurnee Mills Mall out-parcels at 6460 Gurnee Mills Circle West to establish and operate an independent used car dealership with outdoor storage and display. The petitioner is requesting the following:
 1. Special Use Permit to allow the establishment and operation of a “Vehicle Dealership with Outdoor Storage and Display”;
 2. Variation from Article 10.1.3 to allow lighting levels to exceed 50 foot-candles internal to the site during operating hours; and
 3. Variation from Article 10.1.3 to allow lighting levels to exceed 6 foot-candles internal to the site during security hours.
- 7. Next Meeting Date: July 24, 2024**
- 8. Public Comment**
- 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 Austin Pollack 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 Planning and Zoning Board at the following address: pzboard@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 Planning and Zoning Board meeting and at Village Hall during normal business hours.