

**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: Pembroke PUD Amendment (5420 and 5430 Grand Avenue)**

Gurnee Sun Real Estate, LLC, represented by Mr. Terry L. Wepler, 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 (Pembroke Commercial).

**6. Subdivision Plat: Pembroke Subdivision (5420 and 5430 Grand Avenue)**

Gurnee Sun Real Estate, LLC, represented by Mr. Terry L. Wepler, 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**

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](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.