

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: September 7, 2022
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 PZB’s Meeting Minutes**
 - a. August 3, 2022**
 - b. August 17, 2022**
- 4. Public Hearing: Amendments to the Text of the Gurnee Zoning Ordinance**
 - a. Sign Amendment: Article 13.3 Signs Allowed Without Permits**

(Staff is proposing amendments to the Sign article of the Zoning Ordinance, specifically to address new trends in parking lot directional signs and the height of these signs. Staff is proposing to add a new classification of directional signs, drive-up parking signs, to address the need to identify parking stalls for vehicles awaiting pick-up of online store purchases and to increase the height of such off-street parking signs from 5 feet to 7 feet.)
 - b. PUD Amendment: Article 9.6 Modifications to Approved Final PUD Plans**

(Staff is proposing to delete language that outlines a process for modifications to the amount of parking for a properties zoned as PUDs. Specifically, the elimination of language that outlines a Minor Amendment process for a reduction of 15% or 10 parking spaces, whichever is less. The elimination of this language would allow properties that are zoned as PUDs to utilize the Parking Modification process outlined in the Off-Street Parking Article, which is currently utilized by non-PUD properties and entails a review by the PZB at one of their regular meetings.)
 - c. Vehicle Dealership Definition Amendment: Article 2.1 Definition of General Terms**

(Staff is proposing to clarify that the definition of Vehicle Dealership includes trucks, by adding “trucks” into the definition.)
 - d. Outdoor Storage Yard Definition Amendment, Use Matrix, and Principal Use Standards Amendments: Article 2.1 Definition of General Terms, Article 8.1 Use Matrix, and Article 8.2 Principal Use Standards**

(Staff is proposing to clarify that “Outdoor Storage Yards” do not include the storage of vehicles and/or shipping containers. As such, the use title is proposed to change to “Outdoor Storage of Materials” and a new definition that excludes the principal outdoor storage of vehicles and shipping containers has been created. In addition, staff is proposing to modify the zoning districts where this use is allowed, either as a Permitted Use or a Special Use. As the use category name changed, the title of the use in the Principal Use Standards must be updated.)

e. Commercial District Design Standards Amendment: Article 5.4 Commercial District Design Standards

(Staff is proposing amendments to the Commercial Design Standards. Specifically proposed is the elimination of the existing commercial design standards from the C-4, Village Center District, and insertion of standards that promote, via the Special Use Process, the residential character of the area in regards to architecture and building/parking setbacks. Also proposed is the creation of a process that allows the PZB to authorize a modification, reduction or waiver of the commercial design standards for properties in the other zoned commercial districts if the PZB finds that, in the particular case, there is some reason (nature of the use, shape of the building/property, etc.) that would justify such action. The current process is a public hearing for a Special Use Permit.)

5. Next Meeting Date: September 21, 2022

6. Public Comment

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, 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.