



AGENDA FOR THE VILLAGE OF GURNEE PLANNING AND ZONING BOARD MEETING – June 17, 2026

The Village of Gurnee Planning and Zoning Board will hold its regular meeting on Wednesday, June 17, 2026, 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 May 6, 2026, Meeting Minutes

5. Minor Sign Exception: *American Legion* – 2.15± acres located at 749 Milwaukee Avenue

Mr. Matt Majewski, of North Shore Sign Company, on behalf of American Legion Post 771 requests a Minor Sign Exception to increase the height of the existing Electronic Message Center (EMC) sign from 12' to 18' within the C-2, Community Commercial District. (File #26-0017)

6. Public Hearing: Special Use Permit – 0.25± acres located at 4017 Old Grand Avenue

Ms. Marina Estrella requests a Special Use Permit for a Medical/Dental Clinic for a property located in the C-4, Village Center District. (File #26-0016)

7. Informal Review: Wangard Partners – 25.9± acres located at 775 S Milwaukee Avenue

Wangard Partners is seeking informal feedback on a new multi-family and commercial development plan. The petitioner requests to rezone the parcel from O-2 PUD, General Office District, to R-6 PUD, Multifamily Residential District, to accommodate the development of 260 residential units housed within 10 buildings, and one proposed future commercial area. (File #26-0020)

8. Discussion Item – Potential Zoning Ordinance Text Amendment – Enhanced Landscape Buffers

Currently the zoning code (Article 12.5.1.a) requires enhanced width landscape buffers along Gurnee's major corridors but does not require any additional plantings in the additional land area. Staff is proposing to increase the required tree plantings in those enhanced buffers.

9. Next Meeting Date: July 1, 2026

10. 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.)

11. 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.