

**VILLAGE OF GURNEE
PLAN COMMISSION
AGENDA**

DATE: July 16, 1997
TIME: 7:30 P.M.
PLACE: Gurnee Village Hall, 325 N. O'Plaine Road

1. **Call to Order and Roll Call**

2. **Vacation of Utility Easement: David & Joan Pearte - 5341 Conifer**
The subject property is located at 5341 Conifer Lane in the Spruce Point Subdivision. The petitioners, Mr. and Mrs. Pearte, are requesting vacation of 7.5 feet of a 15-foot wide utility and drainage easement that runs along the side of their property. The easement vacation is requested in order to accommodate expansion of the Pearte's home.

3. **Public Hearing: Special Use Petition of Jim Pielet, J.P. Investments**
The subject property is located on the north side of Rt. 132, west of George Leverence State Farm Insurance Office and east of Ming's Restaurant. The property is vacant, zoned C/B-2 and is slightly over 1 acre in size with 165 feet of frontage on Rt. 132. The petitioner is proposing to establish a Dunkin' Donuts/Baskin Robbins facility with a drive-thru window on the front portion of the property. Under C/B-2 zoning a drive-thru restaurant requires a Special Use Permit. In addition, the petitioner is requesting a Special Use Permit to allow signage for the entire site to exceed the amount allowed by right. The site is permitted 495 sq. ft. of signage and the petitioner is requesting a total of 508 sq. ft.

4. **Public Hearing: Special Use Petition of Baird and Warner Management Services, Inc., as agent for Aid Association for Lutherans**
The subject property is located at 3555-3575 Grand Avenue and is zoned C/B-2. The petitioner is proposing to install a health club/medical facility in the former Pick-n-Save Grocery Store building that is located on this property. The office and retail uses in the front building would remain. A health club requires a Special Use Permit in the C/B-2 zoning district.

5. **Informal Discussion: O'Connor Property west of Tollway**
The subject property consists of approximately 18 acres located west of the Tollway and north of Stearns School Road. It is zoned R-1 in the Village of Gurnee and is surrounded by the Hunt Club Farms Subdivision. The petitioner would like to obtain feedback on a concept plan to develop the property with 1 acre single family lots.

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.

