

**VILLAGE OF GURNEE  
PLAN COMMISSION AGENDA**

**DATE:** Wednesday, December 1, 2010  
**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 October 20, 2010 Plan Commission Meeting Minutes**

**4. Continued Public Hearing: Special Use Permit for Theresa's Home Care LLC**

(Theresa's Home Care LLC is requesting a Special Use Permit for an assisted living facility in the existing house located at 6455 Cunningham Court. The subject parcel is approximately 1.58 acres and is zoned R-1 PUD, Single Family Residence District as a Planned Unit Development and is part of the Chelsey Crossing subdivision. The petition's initial public hearing was held on October 6, 2010.)

**5. Continued Public Hearing: Special Use Permit Amendment for Computer Systems Institute (CSI)**

(The petitioner, Computer Systems Institute (CSI), is seeking an amendment to their existing Special Use Permit (Ord. 2010-69) to allow the expansion of their proposed facility from approximately 20,000 square feet to 31,500 square feet within the Northern Lights Crossing commercial building, as well as any other relief as may be necessary to accomplish their request. The subject property is zoned C/B-1 PUD, Neighborhood Business District as a Planned Unit Development, and is located at approximately 5330 Grand Avenue.)

**6. Public Hearing: Thomas Place Senior Living Facility & Hunt Club Development Rezoning**

**A. Thomas Place Senior Living Facility**

(Ryan Companies, US, Inc., is requesting the following applications:

- i. Rezoning from R-2 PUD, Single-Family Residence District to R-5 PUD, Limited Multi-Family District;
- ii. Special Use for a Preliminary Planned Unit Development to allow a Senior Independent Living Facility; and
- iii. Such other relief as may be necessary to accomplish the applicant's development plan.

The purpose of the application is to allow a 100 unit Senior Independent Living Facility for residents aged 55 and older located on the east side of Hunt Club Road approximately 300 feet north of Washington Street. The subject property is zoned R-2 PUD, Single-Family Residence District as a Planned Unit Development (formerly Courts of Hunt Club) and contains approximately 12 acres.)

**B. Hunt Club Development Rezoning**

(Hunt Club Development, LLC, is requesting approval of an application for rezoning from R-2 PUD, Single-Family Residence District to R-2, Single-Family Residence District. The proposal does not have development plans proposal and will effectively eliminate the previously approved Courts of Hunt Club residential development. The subject property is located on the East side of Hunt Club Road approximately 700 feet north of Washington Street and north of the proposed Thomas Place Senior Independent Living Facility. The subject property is zoned R-2 PUD-Single Family Residence District as a PUD and is governed by an Annexation Agreement.)

**7. Next Meeting Date: December 15, 2010**

**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, James Hayner, 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 Plan Commission at the following address: [plancommission@village.gurnee.il.us](mailto:plancommission@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 Plan Commission meeting and at Village Hall during normal business hours.