

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

DATE: February 5, 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 December 18, 2019 PZB Meeting Minutes

4. Minor Sign Exception for Olive Garden

The petitioner is seeking a minor sign exception to allow text on the face of the main shared ground sign along Grand Avenue to be less than the required 6" height for the main business name and 3" height for tag lines.

5. Informal Review for 32551-32655 IL Route 21

Feedback is requested on a proposal for a mixed-use development on 29.12 acres located north of the Serbian Monastery and south of Lake County Grading (generally south of the southeast corner of Rt. 120 and Rt. 21). The property is located in unincorporated Lake County. The proposal reflects 456-unit mixed use apartment project (3 and 4-story) and 15,000 sq. ft. of restaurant/retail on the first floor of one of the proposed buildings.

6. Public Hearing: Text Amendments to the Gurnee Zoning Ordinance

a. Article 8.2.32 Vehicle Repair/Service – Minor and Major

Proposal to eliminate the screening requirements for vehicle repair/service (major and minor) along any lot line abutting all districts/uses except for office and residential

b. Article 10.2.12 Home Occupation

Proposal to prohibit the following as home occupations

- i. Massage services
- ii. Astrology, card and palm reading, or fortune-telling
- iii. Landscape business where equipment, supplies, and plant material are stored on-site except when within a fully enclosed permitted dwelling unit or accessory structure

c. Article 13.15.1 Signs Requiring Special Use Approval

Proposal to eliminate a conflict in the ordinance regarding the use of neon tubing or LED tubing and other similar lighting outside of a sign face

7. Next Meeting Date: February 19, 2020

This meeting is proposed to review the first full draft of the Comprehensive Land Use Plan.

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 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.