VILLAGE OF GURNEE
PLANNING AND ZONING BOARD AGENDA

DATE: **April 15, 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. **Approval of the Planning and Zoning Board March 18, 2015 meeting minutes**

5. **Public Hearing: Pembrook PUD Amendment (5420 and 5430 Grand Avenue)**
   Gurnee Sun Real Estate, LLC, represented by Mr. Terry L. Weppler, Attorney at Law, is requesting a major amendment to an existing Planned Unit Development (PUD) agreement to allow the following: 1) the creation of a new lot without frontage along an improved public street; 2) an off-premise sign for the proposed new lot; 3) to increase the height of an allowed principal building on the western one-half of the PUD to 3-stories; and 4) Such other relief as may be necessary to accomplish the applicant's development plan. The subject property is located at 5420 and 5430 Grand Avenue and is zoned C/B-1, Neighborhood Business District as a PUD (Pembrook Commercial).

6. **Subdivision Plat: Pembrook Subdivision (5420 and 5430 Grand Avenue)**
   Gurnee Sun Real Estate, LLC, represented by Mr. Terry L. Weppler, Attorney at Law, is requesting Final Subdivision Plat approval to subdivide an existing 4.21 acre lot into an approximate 2.17 acre lot and an approximate 2.04 acre lot located at 5420 and 5430 Grand Avenue.

7. **Next Meeting Date: May 6, 2015**

8. **Adjournment**