

**Village of Gurnee
Planning and Zoning Board Minutes
July 15, 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, Kathy Blair, R. Todd Campbell, Dane Morgan, David Nordentoft, Edwin Paff, and Chris Stephens

Planning and Zoning Members Absent: None

Other Officials Present: Jacob Litz, Assistant Community Development Director, Shannon Coleman, Associate Planner, and Gretchen Neddenriep, 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.

One member from the public, Debbie Hosolton, made a comment opposing the Minor Sign Exception for the Trio Car Wash proposal.

No other members of the public provided public comment.

4. Approval of the PZB's July 1, 2026, Meeting Minutes

Chairman Sula noted there was one issue with the Minutes as item number 7 on the meeting Minutes included the wrong title of the item. Mr. Litz stated that issue would be corrected.

He then asked if there were any additional questions or comments regarding the minutes. As there was none, he then suggested a motion to approve them as amended.

Mr. Campbell, seconded by Mr. Paff, 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: TRIO Car Wash – 1.11± acres located at 3419 Grand Avenue

Ms. Coleman introduced the agenda item by stating that the Trio Car Wash located at 3419 Grand Avenue is requesting a Minor Sign Exception to increase the number of monument signs from one sign to two signs. She stated TRIO Car Wash is requesting a Minor Sign Exception to add a second monument sign. They are proposing to relocate the existing 12' high monument sign from the corner of Grand Ave and Lawrence

Ave to the western side of the property for better vehicle recognition of the carwash for eastbound Grand Ave traffic. The current location of the sign is mostly blocked from eastbound vehicle view due to multiple overhead vacuum arms and landscape that run parallel to Grand Ave.

The petitioner, Jeff Barmueller of North Shore Sign Company, on behalf of Graham Enterprise, Inc., addressed the Planning and Zoning Board. Mr. Barmueller stated that it was the business's decision to move the main sign from the corner of Lawrence Street and Grand Avenue to the middle location of the property fronting Grand Avenue. Saying that the perimeter landscaping and vacuums made it impossible for eastbound traffic to see the current sign at the existing location. Additionally, he proposed a second sign at 4' for visibility of westbound traffic.

Mr. Morgan stated that he agreed that moving the existing sign to a new location would be better, however he did not see the benefit of a 4' second sign at the entrance since the building already had three signs. Mr. Morgan went on to state that the 2nd sign would have the ability to become a 12' sign if approved.

Mr. Barmueller stated that a 12' sign was not their intention.

Chairman Sula agreed with Commissioner Morgan's statement.

Mr. Paff asked if a directional sign was an option.

Ms. Coleman stated that the petitioner could have a directional sign without having to come to the PZB at 3' x 3'. However, the increase of the sign area from 3' x 3' to 4' x 3' caused the sign to lose its directional sign status.

Mr. Nordentoft stated that the existing street frontage was not enough to warrant a second sign.

Mr. Campbell had concerns about the sign being approved for 4' but being constructed at 12' if approved.

Mr. Barmueller asked if the sign company could put it in writing that the sign would not go over 4' in height.

Chairman Sula stated that the issue was the second monument sign itself. He went on to state that a second monument sign would be appropriate for properties that had over 1000 lineal feet of street frontage. He stated that the subject property, with about 400' of street frontage, was too small to warrant a second monument sign and that a second monument sign would be inappropriate.

A motion was made by Mr. Morgan and seconded by Mr. Nordentoft to approve the request by Graham Enterprise, Inc. for TRIO Car Wash for a Minor Sign Exception to add an additional monument sign on property located at 3419 Grand Avenue.

Roll call vote:

Ayes: None

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

Abstain: None

Motion failed: 0-7-0

6. Public Hearing: 35400 Green Bay Road LLC, Zoning Map Amendment & Special Use Permit – 2.47± acres located at 35400 Green Bay Road

Mr. Litz introduced this item by stating Car Wash Pro Designers requests Zoning Map Amendment and a Special Use Permit for a 2.47±-acre parcel located at 35400 North Green Bay Road. The property is currently zoned within unincorporated Lake County's zoning classification R-1, Residential. The proposed

project includes construction of a modern car wash tunnel that will function similarly to other car wash facilities in the Village. The subject property is unique in the sense that the development of the site as a car wash is possible through 3 different means including annexation to the Village of Gurnee, annexation to the City of Waukegan, or development under Lake County jurisdiction. Mr. Litz outlined various examples of the differences in the zoning codes between the three jurisdictions and outlined next steps.

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

On behalf of the petitioner, Alan Jacob, addressed the PZB. He overviewed the request for the evening. He highlighted how the use would integrate in the area along Green Bay Road. He stated that the development could occur through the City of Waukegan or unincorporated Lake County but preferred becoming part of the Village of Gurnee and stated that the standards were higher within Gurnee. He discussed the traffic study conducted by KLOA, the study stated that there would be no impact on traffic flow on Green Bay or Crescent.

Sean Phillip of WT Group provided testimony on behalf of the petitioner and discussed the architectural design elements of the project. Jason Green of WT Group provided testimony on behalf of the petitioner and discussed the existing site conditions and zoning characteristics.

Paul Couture, project landscape architect, provided testimony on behalf of the petitioner. He highlighted the existing site trees, proposed landscape plan, signage, and landscape buffers.

Nick Stalogone, the petitioner, addressed the PZB. He overviewed the business and site aspects of the proposal.

Chairman Shula stated that the area is largely commercial and it may be appropriate to rezone the property.

