

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

DATE: March 18, 2015
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 Comment**
4. **a. Approval of the PZB's February 4, 2015 meeting minutes**
b. Approval of the PZB's February 18, 2015 meeting minutes

5. Public Hearing: Speedway, LLC (1151 N. Dilleys Road and 5499 Grand Avenue)

Christopher Schrank, with exp U.S. Services Inc., representing Speedway, LLC, is requesting approval of the following: 1) Zoning Map Amendment to rezone an approximately 1.14-acre parcel from the C/O-1, Restricted Office District, to C/B-2, Community Business District; 2) Variations to allow an approximate 21-foot encroachment into the required 30-foot corner side yard building setback for a convenience store building, an approximate 2-foot encroachment into the required 20-foot canopy setback along Dilleys Road for a canopy associated with a refueling island, and an approximate 3-foot encroachment into the required 20-foot canopy setback along the interior side yard for a canopy associated with a refueling island; 3) Special Use Permit to allow the internal horizontal light levels to exceed 14.99 foot-candles under fuel station canopies; and 4) Such other relief as may be necessary to accomplish the applicant's development plan.

The subject property is located at 1151 N. Dilleys Road and 5499 Grand Avenue (SEC Grand Avenue & Dilleys Road) and is zoned C/B-2, Community Business District (0.61 acres) and C/O1, Restricted Office District (1.14 acres).

6. Subdivision Plat: Speedway, LLC (1151 N. Dilleys Road and 5499 Grand Avenue)

Christopher Schrank, with exp U.S. Services Inc., representing Speedway, LLC, is requesting Final Subdivision Plat approval in order to consolidate two existing lots into one approximately 1.26-acre lot (55,084 square foot) located at 1151 N. Dilleys Road and 5499 Grand Avenue (SEC Grand Avenue & Dilleys Road).

7. Next Meeting Date: April 1, 2015

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, Patrick Muetz, 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.