



AGENDA FOR THE VILLAGE OF GURNEE PLANNING AND ZONING BOARD MEETING – August 20, 2025

The Village of Gurnee Planning and Zoning Board will hold its regular meeting on Wednesday, August 20, 2025, in the Council Chambers in Gurnee Village Hall located at 325 North O'Plaine Road at 7:00 p.m.

1. Call to Order and Roll Call

2. Pledge of Allegiance

3. Public Comment

(Per Gurnee Municipal Code Section 2-90, Public Comment at the beginning of the agenda is for agenda items only that are not subject to a public hearing. A total of 30 minutes is allotted. Individuals are allowed to speak once during this Public Comment for no longer than 3 minutes. See rule posted at gurnee.il.us or in the Council Chambers for additional information.)

4. Approval of the PZB's July 16, 2025, Meeting Minutes

5. Public Hearing: Special Use Permit – 2.15± acres located at Milwaukee Avenue

North Shore Sign Company, on behalf of American Legion Post 771, is requesting a Special Use Permit for approval of an *Electronic Message Center* sign. The subject property is located east of Milwaukee and south of Grand Avenue known as 749 Milwaukee Avenue. (File #25-0030)

6. Public Hearing: Zoning Map Amendment and Variation for Liberty Point Residences: 2.2± acres located at S Riverside Drive & Woodlake Boulevard

Northpointe Development & DreamLane Real Estate Group is seeking a Zoning Map Amendment to rezone 2.2± acres from the existing O-1, Restricted Office District, Planned Unit Development designation, to a straight R-6, Multi-Family Residential District zoning designation. Additionally, the petitioners are seeking a variation to increase the maximum allowable density within the proposed R-6 District to accommodate Liberty Point Residences, a proposed multi-family residential development. The subject parcel is located south of Washington Street and east of S Riverside Drive known as Lot 3 of Woodlake subdivision. (File #25-0010)

7. Next Meeting Date: September 3, 2025

8. Public Comment

(Per Gurnee Municipal Code Section 2-90, Public Comment at the end of the agenda is for agenda items or items that are within the Village's responsibility. A total of 60 minutes is allotted. Individuals are allowed to speak once during this Public Comment for no longer than 3 minutes. See rule posted at gurnee.il.us or in the Council Chambers for additional information.)

9. 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 Austin Pollack 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.