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**Village of Gurnee
Planning and Zoning Board Minutes
March 2, 2022**

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, R. Todd Campbell, David Nordentoft, Edwin Paff, and Josh Pejsach

Planning and Zoning Members Absent: Brian Baugh

Other Officials Present: David Ziegler, Community Development Director and Tracy Velkover, Planning Manager

2. Pledge of Allegiance

3. Minor PUD Modification: Rohrman Volkswagen (6301 Route 132)

Mr. Mark Battista, with the Rohrman Auto Group, is requesting a Minor PUD Modification to allow a brick paver pad that is located on the subject property to be modified to meet the 14-foot pavement setback to the Grand Avenue property line so that it may be used to park/display vehicles for sale at the dealership.

Ms. Velkover introduced the item by stating that Mr. Mark Battista, with the Rohrman Auto Group, is requesting a Minor PUD Modification to allow a brick paver pad that is presently located on the subject Volkswagen/Hyundai property to be modified so that it can be used to park/display vehicles that are for sale at these dealerships. Brick pavers are to be removed so the required 14-foot parking/pavement setback established in the PUD is met. It appear that approximately eight to nine feet of pavers will need to be removed. She also noted that the PZB has final decision making authority in this matter.

Mr. Sula asked if the applicant had anything else to add.

Mr. Mark Battista stated that he didn't have anything to add, but explained how the auto industry has been hit by the pandemic, elaborating that they hope to display additional vehicles, and—in particular, new electric cars.

Mr. Paff asked why the area where the pavers are located wasn't originally paved for additional parking/storage.

Ms. Velkover responded that the billboard overhead in this area could have had something to do with it. Elaborating, she provided a brief history of how the paver pad came to be and how the Village allowed it to remain as long as it wasn't used to park or display vehicles. She explained that it makes sense for it to have been originally extended, or for its use now, subject

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to meeting the 14-foot pavement setback to Grand Avenue as it is consistent with how the remaining site is developed. Following is the history of the brick paver pad:

The PUD was approved for both the Volkswagen and Hyundai sites with a 14-foot parking and pavement setback. The PUD plans did not reflect the brick paver pad. However, when building permit plans were submitted, one of the plans (either the engineering plan or the landscaping plan) showed the brick paver pad. The plan for the paver pad did not get flagged by staff and the paver pad was constructed. Upon final inspection of the site, the Village informed the owner that the pad was inconsistent with the approved PUD plans. The Village Board discussed this pad at several meetings with representatives of the Rohrman Auto Group and ultimately decided to allow the pad to remain as long as no vehicles were parked or displayed on it.

Mr. Sula expressed that the request is reasonable, and that there was simply a need for this discussion to be had for it to proceed.

Mr. Sula then asked if any Board member cared to make a motion.

Mr. Pejsach motioned, seconded by Mr. Paff, to approve a Minor PUD Modification for Rohrman Volkswagen to allow the existing brick paver pad located at 6301 Grand Avenue to be used to park/display vehicles associated with the vehicle dealerships, subject to the removal of all pavers within the first 14 feet of the Grand Avenue property line.

Mr. Sula asked if there was any discussion to be had over the motion. As there was not, a vote was taken.

Roll Call Vote:

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

Nays: None

Abstain: None

Motion Carried: 5-0-0

Mr. Sula then informed the applicant that such a decision is made by the PZB, and that the matter would not have to be forwarded to the Village Board.

After a few words of encouragement from Mr. Sula, Mr. Battista remarked that, despite some struggles with lack of inventory, sales in Hyundai were quite good this past year; about \$75 million in sales were generated by the dealership. Despite the struggles, they have sustained, and hope to move forward with even greater success.

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4. Minor Sign Exception: Image360 Gurnee (495-505 N. Illinois Rt. 21)

Image360 Gurnee is seeking a Minor Sign Exception to allow the re-facing of an existing legal non-conforming sign located at 495-505 N. Illinois Route 21. The minor sign exception request is to allow an increase in the number of tenant panels per face from four to eight. The current sign has 17 tenant panels per face.

Ms. Velkover introduced this item by stating that Image360 Gurnee is seeking a Minor Sign Exception to allow the re-facing of an existing legal non-conforming sign located as 495-505 N. Illinois Route 21. The minor sign exception request is to allow the number of tenant panels per face to increase from four to eight. The new code limits, by right, the number of tenant panels per face to four, requires that 40% of the sign face identify the office center's name/address, and requires that letter heights on the sign (main business name, address, and office center's name) be a minimum of six inches tall, while other information such as tag lines, be a minimum of three inches in height. The face of the existing sign, which predates the current code, was damaged by wind. The structure's sign face contained 17 tenant panels, didn't provide 40% of the sign area to identification of the office center's name/address, and had lettering on the tenant panels that was less than the code's current allowance. The applicant is proposing modifications to the sign to ensure that the office center's name/address and individual tenant panels are more legible from the roadway. The new sign face proposed for the existing structure will meet the 40% requirement for office center name/address and the letter height on the tenant panels is also proposed to meet code. The number of tenant panels is proposed to be reduced from 17 to 8, but still exceeds the allowance of four by right. Code provides for a Minor Sign Exception to allow an increase in the number of tenant panels from four to eight. She stated that 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 asked if the applicant had anything to add.

Mr. Denis DuBois, with Image360, added that he brought along an image of the old sign, explaining that the faces were made of galvanized steel, which was not a great idea, and that the new faces would be constructed of factory-painted aluminum composite with mullions that are dimensional, rather than simply vinyl stripes.

Mr. Pejsach asked to see the photo.

Mr. Sula expressed that he found the buildings themselves to be very attractive, but was frustrated trying to read the signs. He felt these changes would be a great improvement, and Mr. Pejsach agreed.

Mr. Paff asked if it was only this one sign face to be replaced as proposed.

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Mr. DuBois indicated that is correct.

Mr. Pejsach expressed his support, stating the results of these changes would be very nice.

Mr. Nordentoft expressed that the proposed changes are consistent with the spirit and intent of the sign ordinance and that he sees this as a step in the right direction that he hopes inspires other property owners.

Mr. Campbell concurred, explaining that—despite driving past the property often—he is a loss as to who most of the tenants are, due to the difficulty in reading the current signs.

Mr. Pejsach motioned, seconded by Mr. Nordentoft, to approve a Minor Sign Exception for Image360 Gurnee to allow a modification to an existing ground sign at 495-505 N. Illinois Rt. 21 that would increase the number of tenant panels per face from four to eight, in substantial conformance with the plans presented to the PZB on March 2, 2022.

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

Roll Call Vote:

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

Nays: None

Abstain: None

Motion Carried: 5-0-0

Mr. Sula then advised the applicant that the next step would be approval of the Building Permit.

5. Next Meeting Date: March 16, 2022

Ms. Velkover confirmed with Mr. Sula that there is a public hearing scheduled for the meeting of March 16th.

6. Public Comment

Mr. Sula then opened the floor to comments regarding any issues not on this evening's agenda. As there was no one in the audience, he then closed the floor to the public.

Mr. Pejsach took a moment to offer thanks to Village staff for the job they do--providing members of the Board with the materials and information necessary to make their decisions, and making the job of the PZB easier. He also expressed that, because of this support, he (and other Board members he's spoken to about it) finds it very enjoyable to be a Board member.

7. Adjournment

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

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Voice Vote:

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

Motion Carried: 5-0-0

The meeting was adjourned at 7:45 p.m.

Respectfully Submitted,

Joann Metzger,
Recording Secretary, Planning and Zoning Board