

**Village of Gurnee
Planning and Zoning Board Minutes
October 22, 2025**

1. Call to Order and Roll Call

The meeting was called to order at 7:00 p.m.

Planning and Zoning Board Members Present: Chairman James Sula, Roneida Martin, Edwin Paff, Dane Morgan and Liliana Ware

Planning and Zoning Members Absent: R. Todd Campbell and David Nordentoft

Other Officials Present: David Ziegler, Community Development Director; Shannon Coleman, Associate Planner, and Bryan Winter, Village Attorney

2. Pledge of Allegiance

3. Public Comment (Non-Public Hearing Agenda Items)

(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.)

Chairman Sula opened the floor for public comment and explained that this segment was only for non-public hearing items. The public had no comments for this portion and Chairman Sula closed the floor to the public.

4. PUBLIC HEARING: Special Use Permit – 1.25± acres located at 720 Milwaukee Avenue (#25-0034)

Ms. Coleman introduced this item by stating that *Primo Italian American Cuisine restaurant has two existing monument signs located on the subject property. The first sign is located at the N Riverside Drive entrance, and the second sign is located at the Milwaukee Avenue entrance. The Zoning Ordinance allows two monument signs on property with more than 1,000 feet of street frontage; Primo has approximately 1,030 feet of street frontage. North Shore Sign company is proposing a third monument sign, an Electronic Message Center (EMC) sign, to be located on N Riverside Drive as well. The street frontage running along N Riverside Drive is approximately 540 feet. At 10'8" in height the proposed EMC sign will be under the 12' height maximum as code dictates.*

As this was a Public Hearing, Chairman Sula requested that anyone wishing to speak on this matter be sworn in. Mr. Laska, of North Shore Sign, was sworn in by Mr. Winter, and presented his petition.

Mr. Laska stated that the petition involves a third sign which is the proposed Electronic Message Center sign, and that the EMC sign will meet all EMC sign requirements.

Chairman Sula stated he wasn't a fan of adding a third sign because the petitioner barely met the requirements for a second sign. He also stated that he would be for the EMC sign if one of the existing signs was removed.

Mr. Laska stated said the property owner would remove an existing sign to get the EMC sign.

The other Commissioners agreed with the removal of one of the signs.

Ms. Martin asked what the purpose of the EMC sign; if it was directional.

Mr. Laska stated that it would not be for directions but for specials and announcements.

Ms. Ware asked what the purpose of a third sign.

Mr. Laska stated that it was just so Primo could get as much exposure as possible.

Chairman Sula opened the floor to the public. No one replied and he closed the public.

Mr. Morgan, seconded by Mr. Paff, motioned to forward a recommendation to approve the petition and recommend the Village Board approve:

1. The request for a third monument sign on property located at 720 Milwaukee Avenue

Roll call vote:

Ayes: None

Nays: Morgan, Paff, Martin, Ware and Sula

Abstain: None

Motion does not carry: 0-5-0

and,

Mr. Morgan, seconded by Mr. Paff, motioned to forward a recommendation to approve the petition to remove the existing and recommend the Village Board approve:

2. The request to remove the existing monument sign on Riverside Drive and to replace it with an Electronic Message Center sign on property located at 720 Milwaukee Avenue, subject to the following conditions:
 1. No portion of the image may flash, scroll, twirl, change color, or imitate movement.
 2. The Electronic Message Center sign must have an automatic dimmer and photocell, which shall constantly monitor ambient light conditions and adjust sign brightness accordingly.
 3. The use of bright, white backgrounds for electronic message display is prohibited; the use of an amber color for the electronic message on a dark background is encouraged.
 4. All portions of the electronic image/message must have a minimum duration of 30 seconds. The message duration shall be reviewed by the Village Board in 6 months from the date of approval of the Special Use Permit to determine whether it should be adjusted.
 5. The electronic message board shall be shut off between midnight and 6 a.m.
 6. The minimum height of the electronic letters/numbers shall be no less than 6 inches as to make the sign easier to read.
 7. The transition time between messages shall be instantaneous.

8. The entire message shall be contained on one screen; there shall not be any two-part messages or continuations.
9. The electronic sign shall have a resolution of 8mm.

