

Approved

Village of Gurnee
Planning and Zoning Board Minutes
May 16, 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, and Edwin Paff

Planning and Zoning Members Absent: Josh Pejsach

Other Officials Present: Tracy Velkover, Planning Manager; Clara Schopf, Associate Planner; David Ziegler, Community Development Director; and Bryan Winter, Village Attorney

2. Pledge of Allegiance

3. Approval of May 2, 2018 PZB Meeting Minutes

Mr. Nordentoft motioned, seconded by Mr. Garrity, to approve the May 2, 2018 meeting minutes.

Voice vote:

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

Motion carried: 6-0-0

4. Public Hearing: Special Use Permit and Minor Sign Exception for Target Corporation (6601 Grand Avenue)

Target is requesting:

- a) A Minor Sign Exception to allow a parking lot directional/instructional sign to: i) be illuminated; and ii) contain a commercial message (i.e., Target logo); and**
- b) A Special Use Permit to allow a directional/instructional sign to exceed the allowable height by greater than 50%**

Ms. Schopf stated that Target Corporation, located at 6601 Grand Avenue, is requesting a Minor Sign Exception to allow a parking lot directional/instructional sign to be illuminated and to also contain reference to the business through the use of the Target logo. Target is also requesting a Special Use Permit to allow a directional sign to exceed the allowable height by greater than 50%. The proposed sign is 12 feet tall, 5.5 feet taller than allowed by the sign code. The height, because it is greater than 50% taller than the allowed sign height,

Approved

cannot be approved via the Minor Sign Exception process and instead requires a Special Use Permit. She stated that since these petitions are related, staff has planned to address both together. However, she noted that there are separate standards for reviewing each request and that the Planning and Zoning Board has differing authorities. The Planning and Zoning Board has the decision making authority for the minor sign exception, while serving in an advisory role on the Special Use Permit petition, via a recommendation that will be forwarded to the Village Board for their determination. The petitioner is in attendance to present their plans and answer any questions the board may have.

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

Michaela Schuering, with Kimley-Horne, stated that Target Corporation will be providing online shopping with store pick-up. Specifically, Target employees will bring purchases out to customers' vehicles parked in designated stalls in front of the store. These stalls will be striped (six existing spaces will be striped for four pick-up stalls, two each tandem, with a loading area striped between) with pavement markings to clearly denote the pick-up stalls. The proposed sign (only 1 proposed) will be located in the middle of the loading area between the four spaces. The sign is internally illuminated (solar powered) and will not emit light any brighter than an iPhone. The only portion of the sign that will illuminate is about a two square foot area that is routed out with a car, the Target logo, and the words "drive-up".

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

Mr. McFarlane asked if the sign could be modified to a height of 8 feet.

Ms. Schuering responded that the 12 foot height is requested so that if large SUVs or vans are parked in the vicinity of the sign it would still be visible for patrons in the parking lot.

Mr. Garrity asked if the service would be offered at night.

Ms. Schuering explained that that GPS is used to track customers' arrival, and to notify Sales Associates of their arrival. Noting Mr. Garrity's question, she stated that the orders are processed anytime the store is open, which includes evening hours. She noted the sign would be illuminated, but with not much more brightness than a mobile phone.

Mr. McFarlane asked if the sign would go dark when the store closed.

Ms. Schuering explained that it would be solar-powered so it would still be illuminated at night.

Approved

Mr. Paff asked confirmed with Ms. Schuering that the one sign would serve all 4 spaces.

Mr. Sula then opened the floor to the public. As there were no responses, he then closed the floor to the public.

Mr. Sula reminded the Board that there are two motions to be made and voted on.

Mr. Nordentoft motioned, seconded by Mr. Paff, to approve the petition of Target Corporation for a Minor Sign Exception to allow: 1) a directional/instructional sign to be illuminated; and 2) a directional/instructional sign to contain a commercial message, in substantial conformance with the submitted plan.

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

Nays: none

Abstain: none

Motion carried: 6-0-0

Mr. Nordentoft motioned, seconded by Mr. McFarlane, to forward a favorable recommendation to the Village Board on the petition of Target Corporation for a Special Use Permit to allow a directional/instructional sign at a height of 12 feet.

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

Nays: none

Abstain: none

Motion carried: 6-0-0

5. Public Hearing: Zoning Map Amendment for 1101 Estes LLC/Paper Tiger (1039 N. Rt. 41)

Ms. Schopf stated that 1101 Estes LLC is requesting a Zoning Map Amendment to rezone the subject property from C-3, Heavy Commercial District, to I-2, General Industrial District. The subject property, 1039 N. Route 41, is located north of Rt. 41, east of Estes Street, and directly south and west of the applicant's existing facility (Paper Tiger). The applicant owns not only the parcel directly to the north with the Paper Tiger facility, but also a strip of land immediately east

Approved

that is adjacent to the railroad tracks. The approximately 1.6-acre subject property is surrounded by I-2 zoned properties to the north and east, and C-3 zoned properties to the south and west. The subject property is designated as Industrial/Office Research in the Village of Gurnee's Comprehensive Land Use Plan. As with all Zoning Map Amendment petitions, the Planning and Zoning Board will make a recommendation that will be forwarded to the Village Board for their determination. The petitioner is in attendance to present their plans and answer any questions the board may have. Per the petition, a drive aisle will be added to the south of the existing building to accommodate a new overhead garage door and canopy for unloading of materials.

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

Mr. Kyle Fonjemie, Attorney representing the owner of Paper Tiger, stated that the application speaks for itself—that he had nothing to add—but, that the owner of Paper Tiger was in attendance to answer any questions about the business.

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

Mr. Nordentoft asked if there were any plans to consolidate the lots.

Mr. Fonjemie responded that an application to do so has been submitted.

Mr. Sula and Mr. McFarland both stated that this was a reasonable request, whether the lots are consolidated or not.

Mr. Sula then opened the floor to the public. As there were no responses, he then closed the floor to the public.

Mr. Nordentoft motioned, seconded by Mr. Garrity, to forward a favorable recommendation to the Village Board on the petition of 1101 Estes LLC (Paper Tiger) for a Zoning Map Amendment for 1039 N. Rt. 41 from C-3, Heavy Commercial, to I-2, General Industrial, as the standards for a map amendment are met.

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

Nays: none

Abstain: none

Approved

Motion carried: 6-0-0

6. Next Meeting Date: June 6, 2018

Ms. Schopf stated that there aren't yet any public hearings set for this meeting.

7. 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.

8. Adjournment

Mr. Paff motioned, seconded by Mr. Nordentoft, 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

Recording Secretary, Planning and Zoning Board