



AGENDA FOR THE VILLAGE OF GURNEE PLANNING AND ZONING BOARD MEETING – December 3, 2025

The Village of Gurnee Planning and Zoning Board will hold its regular meeting on Wednesday, December 3, 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 August 20, 2025, Meeting Minutes

5. Approval of the PZB's September 17, 2025, Meeting Minutes

6. Approval of the PZB's October 22, 2025, Meeting Minutes

7. Minor Modification of the PUD – 4.09± acres located at 6161 Grand Avenue

Ten Hotel & Residences is requesting a Minor Modification to the existing PUD to amend:

- i. The fencing proposal around the residence parking area to be administered with signage and pavement markings and,
- ii. Adjust allowable height of ground sign from 13.75' to 15'

The subject property is a Planned Unit Development Zoned C-2, Community Commercial District and is located at 6161 Grand Avenue. (File #25-0004)

8. PUBLIC HEARING: Special Use Permit for a two-pole sign – 1.72± acres located at 5250 Grand Avenue

Mr. Rick Strusiner, on behalf of Pembroke Corners, LLC, requests a Special Use Permit regarding the Pembroke Corners' multi-panel freestanding sign for relief of the Zoning Ordinance requirement that all freestanding signs must be monument signs. The subject property is zoned C-1, Neighborhood Commercial District and is located at 5250 Grand Avenue. (File #25-0041)

9. Remanded PUBLIC HEARING: Special Use Permit for a Carwash – 1.3± acres located at 7340 Grand Avenue

(Remanded from November 17, 2025, Village Board Meeting) DCCW Acquisitions LLC, on behalf of *Dream Clean*, is requesting a Special Use Permit to develop and operate a carwash. The subject property is a Planned Unit Development Zoned C-2, Community Commercial District and is located at 7340 Grand Avenue. (File #25-0032)

10. Next Meeting Date: December 17, 2025

11. 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.)

12. 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 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.