

**Village of Gurnee
Planning and Zoning Board Minutes
December 3, 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, R. Todd Campbell, Roneida Martin, Dane Morgan, David Nordentoft, Edwin Paff, and Liliana Ware

Planning and Zoning Members Absent: None

Other Officials Present: David Ziegler, Community Development Director, Jacob Litz, Assistant 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. 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

Mr. Ziegler commented that Items 4, 5, & 6 regarding the Minutes would be pulled from the night's meeting but added to the next regularly scheduled meeting, with the addition of tonight's meeting Minutes.

7. Ten Hotel & Residential Community at 6161 Grand Avenue – Minor PUD Amendment

Khayat Enterprises is requesting to revise the parking plan for the site to remove the fencing and gates around the residential parking areas, and to increase the height of the ground sign from 13.75' (previously approved) to 15' (File #25-0004)

Mr. Ziegler introduced this item by stating that Ten Hotel & Residences is seeking a Minor Modification to the PUD that was approved on March 17, 2025, by the Village Board granting permission for 80 residential units to be constructed out of the former Holiday Inn Hotel. The original plan included a parking plan that included a map showing that residential parking would be segregated from the hotel parking by a fence to allow for better flow around the site. The second request is a modification to the EMC sign to increase the sign height from 13.9' to 15'.

Mr. Matt Adjeksi of NorthShore Signs stated that the increase in sign height is due to the addition of a restaurant name Limoncello. He stated that the EMC portion of the sign will not change at all.

Mr. Morgan asked if they were increasing the parking for the residents or for the hotel patrons.

Mr. Ziegler stated that the amount of parking was not changing, just the delineation from the hotel parking to residential parking will not have a fence or physical barrier, just striping and signage.

Chairman Sula asked if the residents will still have dedicated spaces. Mr. Ziegler answered yes. Mr. Sula stated that the spaces are just being delineated differently.

Mr. Campbell asked what is the guarantee that someone doesn't take their spot.

Mr. Ziegler stated that stated that the management of the parking lot and spaces is up to 10 hotel and Residences.

Ms. Liliana Ware commented that she believed it would look better without the fence.

Mr. Adjedski agreed.

As there were no more questions or comments from the Board, Mr. Sula suggested that two motions be made.

Mr. Nordentoft, seconded by Mr. Campbell, motioned to approve the removal of the Access Control Fencing for the Residential Units, being replaced with parking lot signage and pavement markings

Roll call vote:

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

Nays: None

Abstain: None

Motion carried: 7-0-0

Mr. Campbell, seconded by Mr. Paff, motioned to approve the height of the Freestanding Monument Sign increase from 13.75' to 15'.

Roll call vote:

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

Nays: None

Abstain: None

Motion carried: 7-0-0

8. PUBLIC HEARING: Special Use Permit – 1.72± acres located at 5250 Grand Avenue

Ms. Coleman introduced this item by stating that Mr. Rick Strusiner, the architect of the original Pembroke Corners sign, as well as the architect/developer of Pembroke Corners, on behalf of Pembroke Corners, LLC, was requesting a Special Use Permit regarding the Pembroke Corners' multi-panel freestanding sign for relief from the Zoning Ordinance requirement that all freestanding signs must be monument signs. Furthermore, Ms. Coleman stated that the item is a Minor Sign Exception

to increase the proposed sign's height from 12' to 18', and to increase the number of tenant panels from four to eight panels per sign face. (File #25-0041)

Ms. Coleman stated that Mr. Strusiner was in attendance to speak.

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

Mr. Strusiner thanked Ms. Coleman for her guidance with the application process and gave background on the original sign. He stated that the property manager called him to inform him that the old sign was in disrepair. He further stated that he told the property manager to remove the sign and replace it with a new sign. He did this without applying for a permit. He stated that since the new sign would be built on the original foundation if he could replace the sign at its original height of almost 30' high.

Ms. Martin asked Mr. Strusiner if the contractor was licensed.

Mr. Strusiner stated that he was.

Ms. Martin asked Mr. Strusiner why the contractor did not get a permit. She then stated that the sign looked like it had been taken down with a hacksaw.

Ms. Coleman informed Ms. Martin and the Commissioners that she was the one who discovered the contractors taking down the sign and she asked them to stop. She informed the Board that the contractors asked if they could take it down to the base to maintain safety.

Chairman Sula stated that the Board was not code enforcement and to stay on task.

Ms. Martin asked if the increase in height would give the tenants the amount of space that they would need for their panels.

Mr. Strusiner said no, which is why he is asking the Board to keep it at 30' high.

Ms. Coleman reiterated that the new sign is required to be 12' max, but the Minor Sign Exception is to increase it by 50% to 18' high –not the original 30' of the old sign.

Mr. Strusiner then clarified that he wants the 30' sign, not the 18' sign that he applied for.

