

Approved

**Village of Gurnee**  
**Planning and Zoning Board Minutes**  
**October 17, 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, Josh Pejsach, and Edwin Paff

Planning and Zoning Members Absent: David Nordentoft

Other Officials Present: Tracy Velkover, Planning Manager and Clara Schopf, Associate Planner

**2. Pledge of Allegiance**

**3. Approval of Meeting Minutes:**

**a. September 5, 2018**

Mr. Sula asked if there were any questions or comments regarding the minutes.

Mr. Paff motioned, seconded by Mr. Pejsach, to approve the minutes for the meeting of September 5, 2018.

Voice Vote

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

Motion carried: 6-0-0

**b. September 12, 2018**

Mr. Sula asked if there were any questions or comments regarding the minutes.

Mr. Garrity pointed out that he was recorded as voting both "aye" and "nay" in the roll call vote, when he actually had voted "nay."

Mr. Pejsach motioned, seconded by Mr. Garrity, to approve the corrected minutes for the meeting of September 12, 2018.

Voice Vote

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

Motion carried: 6-0-0

**4. Minor Sign Exception: 6071 and 6021 Washington Street**

*Mr. Reidel and Dr. Honey, the property owners, are seeking a Minor Sign Exception as part of an amendment to the Master Sign Plan, to allow the relocation of 2 wall signs on both the 6071 and 6021 Washington Street buildings.*

Ms. Schopf stated that the sign ordinance stipulates that wall signs must be installed on walls associated with the tenant space. Mr. Dan Riedel and Dr. Honey, owners of the property and buildings located at

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6071 and 6021 Washington Street, are seeking a Minor Sign Exception, as part of an amendment to the Master Sign Plan, to allow the relocation of wall signs for two (2) tenants in each building whose tenant space does not have interior walls that abut Washington Street. She stated that the Minor Sign Exception application does not increase the number of wall signs allowed per building, nor does it increase the size of the allowed signs- it requests the relocation of two allowed signs per building. A Minor Sign Exception can be granted by the Planning & Zoning Board 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 Planning & Zoning Board has the final decision making authority in this matter.

Ms. Schopf then presented a power point presentation that showed where the signs are proposed to be located (attached). She then clarified with Mr. Garrity where the proposed signs would be, and elaborated that the matter being discussed this evening are signs on walls not associated with the interior tenant space.

Mr. Sula further noted that what is being discussed this evening is the location of signs, not an increase in signage.

Mr. Sula asked the Petitioner if there was anything to add.

Dan Reidel, owner of the project, was present on behalf of the petitioner. He noted that Dr. Honey was unable to be at the meeting this evening. He introduced Feroze Hanif, the owner of a company called Code Ninja, who is interested in this evening's proceedings because he would like to open a business in the 6021 building that would basically mirror the design of the existing building/tenant in the 6071 building.

Ms. Velkover and Ms. Schopf clarified that it is the Dexafit sign on the north (Washington Street) wall that was mistakenly placed on this wall that started this Minor Sign Exception request. Ms. Velkover stated that the permit was issued for Dexafit's sign on the south wall, but the sign was incorrectly installed on the north wall.

Mr. Sula noted the requirement that signage be placed on walls associated with the tenant space and explained that an exception to this requirement is being requested.

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

Mr. Pejsach stated that he didn't see this request to be a problem.

Mr. McFarlane asked for a commitment that all the signs would be of the same (high) quality.

Ms. Velkover responded that the property is subject to a master sign plan that requires individually mounted opaque white back-lit lettering (halo-lit). She noted that logos can be other colors besides white, but that box signs were not allowed.

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

Mr. Garrity motioned, seconded by Mr. Pejsach, to approve the request for a Minor Sign Exception as presented.

Mr. Sula then asked if there was any discussion on the motion. As there was not, a vote was taken.

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Roll Call Vote:

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

Nays: none

Abstain: none

Motion carried: 6-0-0

#### **5. Approval of the PZB's 2019 Meeting Schedule**

Mr. Sula stated that he didn't see any potential conflicts in the schedule.

Mr. McFarlane motioned, seconded by Mr. Pejsach, to approve the schedule.

Voice Vote

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

Motion carried: 6-0-0

#### **6. Next Meeting Date: November 7, 2018**

Ms. Velkover stated that there is a Public Hearing on the agenda of the next meeting.

#### **7. Public Comment**

There were no public comments made at this meeting

#### **8. Adjournment**

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

Voice vote:

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

Motion carried: 6-0-0

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

Respectfully Submitted,  
Joann Metzger,  
Recording Secretary, Planning and Zoning Board

6071 Washington – north



6071 Washington – south



6071 Washington – west



6071 Washington – east



# 6021 Washington – east





6021 Washington – west



6021 Washington – north



# 6021 Washington – south

