

**Village of Gurnee
Planning and Zoning Board Minutes
March 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: None

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 February 4, 2026, 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. Paff, seconded by Mr. Campbell, motioned to approve the minutes as submitted.

Approved.

Voice vote:

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

Motion carried 6-0-0

5. PUBLIC HEARING: Zoning Map Amendment: 1.22± acres located at 0 – 1065 Northwestern Avenue

Ms. Coleman introduced this item by stating that the petitioner is applying for a Zoning Map Amendment to create an R-4, Two-Family Residential zone to build duplexes on the remaining 5 lots of his 7 lot subdivision. The lots, as platted, are approximately 80' x 126', meeting the 40' width per two-family dwelling unit dimensional standards of the R-4, Two-Family Residential District. The subject lots as proposed meets the standards of the Comprehensive Plan and the standards for a Zoning Map Amendment.

The petitioner addressed the PZB and stated the desire to build duplexes.

Mr. Nordentoft asked if the home built on Lots 1 and 2 were built as spec homes. The petitioner stated they were and stated he anticipated issues selling single-family homes. Mr. Nordentoft asked if either of the lots

had sold. The petitioner stated that only one had sold thus far, thus the need to develop duplexes. Mr. Nordentoft stated this would qualify as a hardship. He then brought up the issue that the areas surrounding the subject property was predominantly R-3. He raised a concern that it may not be appropriate to create an island of R-4.

Mr. Paff stated that he was concerned about the lack of parking on the street. Additionally, he addressed the lack of access onto Grand Avenue from the subject property. Mr. Campbell also addressed the parking issue and access issues.

Ms. Ware said the development would blend in with the character of the neighborhood. However, she stated that traffic and safety could present issues. Mr. Morgan asked if there was a general issue selling lots along that side of the street due to the industrial nature of the property across the street. Discussion ensued on the nature of driveways on the individual lots.

Chairman Sula expressed concern for the number of families on the street given the fact no parking is allowed on that street.

Jori Stuck, a member of the public, stated that she was not in favor of the re-zoning. She expressed concern with safety and compatibility with the surrounding neighborhood. Additionally, she cited past precedent of the PZB in which past similar requests had not been recommended for approval. She outlined the traffic concerns and speeds on the street of the subject property.

Kerry Eagar stated her home was located directly behind the subject property. She stated that the home on lot 2 may not have sold due to the listing type and price point. She stated that she was against the re-zoning of the parcel.

Karen Rozwadawski a neighbor of the subject property expressed similar concerns with the proposed rezoning. She reiterated public safety concerns relative to traffic.

Rachel Thieme stated she opposed the re-zoning of the subject parcel due to incompatibility concerns with the single-family neighborhood. She also reiterated traffic concerns. She stated that the subject property is better suited for single-family homes. She asked about parking concerns and maximum family allowances.

Mateen Khumawala, a neighboring resident stated that the hardship the petitioner discussed was not a true hardship due to the price point and size and location of the house on lot 2. He further stated that developers should not be allowed to start a project then try to change the zoning to get more development for more money.

After asking if there were additional comments from the public and hearing none, Chairman Sula then closed the floor to the public.

The petitioner addressed the PZB and withdrew his petition.

Mr. Morgan, seconded by Mr. Paff, motioned to acknowledge the withdrawn petition.

Roll call vote:

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

Nays: None

Abstain: None

Motion carried: 6-0-0

6. Next Meeting Date: March 18, 2026

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

7. 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.

8. 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 7:38 p.m.

Respectfully Submitted,

Jacob Litz
Assistant Community Development Director