

NOTE: This meeting is open to the public, but discretion in attending and social distancing is encouraged when possible. Anyone not wishing to attend the hearing in person may watch the meeting, which will be livestreamed to the following YouTube channel: <https://youtube.com/VillageofGurnee>. Anyone unable to attend the hearing may submit comments and questions to Village Staff by no later than 1:00 p.m. on Tuesday, Oct. 6th. Public comments and/or questions, timely received, will be provided to the Planning & Zoning Board prior to the meeting. Comments and/or questions may be submitted by hand or mail to: VOG Planning Department, 325 N. O'Plaine Road, Gurnee, IL 60031 or by email to: Cqable@village.gurnee.il.us or Tracyv@village.gurnee.il.us

VILLAGE OF GURNEE PLANNING AND ZONING BOARD AGENDA

DATE: October 7, 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 Planning & Zoning Board Meeting Minutes for:
 - a. August 19, 2020
 - b. September 16, 2020
4. **PUBLIC HEARING: MAJOR AMENDMENT TO THE GREYSTONE PUD (7735 Route 132)**

Kensington Development Partners is petitioning for a Major Modification to the existing Planned Unit Development (PUD) on property located at the southeast corner of Rt. 132 and Rollins Road. The amendments proposed are as follows: 1) Amend/clarify that "education facility" includes a "university/vocational school" as a permitted use; 2) Add drive-through restaurant and outdoor dining, associated with a restaurant, as a permitted use subject to the use standards in the Zoning Ordinance; 3) Amend the lighting standards to be consistent with the current Zoning Ordinance; 4) Amend to provide an additional ground sign along Grand Avenue and permit all tenants representation on any sign located on the site; and 5) Amend setbacks as follows: i) reduce the building setback from Rollins Road property line from 290 feet to 40 feet, ii) reduce the parking setback from Rollins Road property line from 31 feet to 25 feet, and iii) establish a 0-foot parking setback to any newly created commercial lot interior to the site.
5. **Next Meeting Date: October 21, 2020**
6. **Public Comment**
7. **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 emailed 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 (847) 599-7550 during normal business hours and make arrangements with staff.