

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: April 17, 2024
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 PZB's March 6, 2024 Meeting Minutes**
- 4. Final Plat of Resubdivision: Gurnee Retail Partners (Keystone)**
Eric Petersen of Keystone Ventures, on behalf of Gurnee Retail Partners, LLC, is seeking the resubdivision of property located at the northeast corner of Grand Avenue and Hutchins Road. The subject property consists of approximately 11.25-acres and is zoned C-2, Community Commercial. Subdivision into 4 lots is proposed.
- 5. PUBLIC HEARING: Text Amendment to Article 5.2, C-4 Commercial District Dimensional Standards**
Proposed are amendments to the text of Article 5.2, C-4 Commercial District Dimension Standards. The amendments provide for the addition of interior side and rear setback requirements.
- 6. PUBLIC HEARING: Text Amendment to Article 8.2.22, Outdoor Dining Standards**
Proposed are amendments to the text of Article 8.2.22, Outdoor Dining Standards, to modify the Use Standards associated with Outdoor Dining.
- 7. Next Meeting Date: May 1, 2024**
- 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 Austin Pollack 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.