



**AGENDA FOR THE VILLAGE OF GURNEE PLANNING AND ZONING BOARD MEETING –
July 16, 2025**

The Village of Gurnee Planning and Zoning Board will hold its regular meeting on Wednesday, July 16, 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

(Per Gurnee Municipal Code Section 2-90, Public Comment at the beginning of the agenda is for agenda items only that are not subject to a public hearing. A total of 30 minutes is allotted. Individuals are allowed to speak once during this Public Comment for no longer than 3 minutes. See rule posted at gurnee.il.us or in the Council Chambers for additional information.)

4. Approval of the PZB's June 4, 2025, Meeting Minutes

5. Final Subdivision Plat: Ashley's – 4.24± acres located at 6050 - 6060 Gurnee Mills Circle East

The owner of the former Toys R Us property is requesting subdivision of the property. The proposed subdivision will create 3 lots, 2 of which will be the footprints of the 2 structures on the property, Texas Roadhouse and Ashley Furniture. The third lot will be all of the parking lot, drive aisles, and landscaping buffers for the site. (File #25-0018)

6. Public Hearing: Gurnee Park District – 6.795± acres located at 35244, 35200, & 35172 North Hunt Club Road

Zoning Map Amendment to rezone three parcels of land totaling 6.795± acres from an unincorporated Lake County zoning designation of AG, Agricultural, and E, Estate, to the Village of Gurnee's zoning designation of P, Public Land District. The subject parcels are located west of Hunt Club Road, south of Foxworth Lane, and north of Orchard Valley Drive at properties known as: 35244, 35200, & 35172 N Hunt Club Road. (File #25-0022)

7. Informal Review: Zoning Map Amendment (NEC of O'Plaine Rd & Belvidere Rd)

Belvidere Real Estate LLC is seeking informal feedback on a plan to rezone 10 parcels of land at the corner of O'Plaine Road and Belvidere Road, totaling 1.01± acres from R-2 Single Family Residential to C-2 Community Commercial District to accommodate a proposed convenience store and a one story retail building. (File #25-0028)

8. Discussion Item: Text Amendment - Detached Garages 600+ square feet

There is currently a moratorium on new construction of detached garages over 600 square feet. Living quarters are not permitted within garages, therefore discussion is needed to ascertain approvable bulk and dimensions that will facilitate vehicles, but deter living quarters, and consequently create policy that will facilitate permit approval. (File #25-0027)

9. Next Meeting Date: August 6, 2025

10. Public Comment

(Per Gurnee Municipal Code Section 2-90, Public Comment at the end of the agenda is for agenda items or items that are within the Village's responsibility. A total of 60 minutes is allotted. Individuals are allowed to speak once during this Public Comment for no longer than 3 minutes. See rule posted at gurnee.il.us or in the Council Chambers for additional information.)

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.