

Approved

**Village of Gurnee
Planning and Zoning Board Minutes
May 6, 2020**

1. Call to Order and Roll Call

The meeting was called to order at 7:32 p.m.

Planning and Zoning Board Members Present: Chairman James Sula, Brian Baugh, Tim Garrity (remote), Edwin Paff, Josh Pejsach (remote), Laura Reilly (remote), and David Nordentoft (remote)

Planning and Zoning Members Absent: none

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

Mr. Sula announced that, in accordance with the Governor's Executive Order in response to COVID-19 #2020-07, in-person attendance requirements under the Open Meeting Act have been suspended and relaxed. Therefore, tonight certain members of the Planning & Zoning Board, staff, and the Village Attorney will be participating remotely and that will be reflected in the minutes.

2. Pledge of Allegiance

3. Approval of the April 1, 2020 PZB Meeting Minutes

Mr. Baugh motioned, seconded by Mr. Paff, to approve the PZB's March 18, 2020 meeting minutes, as presented.

Voice vote:

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

Motion carried: 7-0-0

4. Minor Sign Exception for Sherwin Williams (6300 Route 132)

Brad Werkman of Van Bruggen Signs, Inc., on behalf of Sherwin Williams located at 6300 Route 132, Suite C, is requesting a Minor Sign Exception to allow the height for lettering in their main business name to be less than the 6" requirement on their multi-tenant sign panels.

Mr. Ziegler introduced the item by stating that Brad Werkman of Van Bruggen Signs, Inc., on behalf of Sherwin Williams, located at 6300 Route 132, Suite C, is requesting a Minor Sign Exception to allow the height for lettering in the main business name to be less than the 6" requirement on the multi-tenant ground sign panels. A Minor Sign Exception can be granted by the Planning and 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 and Zoning Board has the final decision-making authority in this matter. The applicant is in attendance remotely.

Mr. Sula asked the applicant if he had anything more to add.

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Mr. Werkman responded that the intent is simply to keep within the brand's appearance and based on the size of space that they have to work with for the existing sign, the smallest of the proposed lettering in the main business name is 4" tall, while other letters are slightly larger at 5" in height.

Mr. Sula noted that a mock-up of the sign has been provided. He then asked members of the Board if they had any questions or comments, starting with members who were participating remotely.

As there were no questions, Mr. Sula then suggested that a motion would be in order.

Mr. Paff motioned, seconded by Mr. Baugh, to approve the Minor Sign Exception as submitted.

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

Roll Call Vote:

Ayes: Baugh, Garrity, Paff, Pejsach, Reilly, Nordentoft, and Sula

Nays: None

Abstain: None

Motion Approved: 7-0-0

Mr. Sula then informed the applicant that, as the Board's decision is final, the next step would be to proceed in obtaining the necessary sign permit.

5. Public Hearing: Northwestern Medicine/Holiday Inn Special Use Permit for a Second Ground Sign and an Off-Premise Sign (6155-6161 Route 132)

CRD Gurnee, LLC is requesting Special Use Permits to allow 1) an off-premise ground sign; and 2) a second ground sign. The subject properties are zoned C-2, Community Commercial District, and are located at 6155-6161 Route 132.

6. Minor Sign Exception for Northwestern Medicine (6155 Route 132)

CRD Gurnee, LLC is requesting a Minor Sign Exception for a Northwestern Medicine ground sign at 6155 Route 132 that will be setback 6' 8" from the north (Grand Avenue) property line instead of the 10' that is required by code.

