

**Village of Gurnee
Planning and Zoning Board Minutes
May 6, 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, and Edwin Paff

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 April 15, 2026, Meeting Minutes

Chairman. Sula asked if there were any questions or comments regarding the minutes. As there were none, he 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 5-0-0

5. Minor Sign Exception: *Steak' N Shake* – 0.86± acres 6070 Gurnee Mills Circle East

Ms. Coleman introduced this item by stating that David Mikel, Zoning Specialist of SES Branding, on behalf of Steak' N Shake, requests a Minor Sign Exception to exceed the number and square footage allowance for wall signage on Steak' N Shake restaurant. Originally, Steak' N Shake restaurant was allowed three signs over three walls of the building under the C-6, PUD. They received an Administrative Modification to be taken out of the C-6 PUD and placed into a straight C-6, Regional Commercial District for the purpose of applying for a Minor Sign Exception to increase the number of usable walls from three to four walls.

The petitioner, David Mikel presented on behalf of the petitioner. He overviewed the proposed signs for the building.

Mr. Morgan stated that he did not see the need for the proposed signs on the east wall. He added, the number of signs existing on the building should be sufficient. The petitioner stated while there were many signs, the proposed square footage was still within the total allowable. Mr. Campbell stated that the illumination of the signs could present an issue for nearby hotels. The petitioner stated that the signs would be made with the appropriate materials, in compliance with Village codes, and without any light leak to neighboring properties.

Mr. Paff stated he had no concerns regarding the proposal. Mr. Nordentoft concurred.

Chairman Sula stated that he was comfortable with having signs on four walls. However, he raised a concern about the clutter of the signs, having several on each wall.

No additional comments were made by the Planning Zoning Board.

A motion was made by Mr. Cambell, seconded by Mr. Nordentoft, to approve the request by David Mikel, Zoning Specialist of SES Branding, for a Minor Sign Exception to have additional wall signs (up to 10 total) on property located at 6070 Gurnee Mills Circle East.

Roll call vote:

Ayes: Campbell, Nordentoft, and Paff

Nays: Morgan and Sula

Abstain: None

Motion carried: 3-2-0

6. PUBLIC HEARING: Warren Township – 75.25± acres 17801 Washington St, 17949 Washington St, 17989 Washington St, 18015 Washington St, 18099 Washington St, 34409 Old Walnut Cir, and 34320 Almond Rd

Mr. Litz introduced this item by stating the petitioner, Warren Township, is requesting a Zoning Map Amendment to rezone seven parcels totaling approximately 75.25 acres from Unincorporated Lake County Residential to the Village of Gurnee's Public Lands District. The subject properties contain the Warren Township Center and Township Park. The proposed rezoning aligns the Township-owned parcels with the zoning applied to other governmental and public-service uses within the Village's corporate limits. While the Village's Comprehensive Plan did not contemplate an Existing or Future Land Use designation for these parcels, the requested Public Lands zoning is consistent with their long-standing use as community-serving facilities.

Additionally, approval of this request is expected to facilitate a future annexation and rezoning petition from the Warren Township High School Almond Campus, which currently receives Village police support despite being outside municipal boundaries. The Township's request meets the intent of the Zoning Map Amendment process, which allows updates in response to changed conditions and policy alignment. Overall, the proposed amendment supports cohesive land use planning and the continued operation of public facilities within the Village of Gurnee.

Warren Township Supervisor Elmer Fallos addressed the PZB on behalf of the petition. He stated that the rezoning and annexation into the Village of Gurnee had been approved by the Township Board. He overviewed the rationale for the request such as local services, police response, and building permitting.

Chairman Sula provided a point of clarification that the annexation itself is only approved at the Village Board level, this request was simply for the rezoning component of the request.

One member of the public, Jennifer Delvecio, addressed the Planning Zoning Board. She had several questions related to the functions of the Township, taxes, and rationale for the request.

Mr. Ziegler stated that the annexation and rezoning of the Warren Township properties will have no effect on taxes or Township services.

A motion was made by Mr. Campbell, seconded by Mr. Paff, to recommend that the Village Board approve the petition of the Warren Township for a Zoning Map Amendment to rezone 75.25± acres located at 17801 Washington St, 17949 Washington St, 17989 Washington St, 18015 Washington St, 18099 Washington St, 34409 Old Walnut Cir, and 34320 Almond Rd, from their previous unincorporated Lake County zones of R4, Residential, to P, Public Lands District, a Village of Gurnee zoning designation.

Roll call vote:

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

Nays: None

Abstain: None

Motion carried: 5-0-0

7. Next Meeting Date: May 20, 2026

Mr. Ziegler stated that the May 20th meeting will likely be cancelled due to a lack of agenda items.

8. 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, Mr. Sula then closed the floor to the public.

9. Adjournment

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

Voice vote:

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

Motion carried: 5-0-0

The meeting was adjourned at 7:31 p.m.

Respectfully Submitted,

Jacob Litz
Assistant Community Development Director