

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: January 8, 2025
TIME: 7:00 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 December 18, 2024 Meeting Minutes**
- 4. Informal Review: Liberty Point Residences (NEC of Rt. 21 and Woodlake Blvd.)**
Northpointe Development is seeking informal feedback on a plan to rezone the property at northeast corner of Route 21 and Woodlake Boulevard from O-1 PUD to R-6 straight zoning and a variation from the maximum allowable density in the R-6 District in order to accommodate a 40-unit workforce housing development.
- 5. Parking Modification: Imports Unlimited Inc. (4015 Grove Avenue)**
Dino Tsoros of Praxis Construction, is seeking approval of a Parking Modification to reduce the number of off-street parking spaces from 70 required to 35 spaces on property located at 4015 Grove Avenue. The petitioner is proposing to construct a 6,215 square feet auto repair and service building with 14 service bays.
- 6. Next Meeting Date: January 22, 2025**
- 7. Public Comment**
- 8. 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.