

**VILLAGE OF GURNEE
PLAN COMMISSION
AGENDA**

DATE: April 7, 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 the March 17, 2004 Plan Commission Minutes**
- 4. Continued 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 approximately a 6,300 sq. ft. building for commercial uses. The subject property is located at 5414 Grand Avenue. The petitioner is requesting a continuance to the Commission's April 21st meeting.)
- 5. Right-of-Way Vacation: Pine Grove Avenue south of Grand Avenue**
(Mr. David Berkson is requesting the vacation of approximately 306 feet of Pine Grove Avenue right-of-way (ROW) located directly south of Grand Avenue. The ROW measures 60 feet in width. No other property owners are parties to this vacation request since Mr. Berkson owns all property abutting this ROW.)
- 6. Major Amendment to site and building elevations for 3663 Grand and 3601-3621 Grand Avenue**
(Mr. David Berkson is requesting approval for building, site and signage changes to 3663 Grand Avenue and 3601-3621 Grand Avenue. Both properties are zoned C/B-2 EGG and are part of the East Grand Gateway Overlay Zoning District. The Overlay Zoning District requires Plan Commission review for changes constituting 10% or more of the wall of a building facing a street.)
- 7. Public Hearing: Special Use Permit for BP Amoco**
(The subject property is located at 350 North Hunt Club Road and is currently improved with a BP Amoco service station. BP Products North America, Inc. is proposing to completely rebuild this service station and is requesting Special Use Permits to allow internal horizontal light levels to exceed 14.99 foot-candles, outdoor storage and sales associated with the business, and LED tubing on the building and canopy. The request also includes an amendment to the existing Special Use Permit for the car wash.)

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