

**VILLAGE OF GURNEE
PLAN COMMISSION
AGENDA**

DATE: March 3, 2004
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 Minutes

a. January 28, 2004 Special Meeting of the Plan Commission & Village Board

b. February 18, 2004 Plan Commission Minutes

4. Final Plat of Subdivision: Bricco Estates

(Mr. Paul Bricco is requesting Final Subdivision Plat approval for a 5 lot single-family subdivision. The property is located on the north side of Keith Avenue, an unimproved right-of-way, between Magnolia and Belle Plaine Avenue. The property is zoned R-2, a single-family residential zoning district which requires a minimum lot width of 100 feet and a minimum lot size of 15,000 square feet.)

5. Final Plat of Subdivision: The Estates at Churchill Hunt Phase 1 & Phase 2

(Toll Brothers, Inc. is requesting Final Subdivision Plat approval for 58 single-family lots in Phase 1 on 121.13 acres and 55 lots in Phase 2 on 62.60 acres. The subdivision will be platted in phases consistent with the preliminary approved subdivision plat for a 160 lot single-family subdivision on 254.7 acres. The subject property is located north of Stearns School Road, between I-94 and Skokie Highway. The property is zoned R-1, a single-family residential zoning district which requires a minimum lot width of 150 feet and a minimum lot size of 40,000 square feet.)

6. Public Hearing: Zoning Map Amendment for Krizek Builders

(Krizek Builders, Inc., is requesting a Zoning Map Amendment to rezone the subject property from R-1—Residential Single Family, in unincorporated Lake County to R-3—Residential Single Family, in the Village of Gurnee. The subject property is located at 36185 North Fuller Road, at the southeast corner of Fuller Road and Red Pine Avenue.)

7. Public Hearing: Special Use Permit for Mike's Bikes of Gurnee

(Michael & Heather Kerrigan, with Mike's Bikes of Gurnee, are requesting a Special Use Permit to allow the conversion of the existing home to a Bicycle Sales & Repair Shop. The property is located at 4129 Old Grand Avenue. The property is zoned C/S-3—Village Center Residence/Business District which requires a Special Use for all commercial uses.)

8. Public Hearing: Zoning Map Amendment for Grand Gurnee, LLC

(Grand Gurnee, LLC. is requesting a Zoning Map Amendment from C/O-1—Restricted Office District to C/B-2-PUD—Community Business District as a Planned Unit Development. Preliminary & Final PUD plat approval is request for commercial uses. The subject property is located at 5414 Grand Avenue.)

9. 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) 623-7650 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