

**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](mailto:PZBoard@village.gurnee.il.us)**

## **VILLAGE OF GURNEE PLANNING AND ZONING BOARD AGENDA**

**DATE: August 16, 2023**  
**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. PUBLIC HEARING: SYED MUBASHIR SPECIAL USE (83 AMBROGIO DRIVE)**  
Mr. Syed Mubashir is requesting approval of a Special Use Permit to allow the establishment and operation of a Vehicle Dealership, Fully Enclosed, on property located at 83 Ambrogio Drive. The subject property consists of approximately 1.6 acres and is zoned C-2 PUD/I-2 PUD, Community Commercial and General Industrial as a Planned Unit Development. The PUD requires a Special Use Permit for “Automobile Sales and Service”.
- 4. ZONING TEXT AMENDMENTS: VILLAGE OF GURNEE PETITION**  
The Village of Gurnee is requesting the following amendments to the text of the Zoning Ordinance: 1) Article 2.1 titled “Definition of General Terms”; 2) Article 8.1 titled “Use Matrix”; 3) Article 8.2 titled “Principal Use Standards”; and 4) Article 12.4 titled “Required Setback Landscape”. The proposed text amendments include potential amendments to the definitions of “Fence – Semi-Open”, “Fence – Closed”, and “Animal Care Facility”, potential amendments to the “Use Matrix” including the addition of “Dwelling Unit Above Ground Floor” as a use in the O-1 District and amending the zoning districts where specific “Animal Care Facilities” are allowed, potential additional “Use Standards” for certain “Animal Care Facilities”, and amending the setback/buffer requirements for rear and interior side setback buffer yards.
- 5. Next Meeting Date: September 6, 2023**
- 6. Public Comment**
- 7. 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](mailto: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.