

**Village of Gurnee
Planning and Zoning Board Minutes
February 4, 2026**

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, Dane Morgan, David Nordentoft, Edwin Paff, and Liliana Ware

Planning and Zoning Members Absent: Roneida Martin

Other Officials Present: David Ziegler, Community Development Director, Jacob Litz, Assistant 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. Approval of the PZB's August 20, 2025, Meeting Minutes

Mr. Sula asked if there were any questions or comments regarding the minutes. As there was not, he then suggested a motion to approve them as submitted would be in order.

Mr. Campbell, seconded by Mr. Nordentoft, motioned to approve the minutes as submitted.

Approved.

Voice vote:

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

Motion carried 6-0-0

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

Mr. Sula asked if there were any questions or comments regarding the minutes. As there was not, he then suggested a motion to approve them as submitted would be in order.

Mr. Campbell, seconded by Mr. Nordentoft, motioned to approve the minutes as submitted.

Approved.

Voice vote:

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

Motion carried 6-0-0

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

Mr. Sula asked if there were any questions or comments regarding the minutes. As there was none, he then suggested a motion to approve them as submitted would be in order.

Mr. Campbell, seconded by Mr. Nordentoft, motioned to approve the minutes as submitted.

Approved.

Voice vote:

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

Motion carried 6-0-0

7. Approval of the PZB's December 3, 2025, Meeting Minutes

Mr. Sula stated that he had a couple of comments. He stated that the numbering needed renumbering, he corrected a typo and pointed out the use of a question mark instead of a period. He then asked if there were any questions or comments regarding the minutes. As there was none, he then suggested a motion to approve them as submitted would be in order.

Mr. Campbell, seconded by Mr. Nordentoft, motioned to approve the minutes as amended.

Approved.

Voice vote:

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

Motion carried 6-0-0

8. PUBLIC HEARING: Zoning Map Amendment – 0.30± acres located at 1125 N. Delany Road

Mr. Litz introduced this item by stating that Ms. Elizabeth Ganfield, the property owner of 1125 N. Delany Road, is requesting a Zoning Map Amendment to rezone the subject parcel from O-1, Restricted Office District, to C-3, Heavy Commercial District. The property was originally zoned C/S2 until a 1999 ordinance changed it to O-1. The petitioner is seeking to restore the prior commercial zoning to allow a broader range of uses, including medical, dental, and veterinary services. The site is approximately 0.30 acres in size, located on the east side of Delany Road, south of Route 41, and is currently improved with a single-story office building. The property is also legal non-conforming under current O-1 standards for transition yard setbacks; this non-conformity would remain under C-3 unless the site is redeveloped. (File #26-0001)

Mr. Litz stated that Mr. Mike Levin from At Properties was in attendance to speak on behalf of the petitioner.

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.

Planning Board members agreed that the request aligns with adjacent commercial zoning and corridor character.

Mr. Morgan asked about the potential for redevelopment of the site in regard to the transition yard.

Mr. Ziegler stated that if the site were to be redeveloped, the site would have to come into conformance with transition setback requirements.

Chairman Sula opened the floor to the public. No members of the public were present. Mr. Sula then closed the floor to the public.

Mr. Morgan, seconded by Mr. Paff, motioned to approve and recommend to the Village Board the zoning map amendment to rezone the parcel at 1125 North Delaney Road from O-1 Restricted Office District to C-3 Heavy Commercial District.

Roll call vote:

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

Nays: None

Abstain: None

Motion carried: 6-0-0

9. Next Meeting Date: February 18, 2026

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

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.)

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.

11. Adjournment

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

Voice vote:

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

Motion carried: 6-0-0

The meeting was adjourned at 7:14 p.m.

Respectfully Submitted,

Jacob Litz
Assistant Community Development Director