



AGENDA FOR THE VILLAGE OF GURNEE PLANNING AND ZONING BOARD MEETING –

October 7, 2026

The Village of Gurnee Planning and Zoning Board will hold its regular meeting on Wednesday, October 7, 2026, in Council Chambers at Gurnee Village Hall located at 325 North O'Plaine Road at 7:00 p.m.

1. Call to Order and Roll Call

2. Pledge of Allegiance

3. Public Comment

(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.)

4. Approval of the PZB's September 16, 2026, Meeting Minutes

5. PUBLIC HEARING: Zoning Map Amendment – 1.15± acres located at 6000 Washington Street

Mr. George Lozada, on behalf of Loza Properties, LLC, is seeking a Zoning Map Amendment to rezone property at 6000 Washington Street from R-1, Single-Family Residential District, to R-5, Limited Multi-Family Residential District. The petitioner is seeking to develop a six-unit apartment building. (File #26-0030)

6. PUBLIC HEARING: The Board of Education District 121 – 66.00± acres 34090 Almond Road, and 17854 & 17962 W Gages Lake Road

The Board of Education District 121 requests rezoning of 4 parcels from unincorporated Lake County zoning designation of R4, Residential to the Village of Gurnee's zoning designation of P, Public Land District, on properties located at 34090 N Almond Road, and 17854 and 17962 W Gages Lake Road. (File #26-0002)

7. Discussion Item – Potential Zoning Ordinance Text Amendment – Drive-Through Facilities

Currently, the zoning code allows for all Drive-Through Facilities to be permitted by right in the C-2, C-3, C-6, O-1, and O-2 zoning districts. Staff is proposing a modification to the zoning code that would require all Drive-Through Facilities to require a Special Use Permit.

8. Next Meeting Date: October 21, 2026

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.)

10. Adjournment

The Village of Gurnee is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are required to contact Austin Pollack at (847) 599-7500 promptly to allow the Village to make reasonable accommodations for those persons.

Comments regarding any of the agenda items can be e-mailed to the Planning and Zoning Board at the following address: pzboard@village.gurnee.il.us. Full copies of applications and support material can be found and viewed at the Warren-Newport Public Library the Saturday before the Planning and Zoning Board meeting and at Village Hall during normal business hours.