

**VILLAGE OF GURNEE  
PLAN COMMISSION  
AGENDA**

**DATE:** August 4, 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 July 21, 2004 Plan Commission Minutes**
4. **Minor Amendment: Condell PUD**  
(Condell is requesting a minor amendment to the PUD governing their 24-acre parcel located on the east side of Hunt Club Road, south of the Menard's Center. The PUD agreement limits their main project sign to a total of 4 tenant panels. They are proposing a total of 5 tenant panels in order to identify all of the buildings within their medical office complex.)
5. **Major Site Change: Gurnee Garden Center**  
(Gurnee Garden Center is requesting a major site change to remove and replace the existing greenhouses on their .84-acre property located on Waveland Avenue just north of Grand Avenue. The property is zoned C/B-2—EGG and is part of the 'East Grand Gateway Overlay District'. The district requires Plan Commission review for changes constituting 10% or more of the wall of a building facing a street.)
6. **Continued Public Hearing: Kimbar, Inc.**  
(Kimbar, Inc. is requesting a Special Use Permit to allow the establishment of a residence for the proprietor, caretaker, or watchman of a commercial use on a 1.7-acre site. The subject property is located on the east side of Greenleaf Avenue south of Blackstone Avenue.)
7. **Informal Discussion: Chelsey Crossing Annexation & Zoning Map Amendment**  
(Feedback is requested on a 52-unit townhouse development and 2 single-family units (existing) on approximately 15 acres located on the east side of Hunt Club Road just north of Serranda Drive. The property is currently zoned R-4, Residential, in unincorporated Lake County.)
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) 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)