Roll call vote:

Ayes: Morgan, Martin, Paff, Ware, and Sula

Nays: None

Abstain: None

Motion carried: 5-0-0

5. Public Hearing: Special Use Permit for car wash 7340 Grand Ave (File #25-0032)

Ms. Coleman introduced this item by stating that *the subject property is a vacant parcel that is part of the Keystone Gurnee Subdivision. The site plan and architectural rendering as submitted to the Village by the Petitioner, DCCW Acquisitions LLC, a Delaware limited liability company ("Dream Clean"), outlines the full extent of development for a carwash. Dream Clean is a regional carwash business currently operating seven car wash facilities. At present time, Dream Clean is expanding its portfolio through acquisition and development of several vacant parcels throughout Northern Illinois, and seeking entitlement to construct car washes on approximately ten sites; including 7340 Grand Avenue.*

As this was a Public Hearing, Chairman Sula requested that anyone wishing to speak on this matter be sworn in. Mr. Winter conducted the swearing-in.

Craig Krandel, on behalf of DCCW Acquisitions LLC, presented his petition. He touched on the quality layout of the site, and doing whatever needs to be done to be a good neighbor to the surrounding residents.

Ms. Ware needed to clarify the address from the future proposed bank. She stated that 400 cars are proposed to be washed daily.

Mr. Krandel stated yes.

Ms. Martin discussed the noise potential.

Mr. Krandel reiterated how they moved the equipment to the south of the property to for more space from the northern residents.

Mr. Ziegler clarified that there is a 30' buffer to the north and also foliage.

Mr. Paff asked about photometrics.

Mr. Ziegler stated that they meet or exceed the standards.

Mr. Paff asked about the blow dryers

Mr. Mitch Ebedor, of Director of Development of Dream Clean carwash, stated that the blow dyers are the loudest but the building has highspeed doors to minimize the sound, and the blowers only operate when a car is going through.

Mr. Paff asked about traffic flow.

Mr. Ziegler stated that there is ingress/egress for traffic flow

Mr. Morgan asked about a sound study.

Mr. Krandel stated that they had done a sound study and showed that the sound all flows to Grand Ave to the south and not to the residents to the north.

Chairman Sula opened the floor to the public.

Mr. Kevin Lema, a north-west resident, stated he was concerned about traffic, headlight glare, and using the undeveloped site's road as a passthrough.

Mr. Scott Musik, northern resident, concerned about the service road behind his house. Wants more screening.

Mr. Tim Shepard, resident, upset about the development in general and stated that he was not given a notice of the property's development.

Chairman Sula closed the floor to the public.

Mr. Ziegler stated that the property was annexed and rezoned in 2003 and all required notices were given out at that time. He also discussed buffer areas and the Village's preference for landscaping versus fences. He also discussed the sidewalk plan with the final development and the concerns with the lighting that was installed along the service road.

Mr. Paff inquired about traffic demand versus other permitted uses and expressed concerns with the traffic entering off residential streets.

Ms. Ware stated that 30 cars an hour is a lot of traffic adding to the traffic from Grand Ave

Mr. Krandel stated that the carwash is not a destination but a stop for people who are already driving, so it would not increase overall traffic.

Ms. Martin asked about the quality of life for the residents and wanted to know what type of caveats could be added to the motion. She also expressed concerns about the pavement width of the service road.

Mr. Morgan inquired about the ability or desire to install speed humps on the service road. Mr. Hague responded that he would be willing to evaluate after additional businesses open.

Attorney Winter reiterated that the meeting was for Zoning for special uses and that the focus should be on the plans presented.

Mr. Tim Hague stated that they are willing to increase landscaping and fencing.

As there were no more questions or comments from the Board, Chairman Sula suggested that a motion, in the form of a recommendation to the Village Board, would be in order.

Mr. Morgan, seconded by Mr. Paff, motioned to forward a recommendation to approve the Special Use Permit for Dream Clean carwash on property located at 7340 Grand Avenue.

Roll call vote:

Ayes: Morgan, Martin,
Nays: Paff, Ware, Sula
Abstain: None

Motion fails: 2-3-0

6. Planning & Zoning Board MEETING SCHEDULE for CALENDAR YEAR 2026

As there were no more questions or comments from the Board regarding the proposed dates for 2026 PZB meetings, Chairman Sula suggested that a motion, in the form of a recommendation to the Village Board, would be in order.

Ms. Martin, seconded by Mr. Paff, motioned to forward a recommendation to approve the petition to amend:

All "ayes," no "nays, and none abstaining

Motion carried: 5-0-0

7. Next Meeting Date: November 5, 2025

Mr. Ziegler stated that there are no Public Hearings scheduled for the 5th, most likely cancelled.

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.)

Chairman Sula did not open the floor to the public since the public was no longer in attendance.

9. Adjournment

Mr. Morgan motioned, seconded by Mr. Paff, to adjourn the meeting.

Voice vote:

All "ayes," no "nays, and none abstaining

Motion carried: 5-0-0

The meeting was adjourned at 8:30 p.m.

Respectfully Submitted,

Approved

Shannon Coleman
Associate Planner