

Approved

**Village of Gurnee**  
**Planning and Zoning Board Minutes**  
**February 7, 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, and Josh Pejsach

Planning and Zoning Members Absent: Richard McFarlane, David Nordentoft, and Edwin Paff

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

**2. Pledge of Allegiance**

**3. Approval of Meeting Minutes: January 3, 2018**

Mr. Sula asked if there were any comments or questions regarding the minutes, and, if not a motion would be in order.

Mr. Garrity motioned, seconded by Mr. Pejsach, to approve the meeting minutes for January 3, 2018.

Voice vote:

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

Motion carried: 4-0-0

**4. Minor Sign Exception: Simon Properties (Gurnee Mills Mall at 6170 Grand Avenue)**

*Simon Properties Gurnee Mills is seeking a Minor Sign Exception to allow the size of the Tollway sign to increase by 85 sq. ft. An additional tenant panel is proposed to identify the new anchor Dick's Sporting Goods. The sign is located at 6170 and fronts on the I-94 Tollway*

Ms. Velkover stated that Simon Properties, the owner of Gurnee Mills, has submitted a petition for a minor sign exception to allow an increase to the size of their Tollway sign. The sign is allowed to be 67 feet tall and 550 sq. ft. per face. The sign is currently 530 sq. ft. per face and 67 feet tall. Simon is seeking approval to add an 85 sq. ft. per face panel to accommodate the identification of another anchor tenant, Dick's Sporting Goods. The minor sign exception process allows the size of a ground sign to be increased by 25% as a minor sign exception. The additional 85 sq. ft. falls within the 25% increase allowed as a Minor Sign Exception. She noted that this amounts to a 16% increase in the allowed size. The overall height of the sign does not increase. A minor sign exception can be granted by the PZB if they find that the number, size, design, and placement of all proposed signs within the development are consistent with the stated purpose of the sign regulations. The PZB has the final decision making authority in this matter.

Mr. Sula stated that he felt this was a reasonable request, and asked if there were any questions from the Board.

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Mr. Pejsach asked for clarification about where the tenant panel would be added.

Mr. Time Reiter, with Simon Properties, stated that the panels are able to be adjusted between the two-sided columns and that, by minimizing the space between the panels one more tenant panel can be located in the area below the portion that identifies the mall name, Gurnee Mills. Therefore, the overall height of the sign does not increase.

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

Mr. Pejsach motioned, seconded by Mr. Garrity, to approve the request by Simon Properties, the owner of Gurnee Mills, for a minor sign exception to allow an increase to the size of the Tollway sign by 85 sq. ft. per face, per the submitted plan.

Roll Call Vote:

Ayes: Baugh, Garrity, Pejsach, and Sula

Nays: none

Abstain: none

Motion carried: 4-0-0

## **5. Continued Public Hearing: Special Use Permit (5455 Grand Avenue)**

*Linda M. Sommercorn, D.D.S., M.S. is requesting a Special Use Permit to allow additional wall signs for tenants within the building located at 5455 Grand Avenue. The subject property is zoned O-1, Restricted Office District.*

Mr. Sula explained that, as this matter had been continued from a prior meeting, anything that had been placed on record would simply be carried over to this evening's proceedings.

Ms. Velkover stated that this is a continued Public Hearing. At the end of the previous hearing, Ms. Sommercorn was encouraged to look at placing a directory sign on or near her building, which is allowed by right. She examined this option and has decided to continue to pursue a Special Use Permit because she believes that the directory sign, if attached to the building, would not be legible until after patrons have exited their cars and walked up to the building. Per Ms. Sommercorn, the Business Park Association has indicated that it does not want any freestanding signs on their property. Ms. Sommercorn is requesting a Special Use Permit to allow a total of six wall signs for her building; three more than allowed by code. This is a change from the previous request, which reflected seven sign locations. She is committed to unify these signs in terms of their white color, Times Bold font type, letter height of eight inches, and smaller size (i.e., redistributing the area for the three allowed wall signs to the proposed six signs). She is proposing to locate two signs on the east wall (one each centered above each set of windows) and four signs on the north wall (two centered above each of the east and west windows). On the north wall, over the center windows, would be the building address number/suite numbers. This is currently existing and is consistent with the building numbers found on the other two buildings in the complex. The existing sign on the west wall would be removed. 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 their determination.

