

**VILLAGE OF GURNEE
PLANNING AND ZONING BOARD AGENDA**

DATE: May 1, 2013
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. **Public Comment**
4. **Approval of the Planning and Zoning Board's April 17, 2013 meeting minutes**
5. **Final Subdivision Plat: Dilley's and Grand Planned Unit Subdivision**
(The owner of a 6.9-acre parcel located at the northwest corner of Grand Avenue and Dilleys Road is requesting its subdivision into 3 lots. The property is zoned C/B-2 PUD, Community Business District as a Planned Unit Development, and is improved with a Starbuck's coffee shop, Chuck E Cheese restaurant, Kentucky Fried Chicken/Long John Silver's restaurant, and a vacant building.)
6. **Public Hearing: Special Use Permit and Minor Special Use Permit Amendment (Walmart)**
(Jarmon Perego, with Carlson Consulting Engineers, Inc., representative on behalf of Walmart Stores Inc., is requesting the following:
 - A. Special Use Permit to increase the internal horizontal light levels to exceed 14.99 foot-candles and security light levels to exceed 3 foot-candles under a fuel station canopy, and such other relief as may be necessary to accomplish the applicant's development plan.
 - B. Minor Amendment to the Gurnee Mills Special Use Permit (Ord. 88-117) for the creation of Lot 2 of the Resubdivision Plat of Block L in Gurnee Mills; the development of an automobile fueling station; a reduction in the overall parking requirements of the subject site; and to allow a redistribution of the wall sign square footage to allow a total of four (4) wall signs. The subject site is located at 6570-6590 Grand Avenue (NWC Grand Avenue and Hunt Club Road) and is zoned C/B2, Community Business District with a SUP for a Regional Shopping Center.)
7. **Minor Amendment: Minor Special Use Permit Amendment (Chick-Fil-A Restaurant)**
(Joseph Vavrina, Project Manager with HRGreen, representative on behalf of Chick-fil-A, is requesting a Minor Amendment to the Gurnee Mills Special Use Permit (Ord. 88-117) for the development of a restaurant with a drive thru; the removal and replacement of trees within the 50 foot buffer yard along Grand Avenue and Hunt Club Road; for a redistribution of wall sign area into a total of four (4) wall signs; and for an increase in the sign letter height to exceed 36 inches. The subject site is located at the NWC Grand Avenue and Hunt Club Road, in the proposed Lot 2 of the Resubdivision Plat of Block L in Gurnee Mills, and is zoned C/B2, Community Business District with a SUP for a Regional Shopping Center.)
8. **Next Meeting Date: May 15, 2013**
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 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.