

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

DATE: December 18, 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 December 4, 2013 meeting minutes**
5. **Public Hearing: CenterPoint Properties Trust Amendment of the Grand Tri-State Business Park Special Use Permit**
(CenterPoint Properties Trust is seeking an amendment to the Special Use Permit for the Grand Tri-State Business Park (Ord. 87-24) to allow the following:
 - a. Relief from parking setback requirements of the Zoning Ordinance for lots 16-25 and lot 34 within the Grand Tri-State Business Park Unit 1;
 - b. Off-Premise advertising sign for businesses located on lots 1, 2 & 3 of the First Plat of Resubdivision;
 - c. Relief from the lighting requirements for lots 16-25 and lot 34 within the Grand Tri-State Business Park Unit 1;
 - d. Resubdivision of lots 16-25 and lot 34 in a manner where newly created lots will have access to a public street via a recorded cross access easement instead of a publicly dedicated right-of-way; and
 - e. Such other relief as may be necessary to accomplish the applicant's plan.)
6. **Minor Sign Exceptions: CenterPoint Properties Trust for Grand Tri-State business Park**
(CenterPoint Properties Trust is seeking minor modifications to the sign ordinance in regarding to lots 16-25 and lot 34 within the Grand Tri-State Business Park Unit 1:
 - a. One additional ground sign;
 - b. Text on ground signs to be below the 6" and 3" letter/number height requirement; and
 - c. One additional tenant panel per sign face.)
7. **Subdivision Plat: First Resubdivision of Grand Tri-State Business Park Unit 1**
(CenterPoint Properties Trust is seeking approval of a resubdivision plat that cleans up the sliver lots that were part of the original subdivision plat and creates 5 new lots from the current 12 lots. The 5 new lots accommodate the 5 buildings and their associated required parking. It allows each building and its associated parking lot to be sold. The Special Use Permit amendments requested as part of item #5 above allow for the proposed resubdivision.)
8. **Public Hearing: Mr. Robert Haun Request for a Special Use Permit to allow outdoor storage on property located at 4230 Lee Avenue**
(Mr. Robert Haun is requesting approval of a Special Use Permit to allow a fenced outside storage area on property located at 4230 Lee Avenue. The property is zoned I-2 PUD, General Industrial as a Planned Unit Development. Outside storage associated with an industrial use requires a special use permit in the I-2 zoning district.)

9. Informal Review: Autumn Leaves Alzheimer's Facility (approximately 450 feet north of the northeast corner of Hunt Club and Washington Street – directly north of Thomas Place)

(LaSalle Group Inc. is under contract to purchase 12-acres located approximately 450 feet north of the northeast corner of Hunt Club and Washington Street (directly north of Thomas Place. The property is zoned R-1, Single-Family Residence District, and is subject to an annexation agreement that requires that any development of this property be completed as a Planned Unit Development. LaSalle Group Inc. is interested in establishing a 42 room/46 unit supportive living facility for persons with Alzheimer's.)

10. Next Meeting Date: January 8, 2014

11. 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.