



AGENDA FOR THE VILLAGE OF GURNEE PLANNING AND ZONING BOARD MEETING – July 15, 2026

The Village of Gurnee Planning and Zoning Board will hold its regular meeting on Wednesday, July 15, 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 July 1, 2026, Meeting Minutes

5. Minor Sign Exception: *TRIO Car Wash* – 1.11± acres located at 3419 Grand Avenue (Continued from the July 1st meeting)

Mr. Jeff Barmueller, of North Shore Sign Company, on behalf of Graham Enterprise, Inc. for TRIO Car Wash, requests a Minor Sign Exception to increase the number of monument signs from one sign to two signs within the EGG- East Grand Gateway Overlay District. (File #26-0022)

6. Public Hearing: *35400 Green Bay Road LLC, Zoning Map Amendment & Special Use Permit* – 2.47± acres located at 35400 Green Bay Road

1. Zoning Map Amendment to rezone 2.47± acres from an unincorporated Lake County zoning designation of R-1, Residential to the Village of Gurnee's zoning designation of C-2, Community Commercial District.
2. Special Use Permit for the development of a car wash

The subject parcel is currently zoned Lake County Unincorporated, R1 Residential and is located at 35400 Green Bay Road. (File #26-0021)

7. Next Meeting Date: August 5, 2026

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 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.