

Approved

**Village of Gurnee
Planning and Zoning Board Minutes
June 1, 2016**

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, and Edwin Paff

Planning and Zoning Members Absent: Richard McFarlane, Dave Nordentoft, and Josh Pejsach

Other Officials present: David Ziegler, Community Development Director; Tracy Velkover, Planning Manager

2. Pledge of Allegiance

3. Public Comment

Mr. Sula asked if anyone from the public had any questions or comments regarding anything not on the evening's agenda. As there were no responses, Mr. Sula closed the floor to the public.

4. Approval of the May 18, 2016 PZB Meeting Minutes

Mr. Sula asked if there were any questions or comments regarding the minutes. As there were none, he stated that a motion would be in order.

Mr. Baugh motioned, seconded by Ms. Crawford, to approve the Planning and Zoning Board's May 18, 2016 meeting minutes.

Voice Vote:

Voice vote:

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

Motion carried: 4-0-0

Mr. Sula indicated that he was going to adjust the order of the meeting's Agenda, starting first with Item #8 [Public Hearing: Warren Township Center (78 S. Delany Road)]. He noted that the Township submitted a letter withdrawing their current application. He understands that they may be modifying their request and may be back in the future and that at that time a new legal notice will be placed in the newspaper and property owners within 500 feet of the subject property will be noticed of the new hearing date.

5. Final Subdivision Plat: Stonebridge of Gurnee (5980 Washington Street)

Stonebridge of Gurnee, represented by Mr. Joe Mugnaini, is requesting Final Subdivision Plat approval to consolidate and create a single 6.5 acre lot consistent with the previously approved annexation and Planned Unit development approvals.

Approved

Ms. Velkover stated that the subject property consists of approximately 6.5 acres located at 5980 Washington Street. The Subdivision Plat consolidates the existing 2 parcels into one lot, establishes a cross access easement to benefit the properties to the east and west, establishes all of the required utility and stormwater easements, and dedicates ROW to Lake County DOT. The Final Plat is consistent with the approved Preliminary Plat and is recommended for approval.

Mr. Sula suggested that, if there were no more questions or comments on this matter, a motion would be in order.

Mr. Paff motioned, seconded by Mr. Baugh, to forward a favorable recommendation on the Final Subdivision Plat for Stonebridge of Gurnee, as proposed.

Mr. Sula asked Board members if any further discussion on the motion was needed; there was not.

Roll Call Vote:

Ayes: Baugh, Crawford, Paff, and Sula

Nays: none

Abstain: none

Motion carried: 4-0-0

6. Minor Sign Exception: Floor & Décor

ID Associates Inc., representing Floor & Décor, is requesting a minor sign exception to allow the following: 1) an increase to the number of wall signs allowed from 3 to 9; 2) an increase in the maximum size of any one sign from 300 sq. ft. to 327 sq. ft.; and 3) an increase in the aggregate square footage of signage allowed from 600 sq. ft. to 891 sq. ft. The subject property is located at 6100 Grand Avenue (Gurnee Mills Mall) and is zoned C6, Regional Commercial District).

Ms. Velkover noted that Floor & Décor is a flooring store out of Atlanta, Georgia. The store is entering the market in the Midwest and is opening in the former Shopper's World location at Gurnee Mills Mall (6100 Grand Avenue). The store is on the northeast side of the shopping center and has some views from the Tollway and Stearns School Road. She stated that anchor stores at Gurnee Mills Mall are allowed a total of 3 wall signs, with the maximum size of any one sign being 300 sq. ft. and a total aggregate of 600 sq. ft. Specifically, Floor & Décor are proposing the following minor sign exceptions:

- Increasing the total number of signs from 3 to 9;
- Increasing the maximum size of any one sign from 300 to 327 sq. ft. (for the 2 main "Floor & Décor" signs; and
- Increasing the total aggregate amount of signage from 600 sq. ft. to 891 sq. ft.

She stated that the applicant is here tonight to provide any additional information or answer any questions the Board may have.

Mr. Sula first asked if there was anything the applicant would like to add.