Mr. Ziegler introduced these items by stating that CRD Gurnee, LLC is requesting Special Use Permits to allow 1) an off-premise ground sign; and 2) a second ground sign. The subject properties are zoned C-2, Community Commercial District, and are located at 6155-6161 Route 132. In early 2019, the applicant appeared in front of the Planning and Zoning Board and received a parking modification for this property. At that time, staff informed the applicant that once the parking field west of the proposed Northwestern Medicine building is subdivided from the rest of the Holiday Inn site, the Holiday Inn sign will become off-premise, which is not allowed by code. Special Use Permits are needed to address signage for both the Holiday Inn and Northwestern Medicine (for the off-premise nature of the Holiday Inn sign and for a second sign for the Northwestern Medicine building). The Northwestern Medicine sign will be located immediately east of the Grand Avenue site entrance. The proposed sign (a routed metal cabinet sign with illuminated lettering) is approximately 59 square feet in size and 8' 10" tall. The sign will meet all code requirements (height, size, landscaping, letter heights, etc.) except for the required setback from the Grand Avenue property line, which they are requesting approval of a Minor Sign

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Exception. As with all Special Use Permit requests, the Planning and Zoning Board will make a recommendation that will be forwarded to the Village Board for their determination. The applicants are in attendance both in person and remotely. The PZB has decision making authority in the Minor Sign Exception request for the departure to the sign setback.

After clarifying with Mr. Ziegler that there are both Special Use Permits and a Minor Sign Exception to be voted on, Mr. Sula asked that presentation/testimony on all items be given, then a separate motion and vote will be made and taken on each separately.

Beginning the presentation with the Public Hearing, Mr. Sula asked that all wishing to speak on these matters be sworn in. Mr. Winter conducted the swearing-in remotely after Mr. Sula verified that the petitioner, who was physically present at the meeting, was standing with his right hand raised.

Mr. Howard Hirsh, of Hirsh M.P.G., L.L.C. (Architects of this project), began his presentation with a PowerPoint of the project, verifying that the existing Holiday Inn sign is now off-site, due to the subdivision of the site. He then continued, explaining that a second sign is being requested for the medical office building, so as to provide each business with its own sign. He reiterated the proposed location and design of the second sign, verifying that it meets all code requirements except the fact that it's a second ground sign for the site, and the setback, which is subject to the Minor Sign Exception request. He described the materials to be used for the sign, its location (6'8" back from the Grand Avenue ROW instead of the required 10 feet), and stressed that neither sign will be blocking the other.

Mr. Sula asked members of the Board if they had any questions or comments, starting with members who were participating remotely. There were none.

Mr. Sula then opened the floor to the public. As there was no one from the public at the meeting, he then closed the floor.

Mr. Sula then asked the Board if there were any more questions or comments, and suggested that—if not—motions would be in order. He explained that there are three separate motions to be made and voted on: the first to recommend approval of a Special Use Permit to allow a second ground sign for the site--the second motion to recommend approval of a Special Use Permit to allow the existing Holiday Inn sign to be off-premises, and--the third would be a vote on the reduction to the setback of the second sign.

Mr. Pejsach motioned, seconded by Mr. Baugh, to forward a favorable recommendation to the Village Board on the petition of CRD Gurnee, LLC for a Special Use Permit to allow an off-premise ground sign for the subject site.

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

Roll Call Vote:

Ayes: Baugh, Garrity, Paff, Pejsach, Reilly, Nordentoft, and Sula

Nays: None

Abstain: None

Motion Approved: 7-0-0

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Mr. Pejsach motioned, seconded by Mr. Baugh, to forward a favorable recommendation to the Village Board on the petition of CRD Gurnee, LLC for a Special Use Permit to allow a second ground sign on the subject site.

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

Roll Call Vote:

Ayes: Baugh, Garrity, Paff, Pejsach, Reilly, Nordentoft, and Sula

Nays: None

Abstain: None

Motion Approved: 7-0-0

Mr. Sula informed the petitioner that these two recommendations will be sent to the Village Board to vote on final approval.

Finally, Mr. Pejsach motioned, seconded by Mr. Baugh, to approve a Minor Sign Exception for CRD Gurnee, LLC to allow a ground sign for the medical office building to be setback 6' 8" from the Grand Avenue property line instead of the 10-foot required setback.