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Mr. Sula started by thanking the petitioner for considering the feedback offered by the Board and staff, then asked if there were any questions from the Board.

As this was a Public Hearing, he also asked that anyone wishing to speak be sworn in.

Mr. Winter swore Ms. Sommercorn in, as well as a co-owner of the builder, Mr. Chuck Sommercorn.

Mr. Garrity asked to see a mock-up of the signs proposed for the building.

Ms. Velkover clarified the number and location of signs being proposed at this time, and noted that the plans are the same as what was provided at the last meeting with the exception that the sign on the north wall, mounted over the middle set of windows, is no longer proposed. She apologized that the previous plans were not provided again in the board's packet.

Mr. Sula clarified that, in this new proposal, the number of signs to be put in place is firmly committed to be six. He also added that, while the suggestion to install a monument sign has been considered in earnest, it just isn't feasible as the land for a free standing sign isn't owned by Ms. Sommercorn and a location on the building doesn't appear to be useful.

Mr. Pejsach clarified with Ms. Velkover and Mr. Sula that the sign on the west elevation was not to be included as one of the six signs, and that the signs would be on the sides of the property that faced parking.

Ms. Velkover stated that the sign on the west elevation will be removed and the 6 proposed signs would be located as follows: 2 over the windows on the east wall (one centered over each set of windows) and 4 over the windows on the north wall (2 centers over each the east set of windows and the west set of windows). All of these signs face parking lot areas.

Mr. Baugh asked about the directional/directory signs provided in the board's packet.

Ms. Velkover explained that these signs are a part of a plan that staff proposed to Ms. Sommercorn to accomplish the goal that the PZB outlined after the last hearing. The PZB directed Ms. Sommercorn to look at a directory sign, which is permitted by right. Because the directory sign only works once patrons get in close proximity to the building, staff proposed directional signs that pointed toward the 3 buildings' distinctly different addresses. The plan shows a concept of directional and directory signs that would be allowed by right. Unfortunately, per Ms. Sommercorn, the Business Park Association owns the land on which these signs would need to be located and they have indicated that they do not want any freestanding signs on the property.

Mr. Sula further explained that, while the petitioner owns the building, the land is owned by the Business Park Association.

Mr. Garrity clarified with the petitioner that the proposed signs would all be consistent in terms of letter size, font, coloring, and illumination (i.e., non-illuminated).

The petitioner confirmed this to be true.

Mr. Pejsach clarified that any new tenants would be offered use of the signs, should they desired it.

The petitioner again confirmed this to be true.

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

Mr. Pejsach inquired about existing signs on the other buildings.

Ms. Velkover noted that those signs were allowed by right.

Mr. Sula then asked if there were any more questions/comments by the Board, and—if not—a motion would be in order.

Mr. Garrity motioned, seconded by Mr. Pejsach, to forward a favorable recommendation on the petition of Linda M. Sommercorn, D.D.S., M.S., for a Special Use Permit to allow three additional wall signs for the building located at 5455 Grand Avenue, in accordance with the submitted testimony and plans which call for unified signs.

Roll Call Vote:

Ayes: Baugh, Garrity, Pejsach, and Sula

Nays: none

Abstain: none

Motion carried: 4-0-0

#### **6. Next Meeting Date: February 21, 2018**

Ms. Velkover stated that there are no public hearings scheduled for the February 21<sup>st</sup> meeting. However, she noted that there may be non-public hearing items. If no items develop, a cancellation notice will be sent out on Friday, February 16<sup>th</sup>.

#### **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.

While it was not on the agenda, Mr. Sula noted that an update had been received regarding prior recommendations forwarded by the PZB Board. He noted that, to date, all recommendations made by the PZB have been supported by the Village Board.

#### **8. Adjournment**

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

Voice vote:

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

Motion carried: 4-0-0

The meeting was adjourned at 7:50 p.m.

Respectfully Submitted,

Joann Metzger

Recording Secretary, Planning and Zoning Board