

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.

VILLAGE OF GURNEE PLANNING AND ZONING BOARD AGENDA

DATE: May 5, 2021
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 April 7, 2021 Planning & Zoning Board Meeting Minutes**
- 4. PUBLIC HEARINGS: Grand Hunter Center Planned Unit Development (6593 Route 132)**
 - a. Major Modification to an existing Planned Unit Development**

GWV Gurnee LLC is seeking a Major Modification to the existing Planned Unit Development (PUD) for the following: 1) increase the amount of developable outlots in the Grand Hunt Center to 8, with no more than 6 being located on a single roadway; 2) amend the sign regulations to be consistent with the Gurnee Zoning Ordinance; and 3) allow a ground sign to be shared between the two subdivided lots. The subject property is C-2 PUD, Community Commercial District as a Planned Unit Development, and is located at 6593 Route 132.
 - b. Signage Special Use Permit for Popeye's**

HZ Ops Holdings, Inc. (Beau Sisson) is seeking a Special Use Permit to allow two additional wall signs on the proposed Popeye's restaurant at 6593 Route 132.
- 5. Final Plat of Subdivision (6593 Route 132)**

GWV Gurnee LLC is seeking approval for a final plat of subdivision that would split the subject property at 6593 Route 132 into two separate lots.
- 6. Parking Modification (6593 Route 132)**

GWV Gurnee LLC is seeking a parking modification/shared parking for the subject property.
- 7. Next Meeting Date: May 19, 2021**
- 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 or dropped off at the Gurnee Village Hall, Community Development Department/Planning & Zoning. Full copies of applications and support material can also be found and viewed at the Gurnee Village Hall during normal business hours.