Chairman Sula clarified to the Board that there are three key requests: 1) for height from 30' to 18', 2) for a pole-sign instead of a monument sign and 3) tenant panel number from four to eight tenant panels.

Mr. Ziegler elucidated that the sign height and tenant panels are Minor Sign Exceptions, and that the two-pole sign (as opposed to a monument sign) is the Special Use Permit. Mr. Ziegler then stated that if the Board allowed the sign to go back to 30' that would be a separate application for a different Special Use Permit. Mr. Ziegler then explained that as soon as the sign contractors touched the structure it lost its legal non-conforming status.

Mr. Strusiner decided to withdraw his new request of keeping the sign at 30'.

Mr. Nordentoft stated that Mr. Strusiner wants to keep the same sign style as the original and he feels that the 18' sign would keep the style and maintain the spirit of the original sign.

Mr. Campbell stated taking down the original sign without a permit sets a bad precedence for other contractors to plead ignorance.

Mr. Ziegler stated that had the sign only needed repairing it wouldn't have triggered a permit. It was the fact they the contractors also did electrical work that required the permit.

Mr. Campbell asked about the heights of other signs.

Mr. Ziegler stated that most of the signs in Gurnee are under 30'.

Mr. Campbell stated that the original sign of 30' was in keeping with the times over thirty years ago.

Chairman Sula stated his concern about keeping the two-pole sign as opposed to a monument sign. Mr. Sula mentioned American Legion recently being approved for a pole sign that was made to look like a monument sign.

Mr. Campbell asked if the sign was dropped to the ground would it be considered a monument sign.

Mr. Ziegler answered yes.

Mr. Winter stated the businesses are tucked away from the road.

Mr. Campbell stated the businesses all have wall signs.

As there were no more questions or comments from the Board, Mr. Sula suggested that two motions would be in order; one in the form of a recommendation to the Village Board.

Mr. Morgan, seconded by Mr. Campbell, motioned to approve and recommend to the Village Board the approval of a two-pole pylon freestanding sign at 5250 Grand Avenue in Pembroke Corners.

Roll call vote:

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

Nays: None

Abstain: None

Motion carried: 7-0-0

Mr. Morgan, seconded by Mr. Paff, motioned to approve:

1. A 50% increase in the 12' maximum sign height, for a total sign height of 18'

and,

2. Increasing the number of tenant panels from four to a total number of eight tenant panels per sign face, on property located at 5250 Grand Avenue.

Roll call vote:

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

Nays: None

Abstain: None

Motion carried: 7-0-0

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

The Village Board remanded the petition for Dream Clean Carwash at its November 17, 2025, meeting and determined that the additional information submitted warranted a second review from the Planning & Zoning Board. The additional documents include a Traffic Summary memo from KLOA and an enhanced site plan showing where vehicles will queue if/when vehicle demand exceeds the required stacking area. (File #25-0032)

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

Mr. Sula then explained because the petition is a remanded Public Hearing from the Village Board protocol allows them to incorporate what was discussed at the October 20, 2025, Planning & Zoning Board meeting, but not what was discussed at the Village Board. The focus must be on information that is different from the information given at the October 20, 2025, PZB meeting.

Mr. Krandel stated that they sought to answer traffic issues, site surroundings, and the concept related to the queuing/traffic at the Village Board. He then introduced Mr. Hague to make their Power Point presentation.

Mr. Hague stated that since the October 20, 2025, meeting that they met with the neighbors and came up with solutions from those meetings. The neighbors desired additional screening from the homes to the commercial properties and to block headlight glare from the residences.

Mr. Hague proposed that they'll plant additional trees and foliage for screening. He stated that the growth aspect from the trees would be a foot to a foot and a half per year.

Mr. Hague stated that the property has been zoned commercial since 2003 and the landscape plan was created to help shield the existing homes from commercial activity. Mr. Hague stated the home on the west side of Woodland Terrace the glare from the existing vehicles would be distracting. To help shield those lights Dream Clean proposed to plant more trees and taller trees.

Mr. Hague stated that they are also proposing two new stop signs on the west side of the property. He addressed that the neighbors said that parking lot lights were too bright and proposed to add appropriate screen extensions to all the parking lots drive lights. He finally addressed the perceived speeding that cars using the access road to bypass traffic on Grand Avenue. He states a 225' of decorative guardrail located at the western end of the property will help calm traffic.

Mr. Krandel then discussed the queuing of the stacking vehicles. He stated that from 10 to 12 days a year vehicle may queue up to 46 vehicles. Mr. Krandel then introduced Mr. Javier Milano from KLOA to discuss the traffic report.

Mr. Milano discussed the past work that he has done with the Village. He then elucidated high and low traffic volume times. He stated that the car wash has potential to have 46 vehicles stacked. He stated that on high volume days employees would help expedite traffic to get through the carwash quickly.

Mr. Campbell stated that 36 vehicles are being shown on the site report, where are the additional 10 vehicles.