Ms. Rosalyn Holder field, with ID Associates, Inc., introduced herself as the applicant, as well as Mr. Kevin Workman, Director of the Real Estate Division of Floor & Décor. She stated that neither had anything to add, but were happy to answer any questions.

Approved

Mr. Sula asked if any changes were being made to the façade of the building, and whether any exterior elevation modifications were going to occur. He stated that, due to the relative seclusion of that particular location within the mall, the changes appear to be in order and needed to increase visibility of the business.

Ms. Holder field stated that exterior modifications are being made to the building, including but not limited to recreating the entry façade on the northeast elevation to provide exposure to the Tollway.

Mr. Sula, noting placement of the signage, asked if any trees would be affected.

Ms. Holder field responded that, to her knowledge, there are no plans to change the landscaping present.

Then, Mr. Sula asked if there were any questions or comments from the member of the Board.

Mr. Paff agreed with Mr. Sula that, because of the particular location of the store within the mall, the changes are in order and needed to increase visibility of the business.

Mr. Sula suggested that, if there were no more questions or comments on this matter, a motion would be in order. He added that, as this is a request for a Minor Sign Exception, vote will be on whether or not to approve, as final decision rests with the Planning and Zoning Board.

Ms. Crawford motioned, seconded by Mr. Baugh, to approve the requested minor sign exceptions for Floor & Décor.

Mr. Sula asked Board members if any further discussion on the motion was needed; there was not.

Roll Call Vote:

Ayes: Baugh, Crawford, Paff, and Sula

Nays: none

Abstain: none

Motion carried: 4-0-0

Mr. Sula offered good luck to Ms. Holder field and Mr. Workman, and he and Mr. Paff both welcomed them to Gurnee.

7. Minor Sign Exception: Saratoga Square Ground Sign – 5101 Washington Street

Signs Now, representing the owners of Saratoga Square (Joe and Jim Passalino), is requesting a minor sign exception to allow a total of 6 tenant panels on an existing ground sign. The subject property is located at 5101 Washington Street and is zoned C2, Community Commercial District.

Ms. Velkover stated that Mr. Joe Passalino is the owner of Saratoga Square shopping center, which is located at 5101 Washington Street (SEC of Washington Street and Rt. 21). She noted that Mr. Passalino is requesting a minor sign exception to allow the modification of an existing multi-tenant panel ground sign along Washington Street from an externally illuminated sign to an internally illuminated box sign. The existing sign has 8 tenant panels and the request is to allow the change to a box sign with a total of 6 tenant panels. She stated that the sign code allows 4 tenant panels per sign face by right and up to 8 via the minor sign exception process.

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Mr. Sula then turned the floor over to the applicant, Mr. Denis DeBois, with Signs Now, who is representing the property owner.

Mr. DeBois stated that he had nothing to add.

Mr. Sula then stated that he feels changing from external illumination to internal illumination is an upgrade. After some discussion over the size of numerals within the address, as listed on the signage, it was confirmed with Ms. Velkover and Mr. DeBois that this section of the sign was not being altered.

Mr. Sula then asked if there were any more questions or comments from the Board.

Mr. Sula suggested that, if there were no more questions or comments on this matter, a motion would be in order. He added that, as this is a request for a Minor Sign Exception, vote will be on whether or not to approve, as final decision rests with the Planning and Zoning Board.

Mr. Paff motioned, seconded by Mr. Baugh, to approve the requested minor sign exception for the Washington Street sign, as reflected in the plans presented to the PZB this evening.

Mr. Sula asked Board members if any further discussion on the motion was needed; there was not.

Roll Call Vote:

Ayes: Baugh, Crawford, Paff, and Sula

Nays: none

Abstain: none

Motion carried: 4-0-0

8. Next Meeting Date: June 15, 2016

Ms. Velkover stated that there isn't any public hearing set for June 15th, but that there could be an informal meeting and a possible subdivision plat or other non-public hearing item.

9. Adjournment

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

Voice vote:

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

Motion carried: 4-0-0

The meeting was adjourned at 7:45 p.m.

Respectfully Submitted,

Joann Metzger
Recording Secretary, Planning and Zoning Board