

**VILLAGE OF GURNEE
PLANNING AND ZONING BOARD AGENDA**

DATE: November 7, 2018
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 October 17, 2018 PZB Meeting Minutes**
- 4. Public Hearing: Kensington Gurnee LLC, d/b/a Kensington Development Partners Inc., is seeking the following for a 2.5-acre property located immediately west of 7500 Grand Avenue (Fifth Third Bank):**
 - a. Zoning Map Amendment to rezone the subject property from GC, General Commercial in unincorporated Lake County, to C-2, Community Commercial in the Village of Gurnee;
 - b. Variances to allow:
 - i. Encroachment of the parking lot into the Grand Avenue (front) setback;
 - ii. Reduction in the separation of a curb cut from an existing curb cut (W. Woodland Terrace); and
 - c. Special Use Permits to allow:
 - i. Reduction in the transparency on the north and south elevations, to less than the required 50%; and
 - ii. Reduction in the percentage of green area within the parking lot to below 10%.
- 5. Minor Sign Exception: Doyle Signs, on behalf of Aldi, is seeking the following Minor Sign Exceptions for a ground sign for property located immediately west of 7500 Grand Avenue (Fifth Third Bank):**
 - a. Increase in the overall height of the monument sign from 12 feet to 16 feet (33.3%); and
 - b. Increase in the overall sign of the monument sign from 90 sq. ft. to 111.5 sq. ft. (23.9%).
- 6. Next Meeting Date: December 5, 2018**
- 7. Public Comment**
- 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, Patrick Muetz, at (847) 599-7500 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 Planning and Zoning Board at the following address: pzboard@village.gurnee.il.us. Full copies of applications and support material can be found and viewed at the Warren-Newport Public Library the Saturday before the Planning and Zoning Board meeting and at Village Hall during normal business hours.