

**VILLAGE OF GURNEE
PLAN COMMISSION
AGENDA**

DATE: March 19, 1997
TIME: 7:30 P.M.
PLACE: Gurnee Village Hall, 325 N. O'Plaine Road

1. **Call to Order and Roll Call**
2. **Final Plat: Upland Homes**
(The subject property is located on the east side of Northwestern Avenue and south of the unimproved Glen Flora right-of-way. The property is zoned R-3 and the petitioner is requesting to subdivide the parcel into 6 single family lots. Each lot would maintain the minimum lot size requirement of 10,000 sq. ft. and minimum lot width of 80 feet. The property owner is requesting waiver of the improvement of the Glen Flora ROW.)
3. **Final Plat: Tralee Manor**
(The subject property is located north of Grand Avenue and east of Boulevard View (south end of Tralee Court cul-de-sac). This final plat is for 10 duplex lots. The property is zoned R-4 PUD. The final plat is in conformance with the setback standards established with Preliminary PUD Plat approval. Full public improvements are proposed.)
4. **Final Plat: Steeple Pointe Subdivision**
(The subject property is located at the northeast corner of Dilley's and Stearns School Road. The property consists of approximately 41 acres and is zoned R-2 PUD and has Preliminary PUD Plat approval for 82 single family lots that have a minimum lot size of 12,000 sq. ft. , minimum lot width of 80 feet and the following setbacks: front = 30 feet, side = 12.5 feet, rear = 30 feet and corner side = 25 feet. The petitioner, D.R. Horton Homes, is requesting final plat approval for 82 single family lots that comply with the development standards established at Preliminary Plat.)
5. **Request for a Minor Amendment to the Pembroke Club Apartment Planned Unit Development**
(The subject property is located north of Grand Avenue and west of Lawson Boulevard. The owner of the Pembroke Club Apartments is requesting approval of a minor PUD amendment to allow the construction of 72 enclosed garage parking spaces. The 72 garage parking spaces will displace 87 existing surface stalls. An additional 7 new surface parking spaces will be created in order to maintain the requirement of 2.25 parking spaces per apartment unit.)
6. **Informal Discussion: Green Property**
(The subject property is located at the northeast corner of O'Plaine and Washington. The property contains approximately 8 acres and is zoned C/B-2 PUD. The property owner would like to discuss the possibility of a development plan for the entire property; given that a portion of it may be used for a new Post Office facility. The property owner wants to discuss how their plans fit in with what the Commission has talked about for this area with the Comp Plan update.)
7. **Public Hearing: Petition of Grand National Bank to Amend the Special Use Permit for the Grand Tri-State Business Park**
(The subject property consists of lots 21-46 of the Grand Tri-State Business Park and is approximately 21 acres in size. The petitioner, Grand National Bank, is requesting an amendment to an existing Special Use Permit to allow automobile sales and leasing to occur as a Special Use on lots 21-46 in the Grand Tri-State Business Park.)
8. **Public Hearing: Petition of Acme Commercial Corporation for a Special Use Permit for CarMax**
(The subject property consists of lots 21-46 in the Grand Tri-State Business Park and is approximately 21 acres in size. The petitioner, Acme Commercial Corporation, is requesting a Special Use Permit to allow the establishment and operation of a CarMax automobile sales and leasing facility on lots 21-46 in the Grand Tri-State Business Park.)

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) 623-7650 promptly to allow the Village to make reasonable accommodations for those persons.

