

Approved

**Village of Gurnee  
Planning and Zoning Board Minutes  
July 20, 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, Richard McFarlane, David Nordentoft, Edwin Paff, and Josh Pejsach

Planning and Zoning Members Absent: Brian Baugh and Karyn Crawford

Other Officials present: Tracy Velkover, Planning Manager

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

*Marcus Cinema, located at 6144 Grand Avenue, is requesting a minor sign exception to allow the installation of a sixth (6th) wall sign, one more than allowed via the Special Use Permit issued as Ordinance No. 2004-98.*

Ms. Velkover stated that Marcus Cinemas submitted a petition for a minor sign exception to allow an additional wall sign for their theater located at Gurnee Mills Mall, 6144 Grand Avenue. The property is zoned C6, Regional Shopping District. A Special Use Permit (SUP) was granted to the theater in 2004, which allowed a maximum of 5 wall signs that totaled no more than 1,400 sq. ft. She noted that, per the SUP, the marquee/LED is considered one wall sign and the movie poster signs are also considered one sign. She said that the theater is undergoing a renovation of the courtyard and exterior elevations, including new wall signs. The revised sign plans provide for a total of 6 wall signs, one more than allowed by the SUP. The minor sign exception process allows retail and entertainment facilities in the C6 district that are over 75,000 sq. ft. in size the ability to obtain additional wall signs via the minor sign exception process. The area encompassed in the 6 wall signs will remain under the 1,400 sq. ft. total allowed by the SUP.

After the introduction from Ms. Velkover, Mr. Sula asked the applicant if there was anything else to add.

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Mr. David Baum, of Schroeder and Holt Architects, Ltd., stated that—while he had nothing to add—he was ready to answer any questions.

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

Mr. McFarlane asked if the big box marquees within the signage will be taken down.

Mr. Baum first responded that they will be taken down and put back up with new center panels, but then corrected himself, stating that the boxes will actually, in fact, be taken down.

Mr. Baum then offered an illustration of the proposed sign changes.

Mr. Pejsach clarified with Ms. Velkover and Mr. Baum that the lettering “Marcus Cinema” and the LED on the vertical marquee are considered one sign in regards to this matter, and that the eight movie posters are considered one sign.

Ms. Velkover confirmed that is correct.

Mr. Sula then clarified that, while there will be an increase in the number of signs (from five to six) the amount of square footage utilized will remain at 1,400 square foot, per the original SUP.

Mr. McFarlane asked if the wording, “Ultra” will be moved, and Mr. Baum responded that it would be moved to accommodate the addition of “DLX.”

Mr. Sula asked if there were any more questions, and—that, if not—a motion would be in order.

Mr. Nordentoft motioned, seconded by Mr. Paff, to grant a Minor Sign Exception allowing a sixth wall sign (one more than allowed by the SUP) as submitted.

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

Roll Call Vote:

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

Nays: none

Abstain: none

Motion carried: 5-0-0

Mr. Sula then informed Mr. Baum that, a sign permit still needed to be secured for the signs.

Ms. Velkover and Mr. Baum confirmed that such process is underway.

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Mr. Sula and Mr. Paff then wished Marcus Cinema well, and praised its intentions to improve and upgrade.

**5. Next Meeting Date: August 3, 2016**

Ms. Velkover stated that there will be a Public Hearing on August 3rd.

**6. Adjournment**

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

Voice vote:

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

Motion carried: 5-0-0

The meeting was adjourned at 7:40 p.m.

Respectfully Submitted,

Joann Metzger  
Recording Secretary, Planning and Zoning Board