

**PLAN COMMISSION
ZONING BOARD OF APPEALS
JOINT MEETING**

APRIL 24, 1991

Plan Commission
Members Present: Dan Robison, Ken Hellstern, Bill Gill, Bob Amaden & Chairman Rudny

Plan Commission
Members Absent: Carl Cepon and David Barnett

Zoning Board
Members Present: John Marcinkus, Bill Smith and Gerry Burkey

Zoning Board
Members Absent: Peter Karlovics, Anne Ledden and Chairman Hood

Other Officials Present: Jon Wildenberg, Director of Building & Zoning; Bud Reed, Village Engineer; Butch Maiden, Rolf C. Campbell & Assoc.; and Barbara Rominski, Village Attorney

1. The Plan Commission was called to order at 7:30 P.M.

The Zoning Board of Appeals was called to order at 7:30 P.M.

2. Mr. Marcinkus moved, seconded by Mr. Smith, to appoint Mr. Burkey as Chairman Pro-Tem of the Zoning Board for this meeting.

Roll Call Vote:

Ayes: Marcinkus, Smith and Burkey
Nays: None
Motion Carried: 3-0

3. Performance Standards for Noise Emission

Mr. Wildenberg explained that the representative from Polytechnic, Inc., could not attend this meeting to provide the necessary information on the Zoning Ordinance amendment for noise emission. Jon recommended this item be continued to the joint meeting of May 22, 1991.

Mr. Gill moved, seconded by Mr. Hellstern, that the Plan Commission continue the Zoning Ordinance amendment for noise emission to the joint meeting of May 22, 1991.

Roll Call Vote:

Ayes: Robison, Gill, Hellstern, Amaden & Rudny
Nays: None
Motion Carried: 5-0

Mr. Burkey moved, seconded by Mr. Marcinkus, that the Zoning Board of Appeals continue the Zoning Ordinance amendment for noise emission to the joint meeting of May 22, 1991.

Roll Call Vote:

Ayes: Marcinkus, Smith and Burkey
Nays: None
Motion Carried: 3-0

4. Religious Assembly Uses in Commercial Districts

Mr. Wildenberg stated that currently, religious uses are permitted only in residentially zoned districts. However, new churches may have problems buying land and building a new church. The Village had been approached by Reverend Ward to establish a new church within a commercial building.

Butch Maiden has drafted language dealing with this issue. Religious uses would be allowed as Special Uses in commercial districts on a temporary two-year basis. Meeting halls would also be considered under this amendment.

Under the new requirements proposed, the petitioner would have to meet the following:

1. Provide peak parking times and days.
2. Provide attendance numbers.
3. Provide an informal or formal traffic study.
4. Ground floor space must not be more than 5000 square feet.
5. Time limit of two years.

Discussion was made as to how other communities regulate religious uses. Most starter churches use school buildings or share other church facilities.

Reverend Ward had checked with the schools around Gurnee, but was not able to use their facilities.

The requested changes to Rolf Campbell and Associates draft language are as follows:

Sub-Paragraph #1 - change the first sentence to read: The Special Use Permit shall be granted only if the use will not over burden parking facilities in the business district.

Sub-Paragraph #2 should read - The special use permit shall be limited to two (2) years.

Sub-Paragraph #3 should read - The amount of floor space devoted to assembly or meeting purposes shall not exceed 5000 square feet.

No public comments were received.

Mr. Gill moved, seconded by Mr. Robison, that the Plan Commission forward a favorable recommendation to the Village Board on the proposed amendments to the Zoning Ordinance regarding religious assembly uses in commercial districts; subject to the language changes as noted.

Roll Call Vote:

Ayes: Robison, Gill, Hellstern, Amaden & Rudny

Nays: None

Motion Carried: 5-0

Mr. Smith moved, seconded by Mr. Marcinkus, that the Zoning Board continue the proposed amendments to the Zoning Ordinance regarding religious assembly uses in commercial districts to the joint meeting of May 22, 1991.

Roll Call Vote:

Ayes: Marcinkus, Smith & Burkey

Nays: None

Motion Carried: 3-0

5. Sign Face Size Limitations in the C/S-3, Village Center - Residence/Business District

Mr. Wildenberg presented both bodies with Table 1 from the Sign Ordinance. The proposed changes refer to the C/S-3 zoning district. The sign ratio to street frontage, under permitted uses, would change from 2:1 to 1:1 and under Special Uses, from 3:1 to 2:1. The maximum sign size per sign face permitted would change from 75 square feet to 20 square feet. Under special use conditions, up to 40 square feet per sign face may be considered.

It was explained that currently in our Village Center, sign size typically range from 8 square feet to 20 square feet, with the largest being 36 square feet (Remax). The low intensity character of the area is reflected in the actual signs constructed.

No public comments were received.

It was suggested that lighting standards for the signs should also be considered.

Mr. Hellstern moved, seconded by Mr. Gill, that the Plan Commission forward a favorable recommendation to the Village Board on the proposed sign face limitations in the C/S-3, Village Center - Residence/Business District.

Roll Call Vote:

Ayes: Robison, Gill, Hellstern, Amaden & Rudny

Nays: None

Motion Carried: 5-0

Mr. Marcinkus moved, seconded by Mr. Smith, that the Zoning Board continue the proposed sign face limitations in the C/S-3, Village Center - Residence/Business District to the joint meeting of May 22, 1991.

Roll Call Vote:

Ayes: Marcinkus, Smith & Burkey

Nays: None

Motion Carried: 3-0

6. Architecture of Permitted Uses in the C/S-3, Village Center - Residence/Business District

Mr. Wildenberg stated that the C/S-3 District is comprised of single-family, duplex and business uses. Architecture of business uses is reviewed through the special use permit process. Homes and duplexes are not reviewed, but should perhaps be considered for review to gain some assurance that they will add to the identity of the Village Center.

It was discussed as to what type of structures would need to be reviewed: new homes/businesses, additions, garages, sheds, etc. The general consensus was that new buildings, additions and remodeling on existing homes should be reviewed and accessory structures may be excluded.

No public comments were received.

It was suggested that exterior lighting also be reviewed.

Both bodies expressed a desire to review the Village Center Plan.

Mr. Gill moved, seconded by Mr. Hellstern, that the Plan Commission continue this item to the joint meeting of May 22, 1991, so that the Village Center Plan may be reviewed.

Roll Call Vote:

Ayes: Robison, Gill, Hellstern, Amaden & Rudny

Nays: None

Motion Carried: 5-0

Mr. Marcinkus moved, seconded by Mr. Smith, that the Zoning Board continue this item to the joint meeting of May 22, 1991, so that the Village Center Plan may be reviewed.

Roll Call Vote:

Ayes: Marcinkus, Smith & Burkey

Nays: None

Motion Carried: 3-0

Mr. Marcinkus moved, seconded by Mr. Smith, to adjourn the Zoning Board of Appeals at 9:35 P.M.

Voice Vote: All Ayes

Mr. Amaden moved, seconded by Mr. Robison, to adjourn the Plan Commission at 9:36 P.M.

Voice Vote: All Ayes

Respectfully submitted,

Connie S. Dinsmore, Secretary
Plan Commission
Zoning Board of Appeals