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

Roll Call Vote:

Ayes: Baugh, Garrity, Paff, Pejsach, Reilly, Nordentoft, and Sula

Nays: None

Abstain: None

Motion Approved: 7-0-0

7. Public Hearing: Special Use Permit for a Martial Arts Studio (905 Lakeside Drive)

Clinton Blackburn is requesting a Special Use Permit to allow the establishment and operation of a mixed martial arts studio. The subject property is zoned I-2 (O.I.P.), General Industrial District with a Special Use Permit for an Office Industrial Park, and is located at 905 Lakeside Drive, Suite Three (3).

Mr. Ziegler introduced this item by stating that Clinton Blackburn is requesting a Special Use Permit to allow the establishment and operation of a mixed martial arts studio. The subject property is zoned I-2 (O.I.P.), General Industrial District with a Special Use Permit for an Office Industrial Park, and is located at 905 Lakeside Drive, Suite 3. The facility will occupy approximately 5,917 square feet of the existing building. The facility will operate 6 days a week, with hours ranging from 5:30 p.m. to 8:30 p.m. Monday through Friday and 11:00 a.m. to 1:00 p.m. on Saturday. The maximum number of students in any class is 15. Clinton Blackburn is the only employee. No special events or competitions will be held at this facility. As with all Special Use Permit requests, the Planning and Zoning Board will make a recommendation that will be forwarded to the Village Board for their determination. The applicant is in attendance in person.

As this was a Public Hearing, Mr. Sula asked that all wishing to speak on the matter be sworn in; after Mr. Sula verified that the petitioner was standing, Mr. Winter conducted the swearing-in remotely.

Mr. Sula then asked the petitioner if he had anything to add.

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Mr. Blackburn explained that the process was very new to him, and admitted he was not entirely sure what it was he was to do at that point, but--he did verify that it was he making the request, and for what reason. So, Mr. Sula simply asked Mr. Blackburn if he agreed with the statement made by Mr. Ziegler, and Mr. Blackburn confirmed that he did.

Mr. Sula asked members of the Board if they had any questions or comments, starting with members who were participating remotely.

Ms. Reilly asked if there would be adequate parking to accommodate this use at the subject property; Mr. Sula deferred this question to staff. Mr. Ziegler responded that there would be adequate parking, as--while the building is multi-tenant--the off-hours use of the parking lot by this studio will work well with the use by tenants operating during "9:00 to 5:00" such hours.

Mr. Nordentoft and Mr. Pejsach both stated that the use was suitable and met standards; Mr. Pejsach added that the use will complement recreational use by an athletic training center in the same area.

Mr. Sula then opened the floor to the public. As there was no one from the public at the meeting, he then closed the floor.

Mr. Sula then asked the Board if there were any more questions or comments, and suggested that--if not--a motion would be in order.

Mr. Garrity motioned, seconded by Ms. Reilly, to forward a recommendation to approve a Special Use Permit allowing the establishment and operation of a mixed martial arts studio at 905 Lakeside Drive, Suite Three (3).

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

Roll Call Vote:

Ayes: Baugh, Garrity, Paff, Pejsach, Reilly, Nordentoft, and Sula

Nays: None

Abstain: None

Motion Approved: 7-0-0

Mr. Sula informed Mr. Blackburn that the recommendation will be forwarded to the Village Board to make its decision, then wished him luck on the project; Mr. Blackburn thanked him.

8. Next Meeting Date: May 20, 2020

Mr. Ziegler indicated that there will be a meeting on May 20th.

9. Public Comment

There were no public comments made at this meeting.

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10. Adjournment

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

Voice vote:

All "Ayes," no "Nays," None abstaining

Motion carried: 7-0-0

The meeting was adjourned at 7:53 p.m.

Respectfully Submitted,

Joann Metzger,
Recording Secretary, Planning and Zoning Board