

**Village of Gurnee
Planning and Zoning Board Minutes
January 4, 2017**

1. Call to Order and Roll Call

The meeting was called to order at 7:30 p.m.

Planning and Zoning Board Members present: Chairman James Sula, Brian Baugh, Karyn Crawford, Richard McFarlane, David Nordentoft, Edwin Paff, and Josh Pejsach

Planning and Zoning Members Absent: None

Other Officials present: Tracy Velkover, Planning Manager and Clara Schopf, Associate Planner

2. Pledge of Allegiance

3. Public Comment

Mr. Sula noted that since there was no one from the public in attendance he would forgo this agenda item.

4. Minor Sign Exception: Marcus Cinema (6144 Grand Avenue)

Marcus Cinema is seeking a Minor Sign Exception to allow two additional wall signs for the Marcus Cinema building located at 6144 Grand Avenue. The site currently has six wall signs and is seeking approval to increase that number to eight.

Ms. Schopf stated that Marcus Cinema is located at 6144 Grand Avenue in Gurnee Mills Mall. She noted that the applicant is seeking a minor sign exception to allow two additional wall signs for the theater. A Special Use Permit (SUP) was granted to the theater in 2004 which allowed a maximum of 5 walls signs totaling no more than 1,400 sq. ft. She stated that each of the new signs would be 55.5 sq. ft. and face interior to the courtyard and not out to the ring road. Neither of these signs will be visible from any vehicular area. The total aggregate sign area would fall under the 1,400 sq. ft. allowed by the SUP, as Marcus has removed a significant amount of neon/LED from the marquee in the past. The Planning & Zoning Board is authorized to approve, via the minor sign exception process, additional wall signs if the members find that the number, size, design, and placement of the signs are consistent with the stated purpose of the sign regulations. The applicant's architect was invited to this meeting but informed staff at the last minute that they would be unable to attend. Staff can try to answer questions that come up. If not, the applicant understands that this item may be continued to the next meeting.

Not Approved

The consensus of the Board is that the signs are appropriate as they provide information regarding a service (4DX theater) that is provided at the theater. Also, the signs remain in conformance with the overall aggregate area provided by the SUP and are more pedestrian oriented, as they face interior to the courtyard and not out to the ring road.

Mr. Nordentoft motioned, seconded by Mr. Paff, to approve the minor sign exception as requested by Marcus Cinema.

Mr. Sula asked if there was any discussion on the motion.

Roll Call Vote:

Ayes: Baugh, Crawford, McFarlane, Nordentoft, Paff, Pejsach, and Sula

Nays: none

Abstain: none

Motion carried: 7-0-0

5. Planning Update Report (Report on Prior Planning Projects)

Staff will provide an update on planning items that have come before the Board and their status

Ms. Velkover noted that up until several years ago staff provided written updates to the PZB members regarding how the Village Board voted on items that had been before the PZB. These reports provided the PZB insight into how their recommendations aligned with the ultimate decisions by the Village Board. She noted that since the Planning Department had lost 2 employees this practice had halted. She noted that a written update was provided in the PZB's latest packet in response to a recent request by Mr. Sula's. She noted that Planning Staff will continue to provide these updates as projects go through the full process.

Ms. Velkover started to provide a verbal report of the projects. Mr. Sula stated that the format of the written report is very good and that it really helps the members understand whether their recommendations are aligned with the Village's Board's decisions. He noted that he didn't believe that a verbal report was needed, but that if any board member had any questions or concerns regarding an items that it could be discussed.

Mr. McFarlane stated that the item that jumped out at him was the Final PUD Plat approval for Stonebridge; the Assisted Living Facility for Disabled Adults. He noted that all of the architectural changes and building material changes has resulted in a plain

Not Approved

block building and that he is concerned that the building will be very unattractive. The other Board members tended to agree, but understood that it was the Village Board's decision on the matter.

6. Next Meeting Date: January 18, 2017

Ms. Velkover stated that there are no public hearing items set for the January 18th meeting, nor are there any minor sign exceptions or subdivisions. Therefore, at this time it appears that the meeting will most likely be canceled, but it is always possible that a non-public hearing item could emerge.

7. Adjournment

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

Voice vote:

All "Ayes," no "Nays," none abstaining

Motion carried: 7-0-0

The meeting was adjourned at 7:50 p.m.

Respectfully Submitted,

Joann Metzger
Recording Secretary, Planning and Zoning Board