



**AGENDA FOR THE VILLAGE OF GURNEE PLANNING AND ZONING BOARD MEETING –
September 17, 2025**

The Village of Gurnee Planning and Zoning Board will hold its regular meeting on Wednesday, September 17, 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. Final Plat of Stonehenge Subdivision Lot 1: 1.12± acres located at 6333 W Belvidere Road

Bill Sandberg, on behalf of the property owner, is requesting to subdivide 1.12± acres of the existing 37.08± acre Lot G-1 within the Reserve at the Merit Club Unit 3 parcel, for a recently constructed single family home. The proposed subdivision will create one lot, leaving the remaining parcel of land open for future subdivisions. (File #25-0033)

5. PUBLIC HEARING: Seasons at Gurnee – 16.49± acres located at 0 Tri-State Parkway

Fiduciary Real Estate Development Inc is seeking:

1. Zoning Map Amendment to rezone one parcel of land totaling 16.49± acres from O-2, Office Campus District to R-6, Multi-Family Residential District
2. Variation request to reduce the front yard setback requirements from 30' to 20'. The subject parcel is located at 0 Tri State Parkway. (File #25-0031)

6. PUBLIC HEARING: Zoning Text Amendment - Accessory Structures

The Village of Gurnee is requesting the following amendments to the text of the Zoning Ordinance:

1. Article 2.2 titled "Rules of Measurement": To amend the definition of "Building Height" to define the maximum height for accessory structures regardless of roof types.
2. Article 10.2 title "Accessory Structures and Uses": To amend the "General Regulations for Accessory Structures" to include peak heights, maximum number of accessory structures permitted on residentially zoned lots, and detached garages. (File #25-0027)

7. Next Meeting Date: October 8, 2025

8. 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.)

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.