

**Village of Gurnee
Planning and Zoning Board Minutes
August 19, 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: David Ziegler, Community Development Director, 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 to the public. As there was no one in the audience wishing to speak, Mr. Sula then closed the floor to the public.

4. Approval of the PZB's July 15, 2026, Meeting Minutes

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 7-0-0

5. Public Hearing: 35400 Green Bay Road LLC, Zoning Map Amendment & Special Use Permit – 2.47± acres located at 35400 Green Bay Road (Continued from July 15, 2026)

Mr. Litz introduced this item by stating this item was a continuation from a public hearing from the July 15 meeting and that 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. He stated that since the last presentation by the petitioner, two key changes have been made. First, an enhanced berm, landscape buffer, and 8' fence have been added to the west and south of the property adjacent to the residential properties. Second, the petitioner is presenting two potential access points for the site, Green Bay Road or Crescent Avenue.

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

Alan Jacob, on behalf of the petitioner, addressed the PZB. He overviewed the changes to the previously presented plan. He highlighted the two options for site access, Crescent Avenue or Green Bay Road.

Jason Green, Paul Couture, and Sean Phillip provided additional testimony on behalf of the petitioner discussing site changes to the landscaping and access point. Video renderings of the site plan were presented to the PZB that demonstrated a berm to the west lot line and a fence along the south and west lot lines.

Chairman Sula stated that during the last public hearing, the PZB was comfortable with the rezoning component of the request should the Village annex the subject property. He then moved discussion to the Special Use Permit component of the discussion.

Discussion ensued regarding the two potential access points, Crescent Avenue or Green Bay Road. Mr. Ziegler stated that IDOT's ability to restrict access to Green Bay Road could potentially be problematic. He stated that by moving the access to Green Bay Road, there would be greater potential for traffic backing up on Green Bay Road. Mr. Sula stated that the berm and fencing around the property was an improvement from the previously presented plan.

Mr. Paff stated he had concerns with both plans in relation to the access point. Mr. Nordentoft stated he preferred access off Green Bay Road and was pleased with the enhanced landscape buffering. Mr. Campbell concurred. Mr. Morgan clarified that the berm would only be to the west and not to the south. The petitioner stated that was correct. Ms. Blair expressed similar concerns regarding the access point. Mr. Stephens stated he was more in favor of Green Bay Road access and asked if any changes to the sign plan would occur with the new access. The petitioner stated that no changes would be made to the sign plan regardless of the access point.

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 he had issues with both access points. He also inquired about a traffic study that was conducted by the Village.
- Penny Shepherd, 3410 Grandmore Ave., stated she was concerned with rezoning the lot. She stated that the proposed development was not in alignment with the Comprehensive Plan and that a car wash is incompatible with surrounding properties.
- Gail Grimsick, 3550 Grove Ave., stated she was opposed to the Crescent Avenue access due to traffic concerns.
- Paul-Jean L'Esperance, 3448 Crescent Ave., stated he was opposed to the proposed development due to traffic concerns.
- Anthony Shepherd, 3410 Grandmore Ave., stated he was opposed to the development of the car wash and cited concerns regarding hours of operation, height of the berm along the west lot line, traffic, and access off Crescent Avenue.
- Joe Bragg, 3457 Crescent Ave., asked about the traffic study conducted. Additionally, he inquired about annexation costs, existing properties owned by the petitioner in relation to their performance, and wastewater management.

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. Mr. Ziegler stated that the petitioner must pay for the associated annexation petition. He added that the results of the traffic study were not yet ready. Mr. Litz overviewed the zoning of properties neighboring the property on the City of Waukegan side of the border.

The petitioner stated that all stores shared the same hours of operation as follows:

- During the summer months: 8 a.m. to 8 p.m.
- During the winter months: 7 a.m. to 6 p.m.
- On Sundays throughout the year: 9 a.m. to 5 p.m.

