

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

**DATE: July 17, 2019**  
**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 Planning & Zoning Board Meeting Minutes**

- a. May 15, 2019
- b. June 5, 2019

**4. Public Hearing: GWR Illinois Property Owner, LLC is seeking a Major Modification to the Great Wolf Lodge Special Use Permit at 1700 Nations Drive**

GWR Illinois Property Owner, LLC is seeking a Major Modification to the Great Wolf Lodge Special Use Permit to allow day pass sales for the existing water park. The subject property is zoned C-2 PUD, Community Commercial District as a Planned Unit Development, and is located at 1700 Nations Drive.

**5. Public Hearing: Graham Enterprise Inc. is seeking the following for an approximately 1-acre parcel located at 3419 Grand Avenue:**

- a. Variances to allow:
  - i. A reduction in the separation requirement for curb cuts, to less than 50' apart; and
  - ii. The encroachment into the 25-foot parking setback to the north;
  - iii. The encroachment into the 8-foot parking setback to the east;
- b. Special Use Permits to allow:
  - i. The development and operation of a car wash;
  - ii. A drive-through facility without a bail-out lane;
  - iii. Stacking bay that is less than 9' in width;
  - iv. Canopy lighting levels over 24.99 foot-candles but less than 50 foot-candles;
  - v. Ground sign that exceeds the allowable 10-foot height;
  - vi. Ground sign that is not a monument-style sign;
  - vii. Three 8' tall information board signs;
  - viii. Reduction in the east landscaping buffer requirement (number of plant material); and
  - ix. Reduction in the pay lane stacking requirement.

**6. Minor Sign Exceptions: Graham Enterprise Inc. is seeking Minor Sign Exceptions to allow the following at 3419 Grand Avenue:**

- a. Increase in the allowed area of a ground sign by up to 25%;
- b. Reduction in the ground sign setbacks to less than 10 feet; and
- c. Increase in the allowed secondary menu board sign height (5.6%).

**7. Next Meeting Date: August 7, 2019**

**8. Public Comment**

**9. 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](mailto: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.