

VILLAGE OF GURNEE PLAN COMMISSION AGENDA

DATE: October 5, 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 Minutes for September 7, 2005 Plan Commission Meeting**
4. **Preliminary & Final Plat of Subdivision: Jaclyn's Subdivision**
(Mr. Luis Zires is requesting Preliminary & Final Subdivision Plat approval for 7 single-family lots located on 1.75 acres. The subject property is located on the east side of Northwestern Avenue between Grandville & Grandmore Avenues. The property is zoned R-3, a single-family residential zoning district which requires a minimum lot width of 80 feet and a minimum lot size of 10,000 square feet.)
5. **Continued Public Hearing: Great Northern Resorts, LLC**
(Great Northern Resorts, LLC, is requesting to amend the terms and conditions of the AutoNation Planned Unit Development (PUD) for Lots 1 and 6 (i.e., the 30 acres located south of the Commonwealth Edison right-of-way, west of Nation's Drive, north of Grand Avenue and east of the Illinois Tollway (I-94)) as follows: (a) to reduce the maximum Floor Area Ratio permitted for that portion of property in Lot 1 lying within the C/O-2-PUD (Office and Research) District from 0.76 to 0.50; (b) to permit certain departures and exceptions to the PUD/Village Lighting Code; (c) to permit certain minor changes to the previously approved PUD for a hotel, water park, convention center; (d) to permit minor changes to previously approved special use permits for outdoor seating areas in conjunction with restaurants, an outdoor swimming pool, a water park amusement establishment, and an arcade; and (e) to permit certain departures and exceptions to the PUD signage standards. The Plan Commission may also consider such other relief as may be necessary or desirable in connection with the applications. In conjunction with the foregoing, Great Northern Resorts, LLC also is proposing an amendment to the terms of the AutoNation Planned Unit Development, which is generally located south of the Commonwealth Edison right-of-way, west of Dilley's Road, north of Grand Avenue and east of the Illinois Tollway (I-94), to eliminate the maximum overall Floor Area Ratio for the Commercial/Business Parcels within the AutoNation PUD.)
6. **Continued Public Hearing: Text Amendment to Section 8.7.2 Fences, Walls, and Hedges of the Gurnee Zoning Ordinance No. 80-29.**
(The Plan Commission will review a proposed text amendment regarding the height of a fence in a required front yard according to 8.7.3.E., the height of fences for recreational uses, and any other modifications as may be necessary.)
7. **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. Full copies of applications and support material can be found and viewed at the Warren-Newport Public Library the Saturday before the Plan Commission meeting and at Village Hall during normal business hours.