

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 15, 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 April 17, 2024 Meeting Minutes**
- 4. PUBLIC HEARING: 4015 Grove Avenue Zoning Map Amendment**
Imports Unlimited, has requested a Zoning Map Amendment to rezone 4015 Grove from C-2 PUD to I-2 PUD. The subject property consists of approximately 0.8-acres and is zoned C-2 PUD, Community Commercial as Planned Unit Development.
- 5. PUBLIC HEARING: Gurnee Community Church (4555 Old Grand Avenue) Special Use Permits**
Matt Laska of North Shore Sign, representing Gurnee Community Church, is proposing to replace the existing sign along Grand Avenue (Sign 1) and install a new sign at the northeast corner of the site (Sign 2). The petitioner is requesting special use permits for the following:
 1. A freestanding sign with electronic message board – Sign 1
 2. The maximum sign area to exceed 15 square feet – Sign 1
 3. The maximum sign height to exceed 6 feet – Sign 1
 4. The maximum sign area to exceed 15 square feet – Sign 2
- 6. PUBLIC HEARING: 3437 Cheyenne Road Variation**
Mr. Scott Kranz, on behalf of Ms. Pamela Nilles Johnson, is requesting a variation from Section 4.2 Dimensional Standards of the Zoning Ordinance regarding the minimum lot area requirement for the property located at 3437 Cheyenne Road. The petitioner’s ultimate plan is to subdivide the subject property into two lots. The property is zoned R-2 District.
- 7. Next Meeting Date: June 5, 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.