The petitioner clarified that the minimum height of the berm would be 8 feet. The petitioner also stated that the sound study conducted did not contemplate the additional berm and fence. He stated that in the sound

study, absent the berm and fence, the traffic noise off Green Bay Road was greater than the sound produced by the proposed car wash.

Regarding wastewater, Mr. Ziegler stated that any parking lot constructed with more than 20 spaces must have an oil-water separator. He stated that it would need to be on a maintenance schedule.

Regarding access, Mr. Ziegler stated that Green Bay Road is under IDOT's jurisdiction and is a Strategic Regional Arterial route. If the Village of Gurnee were to deny the petition, and IDOT were to deny access to Green Bay Road and the property was annexed to the City of Waukegan, the Village of Gurnee could not deny access to Crescent Avenue. The petitioner asked if the Village of Gurnee would issue a building permit prior to an IDOT permit. Mr. Ziegler stated that the Village needed a finalized access point prior to the issuance of a building permit.

Mr. Nordentoft stated that after hearing the testimony presented his support was for the Green Bay Road access option. Mr. Paff asked what would happen if it were conditionally approved with Green Bay Road access and IDOT ultimately denies access. Mr. Ziegler stated the petitioner would be required to apply for a Major Amendment to the Special Use Permit, and another public hearing would be required. Mr. Morgan asked about the property across Green Bay Road as it has access on both Green Bay Road and Crescent Avenue. Mr. Ziegler stated that was likely approved prior to the SRA designation by IDOT.

Mr. Ziegler added that if the petitioner were to apply for development through the City of Waukegan, the Village of Gurnee would not have any legal remedy against the City of Waukegan and their approval process.

Discussion regarding the specifics of the landscape plan ensued.

Mr. Ziegler added that the Village does not limit the number of any type of store as it is a market-driven process. The petitioner stated that the proposed car was the only express touchless car wash in the area.

Hearing no additional comments from the members of the PZB, Mr. Sula stated that a motion regarding the rezoning of the property was in order.

Mr. Morgan made a motion, second by Mr. Campbell, to forward a favorable recommendation on the petition of 35400 North Green Bay LLC, for a Zoning Map Amendment to rezone 2.47± acres from an unincorporated Lake County zoning designation of R-1, Residential, to the Village of Gurnee's zoning designation of C-2, Community Commercial District, located at 35400 North Green Bay Road.

Roll call vote:

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

Nays: None

Abstain: None

Motion carried: 7-0-0

Mr. Sula stated that a motion regarding the Special Use request was in order. He stated that whoever makes a motion must condition the motion with access off Green Bay Road or Crescent Avenue.

Mr. Campbell made a motion, seconded by Mr. Nordentoft, to forward a favorable recommendation on the petition of 35400 North Green Bay LLC, for a Special Use Permit to allow a car wash within the C-2, Community Commercial District, located at 35400 North Green Bay Road with the following conditions:

1. That a single access point is constructed on Green Bay Road.
2. That an 8-foot berm be developed along the west lot line.
3. That an 8-foot fence be constructed along the west and south lot lines.
4. That other conditions noted in the petitioner's public testimony be incorporated as part of the Special Use Permit.

Roll call vote:

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

Nays: Morgan

Abstain: None

Motion carried: 6-1-0

Mr. Sula stated that the Planning and Zoning Board is a recommending body to the Village Board and stated the Village Board will make the final decision on both recommendations. Mr. Litz stated that the annexation, rezoning, and special use requests will go before the Village Board at their September 28 meeting.

6. Next Meeting Date: September 2, 2026

Mr. Litz stated there were no items scheduled for the September 2, 2026, meeting. He stated the next public hearing is scheduled for the September 16, 2026, meeting.

7. 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.

8. Adjournment

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

Voice vote:

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

Motion carried: 7-0-0

The meeting was adjourned at 8:18 p.m.

Respectfully Submitted,

Jacob Litz
Assistant Community Development Director