Mr. Milano stated that the other ten vehicles would be in the car washing tunnel.

Mr. Sula and Mr. Campbell stated that they didn't regard that as "stacking".

Mr. Milano stated it is considered "total stacking".

Mr. Campbell asked if there would be signage at the right-in right-out located on Grand Avenue. He asked if there would be directional signage to the carwash

Mr. Winter stated that they couldn't put a sign up on someone else's property.

Mr. Ziegler then stated that a "sandwich board" directional sign on the proposed property would be good enough to show directions.

Mr. Winter stated that a permanent sign would not be located off property at the Grand Avenue entrance.

Mr. Morgan stated that there will not be a "do not enter" sign from the Buona Beef to the carwash. He also asked if anything had changed with the landscape sign such as the 4' screening wall.

Mr. Krandel stated that the 4' screening wall will still be there with no foliage on it.

Mr. Nordentoft stated that the site seemed too small for the amount of vehicles proposing to patronize the business.

Mr. Krandel stated that the proposed site plan is the typical site that Dream Clean uses in other municipalities with success.

Mr. Paff asked about the noise regarding the vacuum stations especially in the warm/hot months. He asked about the hours of operation.

Mr. Krandel stated that the noise-causing equipment was moved to the southern portion of the property and that the hours of operation is from 8am to 8pm, consistent with the rest of the Dream Clean car washes.

Ms. Ware asked Mr. Ziegler if the petitioners were compliant with all the requirements for a carwash.

Mr. Ziegler said yes, all other requirements have been met, that they had to come before the PZB because all car washes requires a Special Use Permit.

Mr. Sula asked Mr. Ziegler how the stacking compares to other carwashes in the Village and if there have been any complaints with the others.

Mr. Ziegler stated that there have been not complaints and that they are all very similar.

Mr. Sula then asked if there are other carwashes that have shared access points.

Mr. Ziegler stated no.

Mr. Sula stated that the shared access points is what is concerning to him. He stated that the site was too small to accommodate the carwash and the bank to the east.

Mr. Krandel stated that the traffic study addressed the traffic potential.

Mr. Winter stated that drivers coming in from Grand Avenue will cut through Buona Beef to access the carwash.

Mr. Sula stated that there are not enough access point from Grand Avenue.

Mr. Krandel stated that cars can also enter from Bridlewood Avenue.

Mr. Milano stated that 2/3s of drivers will access the carwash from Bridlewood Avenue and the remaining will enter from Grand Avenue. He stated that when drivers are going west on Grand Avenue they will see the traffic of the cars queued up at the carwash and decide whether they want to enter or not.

Mr. Sula stated that 2/3s of people are coming in on Bridlewood Avenue.

Mr. Sula then opened the floor to the public and reminded them to address their comments to the Planning and Zoning Board.

Mr. Tim Shepard stated that the property is being overdeveloped with a bank, carwash and Buona Beef, with no individual access for the carwash which would then cause traffic to funnel into the neighborhood streets.

Mr. Shepard stated that he did not believe Mr. Milano regarding the traffic study.

Mr. Scott Muszik stated that you wouldn't be able to see the lot from Grand Avenue and Bridlewood so you wouldn't be able to see the traffic at the carwash. He then asked if the carwash will empty out on Grand Avenue or the service road to the north.

Ending the discussion, Mr. Sula closed the floor to the public.

Mr. Sula then stated that when drivers leave the tunnel that they will use the service road.

Mr. Ziegler agreed and also stated that they will use the access road by the bank to the service road to then exist onto Bridlewood Avenue to the east, or Woodland Terrace to the west. Mr. Ziegler clarified that the service is a private street, and a service road so it is not required to be a named street. Sidewalks are also not required on the service road but are required running along Grand Avenue.

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

Mr. Morgan, seconded by Ms. Martain, motioned to approve and recommend that the Village Board approve the petition for a Special Use Permit for *Dream Clean* carwash on property located at 7340 Grand Avenue subject to the following conditions:

1. Enhance the landscape to be consistent with Developer's proposal
2. Implement traffic calming measures including additional striping and/or signage
3. Add house-side shield to drive aisle and lights where needed
4. Add guardrail along north side of drive aisle, where deemed appropriate by Staff

Roll call vote:

Ayes: Morgan,
Nays: Campbell, Nordentoft, Paff, Martin, Ware, and Sula
Abstain: None

Motion did not carry: 1-6-0

10. Next Meeting Date: December 17, 2025

Mr. Ziegler stated that there are no Public Hearings scheduled.

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.)

Mr. Sula opened the floor to the public. As there was no one in the audience wishing to speak, Mr. Sula then closed the floor to the public.

12. Adjournment

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

Voice vote:

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

Motion carried: 7-0-0

The meeting was adjourned at 8:40 p.m.

Respectfully Submitted,

Shannon Coleman
Associate Planner