

**AGENDA  
VILLAGE OF GURNEE  
JOINT HEARING OF THE PLAN COMMISSION &  
ZONING BOARD OF APPEALS**

**DATE:** July 23, 2003  
**TIME:** 7:30 P.M.  
**PLACE:** Gurnee Village Hall, 325 North O'Plaine Road

1. **Call to Order and Roll Call**
  - a. **Plan Commission**
  - b. **Zoning Board of Appeals**
2. **Pledge of Allegiance**
3. **Approval of Minutes**
  - a. **Approval of the April 30, 2003 ZBA Hearing minutes (ZBA Only)**
  - b. **Approval of the April 30, 2003 Joint Plan Commission & ZBA meeting minutes (ZBA Only)**
  - c. **Approval of the May 28, 2003 Joint Plan Commission & ZBA meeting minutes (ZBA Only)**
4. **Chapter 8.5, Accessory Use Regulations**

(The Plan Commission and ZBA will review a proposed text amendment that would prohibit the location of accessory structures, other than a fence, on through lots in the required rear yard that is adjacent to a street.)
5. **Section 8.5.3, Home Occupations**

(The Plan Commission and ZBA will review a proposed text amendment that would prohibit the following uses as home occupations: a) automobile, snowmobile, motorcycle, or recreational vehicle repair and service; and b) industrial machinery repair and service.)
6. **Section 10.1.7, Parking Spaces Required**

(The Plan Commission and ZBA will review a proposed text amendment that would increase the number of parking spaces required for sit down restaurants.)
7. **Chapter 13.13, Penalties**

(The Plan Commission and ZBA will review a proposed text amendment that would increase the penalty amount for zoning violations from \$200 to \$750.)
8. **Chapter 5.2B, C/B-2 EGG East Grand Gateway Overlay District**

(The Plan Commission and ZBA will review a proposed text amendment that would correct the list of eliminated and reclassified permitted and special uses in the C/B-e EGG Overlay District.)
9. **Section 8.7.2, Fences, Walls, and Hedges and Chapter 2.2, Definitions**

(The Plan Commission and ZBA will review proposed text amendments that would replace the existing fence section of the Zoning Ordinance and add definitions of "fence or wall (closed)" and "fence or wall (semi-open)".)

10. **Section 4.2.5.1, R-2 Schedule of Site and Structure Provisions and Chapter 9.5, Changes in the Planned Unit Development**  
(The Plan Commission and ZBA will review a proposed text amendment that would add to the R-2 Site and Structure Provisions the ability of properties that are zoned R-2 PUD and which have a maximum lot size of 12,500 sq. ft. to apply for a FAR of .30 subject to the provisions of Chapter 9.5. The Boards will also consider a text amendment that would make such a request for a .30 FAR either a major change to a PUD or a minor change to a PUD.)
11. **Gurnee Zoning Ordinance Illustrations of Selected Zoning Terminology**  
(The Plan Commission and ZBA will review changes to illustrations of selected zoning terminology that are found at the end of the Zoning Ordinance.)
12. **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](mailto:plancommission@village.gurnee.il.us)