

NOTE: This meeting is open to the public, but discretion in attending and social distancing is encouraged when possible. Any public comment can be sent to the Planning and Zoning Board at PZBoard@village.gurnee.il.us.

VILLAGE OF GURNEE PLANNING AND ZONING BOARD AGENDA

DATE: December 15, 2021
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 November 17, 2021 PZB Meeting Minutes**
- 4. Informal Review: AR Building Company (Vacant property south of Woodlake Apartments (south of the southeast corner of Rt. 21 and Washington Street))**
AR Building Company is seeking feedback on a plan for 153 rental apartment units on approximately 11.44 acres located south of Woodlake Apartments (south of the southeast corner of Rt. 21 and Washington Street). The subject property is zoned O-1 PUD, Office/Research as a Planned Unit Development. This property is part of the Washington/Milwaukee Subarea on the Village's Comprehensive Land Use Plan. The Subarea plan reflects multi-family residential for the property.
- 5. Informal Review: Tory Eide (4236/4242 Old Grand Avenue)**
Tory Eide is seeking feedback on plan to demolish an existing single-family home located at 4236 Old Grand Avenue and consolidate the lot with a vacant lot to the west (4242 Old Grand) in order to build a 3,200 sq. ft. multi-tenant office building. The subject property contains two zoning districts, with 4236 Old Grand Avenue zoned C-4, Village Center District, and 4242 Old Grand zoned C-2, Community Commercial District.
- 6. Next Meeting Date: January 5, 2022**
- 7. Public Comment**
- 8. 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.