

Approved

**Village of Gurnee  
Planning and Zoning Board Minutes  
July 12, 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, Tim Garrity, Richard McFarlane, David Nordentoft, Edwin Paff and Josh Pejsach

Planning and Zoning Members Absent: None

Other Officials Present: Tracy Velkover, Planning Manager and Joseph Menges (sitting in for Bryan Winter, Village Attorney)

**2. Pledge of Allegiance**

**3. Public Comment**

Mr. Sula asked if anyone from the public has 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 June 21, 2017 PZB Meeting Minutes**

Mr. Sula asked if there were any questions or comments regarding the minutes. As there were no responses, he stated that a motion would be in order.

Mr. Garrity motioned, seconded by Mr. McFarlane, to approve the June 21, 2017 meeting minutes.

Voice Vote:

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

Motion Carried: 7-0-0

**5. Public Hearing: Special Use Permits – Aspen Dental (6300 Route 132)**

*Tracey Diehl, on behalf of Aspen Dental, is requesting two Special Use Permits to allow wall signs on the north and east elevations of the proposed multi-tenant building, located at 6300 Rt. 132, to exceed the size allowed by the sign ordinance.*

Ms. Velkover stated that Tracy Diehl, on behalf of Aspen Dental, is seeking two Special Use Permits to allow wall signs on the north and east elevations to exceed the size allowed by the sign ordinance. The subject property is zoned C-6, Regional Commercial District, and is located at 6300 Route 132, Suite A. As with all Special Use Permit petitions, the Planning and Zoning Board will make a recommendation that will be forwarded to the Village Board for its determination. The petitioner is in attendance to present their plans and answer any questions the Board may have.

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As this was a Public Hearing, Mr. Sula asked that anyone wishing to speak on the item be sworn in. Mr. Menges then conducted the swearing-in.

Mr. Sula then turned the floor over to the Petitioner.

Tracy Diehl, representing Aspen Dental, first clarified with Mr. Sula how the process of a Public Hearing was conducted, and with Ms. Velkover, that—except for the introduction by Ms. Velkover—nothing was on record at this time.

Ms. Diehl then elaborated on the proposal, which calls for a 78 ½ square feet on the south wall, and two 64 square foot (one on the east wall, and other on the north wall). The signs will be illuminated with channel letters and LED lighting. The property will be a part of a national chain of dental service providers, and—as emergency services will be offered—the visibility provided by the signs is imperative to those who may be visiting the location for the first time (and may possible be in pain and distress). The location of the signs is designed to allow for easy navigation into and around the parking lot.

Mr. Sula expressed concern over the large size of the proposed signs, then asked if there were any questions/comments from other members of the Board.

Mr. Baugh and Mr. Garrity both concurred, and Mr. Baugh stated that he may consider the proposal if the monument sign was not included.

Mr. Nordentoft asked Ms. Diehl if she was aware they'd be given allowance for a larger sign if the quality of the sign was improved. Ms. Diehl and Ms. Velkover explained that plans were based on a unification within a master sign plan provided by the owner of the property.

Mr. Paff concurred that the size of the proposed signs was too big, and--upon research—discovered that signs on other Aspen locations were smaller, suggested a smaller ratio in sign. Mr. McFarlane concurred.

Ms. Diehl asked if the Board would consider allowing the three signs if a smaller ratio was proposed; Mr. Sula explained that it was not the number of signs that is of issue, but—rather, the magnitude of the signs.

Mr. Sula then opened the floor to the public on this matter.

Mr. Morris Clement, owner of Fastlane LVS, stated that, as the owner of a neighboring business, he is concerned with the consistency of signage within the businesses aligned. He also asked why he was not allowed signs with backlighting (as those proposed by Aspen). He also questioned what would become of the existing signs (Pizza Hut's and Portillo's old sign).

As Mr. Clement expressed his concerns and asked his questions, Mr. Sula interjected to explain the process of this kind of hearing: all questions/comments from the public are first heard by the Board, then addressed/answered only after everyone who wishes to speak has had a chance to do so.

Mr. Sula then closed the floor to the public.

In regard to the backlighting, Mr. Sula deferred to staff; Ms. Velkover explained that the sign code has changed since his business first set up there, and that the sign allowance had been established based on the properties on the outer perimeter of Gurnee Mills once being single-occupancy. She confirmed that

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the sign used by Pizza Hut could be used, and perhaps the one used by Portillo's, but that they would be for multiple tenants at this time.

Mr. Sula asked if there were any questions or comments from members of the Board.

Mr. Sula suggested that, if there were no more questions/comments, a motion would be in order; he noted that despite the proposal likely being struck down, any motion should be worded in the affirmative.

Among discussion that plans be altered to satisfy the Board, Mr. Nordentoft stated (and concurred by Mr. Sula that there would be no negotiating at this hearing.

After being offered the alternative by Mr. Sula, Ms. Diehl requested a continuance on the matter. Mr. Sula and Ms. Velkover agreed with Ms. Diehl that the request be made for continuing until the meeting of August 2<sup>nd</sup>.

Mr. Nordentoft motioned, seconded by Mr. Pejsach, to continue this matter until August 2<sup>nd</sup>.

Mr. Sula asked if there was any discussion on the motion. As there was not, a vote was then taken.

Roll Call Vote:

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

Nays: none

Abstain: none

Motion carried: 7-0-0

## **6. Next Meeting Date: July 19, 2017**

Ms. Velkover stated that there is a Public Hearing item scheduled for the July 19<sup>th</sup> meeting.

## **7. Adjournment**

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

Voice vote:

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

Motion carried: 7-0-0

The meeting was adjourned at 8:05 p.m.

Respectfully Submitted,

Joann Metzger  
Recording Secretary, Planning and Zoning Board