



AGENDA FOR THE VILLAGE OF GURNEE PLANNING AND ZONING BOARD MEETING – May 7, 2025

The Village of Gurnee Planning and Zoning Board will hold its regular meeting on Wednesday, May 7, 2025, in the Council Chambers in Gurnee Village Hall located at 325 North O'Plaine Road at 7:00 p.m.

- 1. Call to Order and Roll Call**
- 2. Pledge of Allegiance**
- 3. Public Comment (Non-Public Hearing Agenda Items)**
- 4. Approval of the PZB's March 5, 2025, Meeting Minutes**
- 5. Approval of the PZB's March 19, 2025, Meeting Minutes**
- 6. Design Standard Modification: Burger King – 1.39 Acres located at 5300 Route 132 (Grand Avenue)**
Mr. Thomas Savoca, of MRV Architects, Inc., on behalf of Burger King, is requesting a Design Standard Modification for the relief of the 50% front façade glazing requirement on the south façade of the proposed building within the C-1, Neighborhood Commercial, PUD District, on property located at 5300 Route 132. (File #25-0001)
- 7. PUBLIC HEARING: Special Use Permit – 0.71 acres located at 7005 Route 132 (Grand Avenue)**
Mr. Daniel Olson, of Parvin-Clauss Sign Company, on behalf of First American Bank, is requesting a Special Use Permit for approval of an Electronic Message Center Sign within the C-2, Community Commercial, PUD District, on property located at 7005 Route 132. (File #25-0014)
- 8. Informal Review (2nd): Fiduciary Real Estate Development – 16.7 Acres located on Tri-State Parkway (between Grand Avenue and Cemetery Road)**
Mr. Anthony DeRosa, on behalf of Fiduciary Real Estate Development, the potential purchaser of a 16.7 Acre parcel along Tri State Parkway, is seeking informal feedback on its revised development plan. The petitioner is requesting to rezone the parcel from O-2 General Office District, to R-6, Multi-Family Residential District PUD, to accommodate the development of 120 residential units housed within 6 buildings. (Continued from the July 10th 2024 PZB meeting)
- 9. Next Meeting Date: May 21, 2025**
- 10. Public Comment**
- 11. 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.