

NOTE: This meeting is open to the public, but discretion in attending and social distancing is encouraged when possible. Any public comment can be sent to the Planning and Zoning Board at PZBoard@village.gurnee.il.us. The meeting will be posted shortly after completion to: <https://www.youtube.com/user/VillageofGurnee>

VILLAGE OF GURNEE PLANNING AND ZONING BOARD AGENDA

DATE: April 15, 2020
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 March 18, 2020 PZB Meeting Minutes**

4. PUBLIC HEARING: Special Use Permit for Restaurant Depot

Mr. Brian M. Grassa of Cedarwood Development, on behalf of Restaurant Depot, has submitted a written request to continue this Special Use Permit hearing to May 20, 2020. The request is for a Special Use Permit to allow building elevations that front onto a public street that depart from the requirement that they "consist of office-type exterior architecture". The subject property is zoned I-1, Restricted Industrial District, consists of approximately 7.13 acres, and is located on the east side of Tri-State Parkway, approximately 800 feet south of Grand Avenue (immediately south of the Holiday Inn at 6161 Grand Avenue).

5. PUBLIC HEARING: Zoning Map Amendment for 35390 North Juniper Street

Mr. Robert Baker is requesting a Zoning Map Amendment to rezone property located at 35390 North Juniper Street from R-1, Residential in unincorporated Lake County, to R-2, Single-Family Residential in the Village of Gurnee.

6. INFORMAL REVIEW: Eric J. Miller Law Group, on behalf of Everything Self-Storage LLC (16530 W. Washington Street and 34644 N. Cemetery Road)

Everything Self Storage, LLC is requesting informal review/feedback on a plan to rezone property generally located at the northwest corner of Washington Street and Cemetery Road to I-1, Restricted Industrial, or C-3, Heavy Commercial, in order to allow the development of a self-storage facility. In addition, a portion of the site that is located north of the Winchester Estates Subdivision, is proposed to be zoned R-2, Single-Family Residential, for future residential development, and P, Public Lands District, for storm water detention. The subject property consists of approximately 10-acres and is zoned E, Estate, in unincorporated Lake County.

7. Next Meeting Date: May 6, 2020

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. Full copies of applications and support materials can be emailed to interested parties in an effort to comply with social distancing requirements. Anyone interested in having plans emailed or in viewing these plans at the Village Hall should call during normal business hours and make arrangements with staff.