

# VILLAGE OF GURNEE PLAN COMMISSION

## AGENDA

**DATE:** June 2, 1999  
**TIME:** 7:30 P.M.  
**PLACE:** Gurnee Village Hall, 325 N. O'Plaine Road

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3.
  - a. **Approval of the April 28, 1999 Plan Commission minutes**
  - b. **Approval of the May 5, 1999 Plan Commission minutes**
4. **Final Plat: Resubdivision of Lot 10 in Victorian Village Phase Two**  
(The subject property is zoned R-4 PUD, Two-Family Residence as a Planned Unit Development, and is located on the east side of Rt. 21 approximately 1/2 mile north of Grand Avenue. The resubdivision is requested in order to adjust internal lot lines between the townhome units to align with the interior walls.)
5. **Final Plat: Woodlake**  
(The subject property is located east of Milwaukee Avenue and north of the intersection of the Milwaukee Avenue overpass to Interstate 94. The site consists of 41 acres; 25 acres is zoned R-5 PUD, Limited Multi-Family as a Planned Unit Development, 14 acres is zoned C/O-1 PUD, Restrict Office as a Planned Unit Development, and the remaining 2 acres is dedicated as street right-of-way. The final plat reflects the subdivision of the property into 4 lots.)
6. **Final PUD Plat: Woodlake**  
(Final PUD Plat approval is requested for 260 apartment units on the R-5 PUD zoned parcel noted in the previous petition. The site currently has Preliminary PUD Plat approval for an apartment complex with a clubhouse and swimming pool.)
7. **Continued Public Hearing: Home Depot U.S.A., Inc.**  
(A special use permit is requested in order to allow the establishment and operation of an outdoor tool rental center on property at 6625 Grand Avenue. The Home Depot store is zoned as a PUD with underlying C/B-2, Community Business District zoning. Under this particular PUD, a special use permit is required for outdoor storage. A tool rental operation is proposed which will include expansion of the enclosed building area, and creation of a 21-foot wide by 35-foot long by 12 feet 8 inch high concrete and stucco enclosure, with gate, along the front of the store. Since the enclosure has no roof, it is construed as an outdoor use.)
8. **Public Hearing: Old Grand Joint Venture**  
(The subject property is located at 4165 Grand Avenue and is zoned C/S-3, Village Center-Residence/Business District. A special use permit was granted several years ago for a dental office building. The petitioner is seeking to amend an existing special use permit to the expansion of their parking lot onto property south of the office building.)
9. **Public Hearing: Nilita Piansay**  
(The subject property is located at the southeast corner of Country Club Avenue and Belle Plaine Avenue. The property is zoned R-2, Single Family Residential, which requires a minimum lot width of 100 feet and 15,000 square feet of lot area. The petitioner is seeking to rezone the property to R-3, Single Family Residential, which requires a minimum lot width of 80 feet and 10,000 square feet of lot area.)
10. **Public Hearing: Cambridge Homes, Inc.**  
(Cambridge Homes is seeking an amendment to an existing Planned Unit Development (PUD) for the Timberwoods Subdivision, which is located on the north side of Washington Street approximately 1/3 mile west of Almond Road. The requested amendment would allow the addition of new home models to the Timberwoods Subdivision.)

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.

Comments regarding any of the agenda items can be e-mailed to the Plan Commission at the following address: [plancommission@village.gurnee.il.us](mailto:plancommission@village.gurnee.il.us)