

**VILLAGE OF GURNEE
PLAN COMMISSION
AGENDA**

DATE: January 19, 2005
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 January 5, 2005 Plan Commission Minutes**
4. **Site Plan Review & Final Subdivision Plat: Joy! Lutheran Church**
(Joy! Lutheran Church is seeking annexation of a 6.3 acre site generally located on the east side of Hunt Club Road, approximately 1,700 feet north of Route 120 between the existing Joy! Lutheran Church and Andover Drive (The Highlands of Fairway Ridge). The Church is seeking to annex the existing 2-story house and storage building and is requesting an R-1 zoning classification, which is a single-family residential district where churches and schools are permitted uses. The church is proposing to construct a 14,500 sq. ft. youth education building. Final Subdivision Plat approval is requested to combine two single-family residential lots into one (1) lot to allow for the future construction of an education building. The overall 12 acre site is located at 749 South Hunt Club Road and zoned R-1—Single Family Residence.)
5. **Major Site Change in C/B-2 EGG Overlay District: Temps Now (3747 Grand)**
(Temps Now is requesting a major site change to modify the south wall of the building and provide a number of other site improvements on the 1.85-acre parcel located at the southeast corner of Grand & Waveland Avenue (3747 Grand). The property is zoned C/B-2—EGG and is part of the 'East Grand Gateway Overlay District'. The district requires Plan Commission review for changes constituting 10% or more of the wall of a building facing a street/residential property.)
6. **Connie Pagano property (1281 Depot Road) – Review of Tree Replacement Requirement**
(Insignia Homes is seeking a recommendation from the Plan Commission on the replacement requirement for trees on the Connie Pagano property. The subject property consists of approximately 6.7 acres located at 1281 Depot Road. The property is the location of a former tree nursery. Approximately 2.9 acres of the property is zoned C/S-2, Automobile Supported Business District, and 3.8 acres is zoned R-3, Single-Family Residential.)
7. **Public Hearing: Annexation & PUD for Jacobs Homes at Chelsey Crossings**
(Jacob Homes is seeking Annexation and Zoning Map Amendment from R-4—Residential in Unincorporated Lake County to R-4 PUD, Two-Family Residence District as a Planned Unit Development in the Village of Gurnee. Preliminary PUD Plat approval is requested for 13 4-unit townhouses. Two existing single-family homes are proposed to remain on the site. The 15-acre site is located on the east side of Hunt Club Road, approximately 1,400 feet south of Gages Lake Road.)
8. **Public Hearing: Annexation & PUD for Gurnee Fuel Stop & A-1 Landscaping**
(Gurnee Fuel Stop & A-1 Landscaping are seeking Annexation, Special Uses, and Zoning Map Amendment from GC—General Commercial in Unincorporated Lake County to C/B-2 PUD, Community Business District as a Planned Unit Development in the Village of Gurnee. Preliminary PUD Plat approval is requested for commercial uses. Special Uses are requested by Gurnee Fuel for an Automobile Car Wash, Drive-Thru Lane for a Restaurant, Outside Sales & Storage, and horizontal light levels to exceed 14.99 foot-candles and by A-1 Landscaping for Outside Storage. The 20-acre site is located on the east side of U.S. Highway 41 (Skokie Highway) approximately 700 feet north of Stearns School Road.)
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, James Hayner, 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 Plan Commission at the following address: plancommission@village.gurnee.il.us