

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: August 18, 2021
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 July 7, 2021 Planning & Zoning Board Meeting Minutes

4. Public Hearing: Zoning Ordinance Text Amendments

The following amendments to the text of the Zoning Ordinance are requested:

1. Amending Article 8 (Uses) to add "Place of Worship" to the O-1, Restricted Office District, as a Special Use Permit; and
2. Amending Article 15 (Application Procedures) to update language pertaining to pre-application conferences/informal reviews.

5. Public Hearing: Way Through the Word Ministry Church Petition for a Special Use Permit to allow a Place of Worship (Church) at 151 N. Greenleaf Street

Way Through The Word Ministry Church is requesting a Special Use Permit to allow the establishment and operation of a place of worship (church) at 151 N. Greenleaf Street, formerly SCIL Animal Care. The subject property is zoned O-1, Restricted Office District.

6. Public Hearing: Leon Congenie (Juggernaut Tattoo)

Mr. Leon Congenie, with Juggernaut Tattoo, is requesting the following:

1. Major Amendment to the Gurnee Business Center Planned Unit Development to add "Body Modification Establishment" to the use list as a Special Use Permit; and
2. Special Use Permit to allow a "Body Modification Establishment", specifically a piercing and tattoo shop, at 3900 Washington Street, Units F and G.

7. Public Hearing: Ron Sachs (16530 W. Washington Street and 34644 N. Cemetery Road)

Mr. Ron Sachs is requesting the following for property located at 16530 W. Washington Street and 34644 N. Cemetery Road:

1. Zoning Map Amendment from E, Estate in unincorporated Lake County, to C-2 PUD, Community Commercial as a Planned Unit Development, and R-3, Single-Family Residential, in the Village of Gurnee;
2. Special Use Permit for a self-storage facility; and
3. Preliminary PUD and Site Plan Review approval for a retail/office facility and self-storage facility.

8. Next Meeting Date: September 1, 2021

9. Public Comment

10. 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 Village Administrator, Patrick Muetz, 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.