

**Village of Gurnee
Planning and Zoning Board Minutes
June 17, 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, Kathy Blair and Chris Stevens

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 Gretchen Neddenriep, Village Attorney

2. Pledge of Allegiance

Chairman Sula introduced the two new PZB members, Kathy Blair and Chris Stevens.

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 May 6, 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. Campbell, seconded by Mr. Nordentoft, motioned to approve the minutes as submitted.

Approved.

Voice vote:

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

Motion carried 7-0-0

5. Minor Sign Exception: American Legion – 2.15± acres located at 749 Milwaukee Avenue

Ms. Coleman introduced this item by stating that on August 20, 2025, the Planning & Zoning Board approved a 12' high Electronic Message Center sign for American Legion Post 771. American Legion is now proposing to increase the height of the sign by 6' for better visibility to west bound Grand Ave traffic. The bridge, located on Grand Ave, has a guardrail that turns into a concrete barrier with an even higher guardrail attached, making visibility difficult. A 6' height increase, for a total height of 18', will allow the west bound, and additionally the east bound, Grand Ave traffic to view the sign without the guardrail obstruction. A Minor Sign Exception will allow an increase in monument sign height.

Mr. Matt Majewski of North Shore Sign introduced himself on behalf of the petitioner.

Mr. Sula stated that he did not have issues with the proposal. Mr. Nordentoft stated that he was not sure this request meets the criteria for approval due to the surrounding immediate area.

The petitioner stated that the grade change coming from Grand Avenue makes it challenging to see the current sign. Mr. Sula concurred that it is a challenging location.

Mr. Stevens stated that due to the grade challenges, the minor exception makes sense in this case. Ms. Blair concurred. She added that visibility of the sign is currently an issue.

Mr. Campbell questioned the need for the exception in this case and concurred with Mr. Nordentoft's original concern.

A motion was made by Mr. Campbell, seconded by Mr. Paff, to approve the request by American Legion Post 771 for a Minor Sign Exception to increase the height of the existing Electronic Message Center sign by 6,' for a total height of 18,' on property located at 749 Milwaukee Avenue.

Roll call vote:

Ayes: Blair, Stephens, Paff, and Sula

Nays: Campbell, Morgan, and Nordentoft

Abstain: None

Motion carried 4-3-0

6. Public Hearing: Special Use Permit – 0.25± acres located at 4017 Old Grand Avenue

Mr. Litz introduced this item by stating that the petitioner requests a Special Use Permit to allow the establishment of a medical and behavioral health clinic on a quarter-acre parcel located at 4017 Old Grand Avenue. The subject property is zoned C-4, Village Center District, and currently contains a former single-family residence that was previously converted into a professional office. The proposed clinic use is consistent with the types of commercial and professional services permitted within the C-4 district, where medical and dental clinics are allowed subject to Special Use approval. The clinic is expected to operate as a low-impact, appointment-based outpatient facility, with behavioral health services primarily conducted via telehealth, resulting in minimal traffic or parking impacts on adjacent residential and commercial properties. The request aligns with the intent of the Special Use Permit process by ensuring that proposed uses remain compatible with surrounding land uses and Village policy objectives. The petitioners indicate that the clinic will meet all applicable zoning regulations and maintain compliance with Village ordinances. Overall, the proposed Special Use is consistent with the professional-office character of the area and supports the continued reinvestment of properties within the Old Grand Avenue corridor.

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

The petitioner, Marina Estrella, addressed the PZB. She stated that she is currently a medical provider at Waukegan Lake Behavioral Hospital and she was seeking the Special Use Permit to operate a small family medicine clinic at 4017 Old Grand Avenue. The range of services would include general family medicine, psychotherapy, telehealth, and limited walk-in services. She stated that up to 5 employees could be present at the maximum and that the 7 existing parking spaces would be sufficient for their needs.

The following public comments were received on this petition:

- Angelo Pope of 414 Old Grand Avenue noted that the building is in good condition and continuing occupancy of the space would be beneficial.
- Jennifer Sturbins stated that while the previous use was an attorney's office, the medical clinic would be consistent with the surrounding businesses on Old Grand Avenue.
- Nadada Papovich stated that the proposed business would be a welcomed addition to the area.

Mr. Nordentoft stated that he was concerned with the number of parking spaces due to the walk-in services being offered. Discussion regarding on-site parking ensued amongst the petitioners.

A motion was made by Mr. Campbell, seconded by Mr. Nordentoft to recommend that the Village Board approve the Special Use Permit at 4017 Old Grand Avenue for the establishment of a medical and behavioral clinic.

Roll call vote:

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

Nays: None

Abstain: None

Motion carried 7-0-0

7. Informal Review: Wangard Partners: 25.9± acres located at 775 S. Milwaukee Avenue

Ms. Coleman introduced this item by stating Wangard Partners is seeking informal feedback on a new multi-family and commercial development plan. The petitioner requests to rezone the parcel from O-2 PUD, General Office District, to R-6 PUD, Multifamily Residential District, to accommodate the development of 260 residential units housed within 10 buildings, and one proposed future commercial area.

Eric Gum with Wangard Partners provided a presentation on conceptual development at 775 S. Milwaukee Avenue. He stated the proposal would include 260 units of multi-family housing with a small commercial component as well. He provided background on the development firm, overviewed the proposed site plan and features, reviewed architectural components of the proposal, and provided potential economic benefits of the project.

Mr. Sula asked the PZB if they would be comfortable rezoning the property from the O-2, Office District to a R-6, Multi-Family Residential District, with a small portion of Commercial zoning as well. All PZB members stated they would be comfortable with the zoning change.

Discussion ensued regarding site components, parking, traffic (potentially a new signalized intersection), and school impact. The PZB provided generally favorable feedback to the potential developer and signaled to the potential developer that they are free to keep moving forward working with staff.

8. Discussion Item: Potential Zoning Ordinance Text Amendment – Enhanced Landscape Buffers

Mr. Ziegler introduced this item by stating the zoning code (Article 12.5.1.a) requires enhanced width landscape buffers along Gurnee's major corridors but does not require any additional plantings in the additional land area. Staff is proposing to increase the required tree plantings in those enhanced buffers. Mr. Ziegler provided several photo examples for the PZB members.

Mr. Sula stated that he visited several of the sites outlined in the staff report and stated he did not have a concern with current requirements. Discussion concerning specific sites ensued relative to the current plantings associated with various developments. Ultimately, the PZB provided a general consensus to Village staff to not change any of the current landscape buffer requirements.

9. Next Meeting Date: July 1, 2026

Mr. Ziegler stated that there are two public hearings for the July 1 meeting.

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

Voice vote:

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

Motion carried: 7-0-0

The meeting was adjourned at 8:51 p.m.

Respectfully Submitted,

Jacob Litz
Assistant Community Development Director