Mr. Nordentoft asked if the property were to be rezoned but the project were to fall through, which other types of uses would be permitted under C-2 zoning. Mr. Litz stated that the C-2 zoning districts is consistent with business types down Grand Avenue.

Mr. Morgan stated that at some point in time, it's more likely than not that the property will be commercial at some point in the future. However, he noted concerns of traffic on Crescent Avenue and the residential nature of the street heading west.

Mr. Paff stated that he liked the site plan for the car wash and the stacking ability. However, he stated that he preferred the access point off of Green Bay Road rather than Crescent Avenue. Mr. Campbell stated he was concerned with the access point on Crescent as well. Ms. Blair concurred regarding access concerns however, stated that she was appreciative of the overall site plan.

Chairman Sula opened the floor to public testimony on this item. The following members of the public provided comment:

- Bill Hamm, 3433 Crescent Ave., stated that traffic concerns would present a challenge to the neighborhood and stated that it would change the character of the residential neighborhood.
- Lin Lindemann, 3468 Crescent Ave., stated she had concerns with the local sub-stations and sewer systems.
- Ben Gordan stated he did not have a concern with the property becoming commercial. However, he stated there may not be a need for a car wash in the area due to others in the area. +
- Joy Stukwish stated that due to the residential neighborhood to the west, a commercial car wash is not appropriate for the location. She also raised concerns regarding traffic on Crescent Avenue. Additionally, she recommended that an 8 foot wall be installed adjacent to the residential area.
- Anthony Shepherd, 3410 Grandmore Ave., stated he was concerned about the hours of operation, sound, traffic, access off Crescent Avenue, height of fence, and landscaping.

- Penny Shepherd, 3410 Grandmore Ave., stated she was in opposition to the proposed development. Additionally, she cited concerns with traffic, light pollution, public welfare, and loss of privacy.
- Lauren Tolan, 14 E. Witchwood Ln., Lake Bluff, stated she was in opposition to the proposed car wash. She mentioned noise and traffic as primary concerns.
- Paul-Jean L'Esperance, 3448 Crescent Ave., stated he was concerned about traffic and speed of vehicles on Crescent Avenue. Additionally, he stated that he was opposed to the proposed development.
- Paul Habel, 3471 Grandmore Ave., stated that there are currently many car washes within a limited vicinity of the subject property. Additionally, he stated that something other than a car wash would be more appropriate for the property.
- Joe Bragg, 3457 Crescent Ave., thanked the petitioners for their willingness to be a good corporate neighbor. He stated that he did have issues with the traffic flow on Crescent Avenue. He also noted that Gurnee's administrative preview over the proposal rather than Lake County or City of Waukegan.
- Debbie Hoselton, 1601 Belle Plaine Ave., stated the traffic has increased in the neighborhood over the years. Additionally, she was concerned about noise and smells.
- Gail Grimsic, 3550 Grove Ave., asked who will be responsible for the jurisdiction.
- Teresa Pluta, 1166 Belle Plaine, stated she was opposed to the proposed project due to traffic and noise.
- Julaine Ospina, 3512 Crescent Ave., stated he was concerned about traffic on Crescent Avenue. Additionally, he stated there were already many car wash facilities in the area.
- Scott Pluta, 1166 Belle Plaine, stated the existing condition of the subject property is in poor condition. Additionally, he stated that the area to the west is residential in nature and was opposed to developing the property as a car wash.
- Michael Mays, 3461 Meadow Crest Cir., stated he was concerned about the traffic on Crescent Avenue. Additionally, he stated that the car wash proposal would not be appropriate due to the residential neighborhood to the west.
- Bill Rosso, 3458 Grandmore, stated he was opposed to proposed development due to traffic, lighting, noise, and air pollution. Additionally, he asked about the tax base implications of the development.
- Becky Kotsinis, 907 Belle Plaine, stated that she would rather not have a car wash at this location, however, stated she was aware of the potential development occurring in another jurisdiction. She raised concerns regarding landscape buffers, fencing adjacent to the residential property, and traffic onto Crescent Avenue.

Chairman Sula then closed the floor to the public. He addressed several questions and comments from the public by stating that the Village of Gurnee does not impose a property tax. Additionally, the Village has strict local regulations on attention-seeking devices. Mr. Litz stated that the petitioner must comply with all Village Engineering standards.

Mr. Nordentoft stated that the main concerns heard during the hearing are relative to traffic on Crescent and buffering to the residential neighbors. He suggested moving the access to Green Bay Road. He also suggested that the buffer to the west have additional landscaping with an additional berm.

Mr. Litz stated the suggested changes would change some of the site features presented during the public hearing and said that if the PZB wishes, the public hearing could be continued, and the revised changes could be presented at a future PZB meeting. The petitioner stated the revisions would take approximately 4 weeks to be updated. Mr. Litz suggested the August 19th PZB meeting.

Mr. Campbell made a motion, second by Mr. Stephens, to continue the Public Hearing to the August 19th PZB meeting.

Roll call vote:

Ayes: Blair, Campbell, Nordentoft, Paff, Morgan, Stephens, and Sula
Nays: None
Abstain: None

Motion carried: 7-0-0

7. Next Meeting Date: August 5, 2026

Mr. Litz stated there were no items scheduled for the August 5, 2026, meeting.

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.)

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.

9. Adjournment

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

Voice vote:

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

Motion carried: 7-0-0

The meeting was adjourned at 9:04 p.m.

Respectfully Submitted,

Jacob Litz
Assistant Community Development Director