

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: March 5, 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 January 8, 2025, Meeting Minutes**
- 4. Approval of the PZB's January 22, 2025, Meeting Minutes**
- 5. Public Hearing: Special Use Permit – Impulsive Details – 3590 Grand Avenue**
Andrew Perez is requesting a Special Use Permit to operate *ImpulsiveDetails*, a hand car wash and detailing business at 3590 Grand Avenue in the C-2 EGG, Community Commercial East Grand Gateway Overlay District. In addition to hand car washing, *ImpulsiveDetails* will also offer ceramic coating and window tinting as an optional feature by appointment only.
- 6. Public Hearing: Zoning Map Amendment and Special Use Permit for Preliminary and Final PUD Plans – Ten Hotel and Residency – 6161 Grand Avenue**
Khayat Enterprises is proposing a Zoning Map Amendment from R-1, Single-Family Residential District to C-2 PUD, Community Commercial District as a Planned Unit Development, a Special Use Permit for a Preliminary Planned Unit Development (PUD) Plan with certain departures from the Village's Zoning Ordinance, and a Final Planned Unit Development (PUD) Plan to redevelop 80 residential units and renovate hotel rooms and restaurant at the former Holiday Inn site at 6161 Grand Avenue.
- 7. Next Meeting Date: March 19, 2025**
- 8. Public Comment**
- 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.

