

Approved

**Village of Gurnee
Planning and Zoning Board Minutes
January 6, 2016**

1. Call to Order and Roll Call

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

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

Planning & Zoning Members Absent: Josh Pejsach

Other Officials present: 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 December 16, 2015 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. Paff motioned, seconded by Mr. McFarlane, to approve the Planning and Zoning Board's December 16, 2015 meeting minutes.

Voice Vote:

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

Motion Carried: 6-0-0

5. Minor Sign Exception: Multi-Tenant Building at 6447 Grand Avenue

Gurnee Investment Partners, LLC is seeking a minor sign exception to allow an increase in the number of tenant panels per sign face from 4 to 5 for a ground sign proposed at 6447 Grand Avenue (southeast corner of Grand Avenue and Hunt Club Road). The subject property is zoned C-2, Community Commercial District.

Ms. Velkover introduced the item, and elaborated that the request is being made to accommodate all five tenants of the property in one sign, and that such a reason is may be considered grounds for approval in a decision such as this.

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Ms. Velkover noted that, as this is a minor sign exception, the Planning and Zoning Board would have final say in this matter.

Mr. Sula confirmed with Ms. Velkover that the lettering on the tenant panels would meet the required height of six (6) inches.

Mr. Paff confirmed with Ms. Velkover that the proposed sign would be a bit east of where the site's former occupant, Applebee's, had placed their monument sign.

Mr. McFarlane confirmed with the architect of the development, Mr. Ed Reitan, with Reitan Architects, stated that the sign would be placed on the berm, which has been decreased significantly, and with a retaining wall in place; the proposed sign is will be at the same elevation as other signs along the same berm.

Mr. McFarlane also confirmed that a sidewalk is proposed from the corner of the site (street side) into the site.

Mr. Reitan stated that this pedestrian connection was a comment from staff.

Mr. McFarlane also confirmed that sidewalk would connect to the back side of the building (Grand Avenue side), at which there will be a patio area for a restaurant planned for one of the tenant spaces.

Mr. Reitan stated that this is correct and that the back side of the building, facing Grand, would be constructed with windows so that it doesn't appear to be the back side.

Mr. Sula stated that he felt one sign to accommodate all tenants would mean less clutter, and is in line with similar sort of signage in the area.

Mr. Nordentoft stressed that, as the fifth tenant of the property was yet to be confirmed, it was his hope that the required height of lettering on this tenant's panel would also be met.

Ms. Velkover stated that this is the intent of the developer, but whether that is possible or not will be related to the tenant and how many letters are in the business' name.

Mr. Sula suggested that a motion would be in order.

Mr. Nordentoft motioned, seconded by Mr. Paff, to approve the applicant's request for a minor sign exception to allow an increase in the number of tenant panels per sign face from four (4) to five (5) for a ground sign proposed at 6447 Grand Avenue (southeast corner of Grand Avenue and Hunt Club Road).

Roll Call Vote:

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

Approved

Nays: none
Abstain: none
Motion carried 6-0-0

Mr. Sula reiterated that this decision would be final, as the PZ had final say in a matter such as this.

6. Future Meeting Date: January 20, 2016

Ms. Velkover stated that there are no public hearings set for this meeting date. However, there may be a non-public hearing item or items for this meeting.

7. Adjournment

Mr. Nordentoft motioned, seconded by Ms. Crawford, to adjourn the meeting.

Voice vote:
All "Ayes", no "Nays", none abstaining
Motion carried: 6-0-0

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

Respectfully Submitted,

Joann Metzger
Planning and Zoning Board Secretary