

**Village of Gurnee
Planning and Zoning Board Minutes
July 1, 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 Chris Stevens

Planning and Zoning Members Absent: Kathy Blair

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

4. Approval of the PZB's June 17, 2026, Meeting Minutes *(Chairman Sula suggested a motion for the Minutes before opening the floor for public comment)*

Chairman 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.

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

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.

Chairman Sula allowed Attorney Bryan Winter to speak regarding Zoning Map Amendments.

Attorney Winter stated that he wanted to clarify the Zoning Map Amendment as was presented in the staff report. He stated to approve a zoning map amendment all eight criteria must be met, and that the Commissioners must evaluate every standard. He further stated that on page 4 of 4 there was a "recommended motion" given by Staff. He clarified that Staff does not give recommendations, Staff makes a statement of recommendation so that the Board members can then give motions and vote on the motion. He further commented that the motions will always be given in the affirmative because that is what the Petitioner is requesting, but the Board will vote to approve or deny the request. Attorney Winter then elucidated the criteria for a zoning map amendment for Commissioner Stephens, the newest Board member.

Chairman Sula also added that a motion was a starting point, and that motions can change. He also stated that if the motion changed to include the changes in the updated motion.

5. Minor Sign Exception: TRIO Car Wash – 1.11± acres located at 3419 Grand Avenue

The petitioner requested the agenda item be tabled for the July 15, 2026, meeting.

6. Public Hearing: Special Use Permit & Minor Sign Exception: QuikTrip – 2.49± acres 1207 N Skokie Highway

Ms. Coleman introduced the agenda item by stating that QuikTrip is requesting a Special Use Permit for relief from a 25' Landscape Buffer requirement along Delany Road and a Minor Sign Exception for a reduction in sign setbacks and an increase in sign height. The subject property is zoned C3, Heavy Commercial District and is located at 1207 N Skokie Highway.

Attorney Winter swore in the petitioner and all those looking to provide public testimony.

The petitioner, Mr. Gabe Longoria of QuikTrip addressed the PZB. Mr. Longoria talked about the fueling stations, the store design, and the building elevations. Lake County DOT asked to construct a dedicated right turning lane, in doing so the proposed lane encroached into the 25' landscape buffer.

Mr. Longoria then spoke regarding the Minor Sign Exception. He stated that with the loss of area due to the lane dedication the proposed sign would not be able to meet the setback requirement or the height requirement.

Chairman Sula then turned it over to the Commissioners.

Commissioner Nordentoft asked if the landscape requirement would still be met with a reduced setback. Mr. Longoria stated that all required landscaping would fit within the proposed reduced setback.

Commissioner Morgan asked regarding the proposed right-in/right-out along Delany Road, and Mr. Longoria stated that QuikTrip is still in negotiations with Lake County.

Chairman Sula opened the floor to the public about the Landscape Buffer only.

David Zelick spoke on behalf of the QuikTrip and the landscaping.

Commissioner Stephens asked about the landscape of the neighboring businesses. Director Ziegler answered stating that the buffer reduction including the required landscape will be suitable.

Chairman Sula suggested a motion.

A motion was made by Mr. Morgan, seconded by Mr. Stephens to recommend that the Village Board approve the Special Use Permit for the Landscape Buffer request by QuikTrip Corporation for relief from the Landscape Buffer requirement of 25' to 12.77' on property located at 1207 N Skokie Highway.

A motion was made by Mr. Morgan, seconded by Mr. Paff to approve the Minor Sign Exception to allow a 4' sign setback and a 3'-5¾" monument sign height increase request by QuikTrip Corporation for the property at the same location.

Roll call vote:

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

Nays: None

Abstain: None

Motion carried 6-0-0

7. Public Hearing: Special Use Permit – 1.15± acres located at 6000 Washington Street

Mr. Litz introduced this item by stating Loza Properties requests a Zoning Map Amendment to rezone approximately 1.15 acres located at 6000 Washington Street from R-1, Single-Family Residential District, to R-6, Multi-Family Residential District. The requested rezoning would allow the development of a six-unit apartment building on a parcel that has remained vacant for an extended period. The subject property is designated High Density Residential in the Village's Comprehensive Plan and is surrounded by a variety of land uses, including commercial, industrial, agricultural, institutional, and residential properties. The petitioner currently proposes constructing a six-unit apartment building with 19 parking spaces, a driveway connection to Washington Street, and a cross-access connection to the Stonebridge parking lot to the east. The proposed six-unit development represents a reduction from an earlier concept that contemplated a 15-unit apartment development. According to the petitioner, the project was scaled back after discussions with the Lake County Division of Transportation (LCDOT), which indicated that developments generating traffic beyond a certain threshold would require a major access point onto Washington Street. By limiting the proposal to six dwelling units, the development would qualify for a minor access point off Washington.

Although the current development proposal consists of only six dwelling units, the requested rezoning would establish the property's zoning classification independent of the specific site plan. If the property is rezoned to R-6, future development could include up to 15 dwelling units on the site without requiring an additional zoning map amendment. The proposed six-unit apartment building could also be developed under the Village's R-5 Zoning District, which permits up to 10 dwelling units on a parcel of this size.

Attorney Winter swore in the petitioner and all those looking to provide public testimony.

The petitioner, George Lozada, addressed the PZB.

Mr. Nordentoft asked what the trigger for a major vs. minor access points and the threshold for each. Mr. Ziegler stated that 50 trips a day was the main trigger for the development.

Several PZB members noted that they were uncomfortable with the level of density on the subject parcel. Chairman Sula stated that 15 units permitted by right under R-6 zoning may not be appropriate. He stated that R-5 could possibly be an option. Mr. Litz stated that under R-5 zoning, 10 units would be permitted by right on this particular site. Discussion regarding the appropriate density for the site occurred.

Chairman Sula opened the floor to the public.

David Weinstein of 6020 Washington Street stated that he was opposed to the development. He stated that the density was too high for the parcel and was concerned with traffic. Karen Weinstein of 6020 Washington stated traffic concerns as well.

Don Adam of 6201 Brittnay Court stated he was opposed to the development because of the change in landscape of the Village.

The floor to the public was closed.

The Planning and Zoning Board addressed the petitioner and stated they were generally not comfortable with the re-zoning petition in its current form.

A motion was made by Mr. Nordentoft, seconded by Mr. Campbell to approve the petition and recommend the Village Board approve the Zoning Map Amendment to rezone one parcel of land totaling 1.15± acres located at 6000 Washington Street from the existing R-1, Single-Family Residential District to R-6, Multi-Family Residential District.

Roll call vote:

Ayes: None

Nays: Campbell, Nordentoft, Paff, Morgan, Stephens, and Sula

Abstain: None

Motion does not carry: 0-6-0

8. Next Meeting Date: July 15, 2026

Mr. Ziegler stated that two items were scheduled for the July 15, 2026, meeting.

9. 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 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.

10. Adjournment

Mr. Campbell 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 8:15 p.m.

Respectfully Submitted,

Jacob Litz
Assistant Community Development Director