

Approved

Village of Gurnee
Planning and Zoning Board Minutes
May 2, 2018

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

2. Pledge of Allegiance

3. Approval of PZB Meeting Minutes:

a. March 7, 2018

Mr. Paff motioned, seconded by Mr. Pejsach, to approve the March 7, 2018 meeting minutes.

Voice vote:

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

Motion carried: 7-0-0

b. March 21, 2018

Mr. Pejsach motioned, seconded by Mr. Garrity, to approve the March 21, 2018 meeting minutes.

Voice vote:

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

Motion carried: 7-0-0

4. Minor Sign Exception: Batteries + Bulbs (6300 Grand Avenue Unit C)

Batteries + Bulbs, a new business opening in the multi-tenant building that replaced Pizza Hut at 6300 Grand Avenue, is requesting a Minor Sign Exception to allow lower case lettering on their Grand Avenue sign to be less than the 6" height required by code. The existing sign is being refaced and, based on the size constraints of the existing sign structure, can only accommodate 4.625" tall lower case lettering.

Ms. Velkover stated that the applicant is seeking a permit to reface their existing shared ground sign along Grand Avenue. The sign is a 60 sq. ft. sign that is shared with the White Castle site. Therefore, 30 sq. ft. is allotted to the property where Batteries + Bulbs is located. However, the building is a multi-tenant building with 3 tenants; leaving approximately 10 sq. ft. for Batteries + Bulbs. Ms. Velkover noted that because of the constraints of the existing sign structure and the length of the business' name, the lower case letters cannot meet the 6" height requirement. She noted that the upper case letters are slightly taller than 6", but the lower case letters are 4.625" tall. Ms. Velkover stated that the PZB has final authority in Minor Sign Exceptions and can grant approval if the board finds that the sign is

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consistent with the stated purpose of the sign regulations. She noted that the applicant's sign contractor is in attendance to answer any questions the Board may have.

Mr. Sula asked if there were any comments/questions from the Board.

Mr. Paff inquired about a draft of the sign that suggested an alternative orientation of the lettering (stacked) which may not require the exception.

Ms. Velkover noted that with an overall panel height of 12.5" (excluding the 2.5" border around the entire sign panel), stacking the business name would still not result in lower case lettering that is 6" in height.

Ken Fogel, with North Shore Sign Company, concurred that stacking the business name would not result in conformance with the code.

Noting that only the former Pizza Hut side of the sign is being refaced, it was explained that, due to the constraints of the existing sign size, the sign is being used to identify three tenants instead of one. Therefore, approximately 10 sq. ft. is available per tenant (each of the three tenant panels is 17.5" tall by 70" wide or 9.22 sq. ft. per face). The sign panels have a 2.5" border (top and bottom and left and right) and, with the number of letters in their business' name, the sign copy is within an inch of the left/right borders. If the lower case lettering was brought up to the required 6" height, the sign panel would need to be 75.875" wide, which is nearly 10" wider than the existing sign structure. Typically when re-facing an existing sign structure, businesses have difficulty meeting the letter height. In this case, it is exacerbated by the fact that: 1) the sign is shared with another parcel that has a separate business; and 2) the building is now a multi-tenant building versus a single tenant building.

Mr. Garrity stated that the information that they were provided shows two different signs; one on the left side of the page that has an "X" through it and one on the right side of the page.

Ms. Velkover stated that the sign with the "X" through it is a non-shared sign that is located off of Prairie Creek Drive. This sign, because it is internal to the Mills property, does not have the letter height requirement. The issue that is before you tonight is regarding the sign on the right side of the page; specifically approval of lower case lettering that is 4.625" in height versus 6".

Mr. Sula asked if a representative from the sign company was present.

Mr. Fogel responded, clarifying that he was representing the sign company and that a representative from Batteries + Bulbs was not present at that time.

Mr. Nordentoft stated that he was prepared to advance a motion.

Mr. Sula reminded that the Board has final say in this matter.

Mr. Nordentoft motioned, seconded by Mr. Paff, to approved the requested minor sign exception

Mr. Sula asked if there were any questions or comments on the motion. As there were not, a vote was taken.

Roll Call Vote:

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

Nays: none

Abstain: none

Motion not carried: 7-0-0

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5. Next Meeting Date: May 16, 2018

Ms. Velkover stated that there are two public hearings scheduled for this meeting.

6. 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.

7. Adjournment

Mr. Pejsach motioned, seconded by Mr. Nordentoft, to adjourn the meeting.

Voice vote:

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

Motion carried: 7-0-0

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

Respectfully Submitted,

Joann Metzger

Recording Secretary, Planning and Zoning Board