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**Village of Gurnee
Planning and Zoning Board Minutes
December 7, 2016**

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, Richard McFarlane, David Nordentoft, and Edwin Paff

Planning and Zoning Members Absent: Karyn Crawford and Josh Pejsach

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

2. Pledge of Allegiance

3. 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.

4. Minor Sign Exception: Muller Honda (7000 Grand Avenue)

Muller Honda is seeking a minor sign exception to allow:

- 1. Second monument sign on a site with more than 500 feet of front age and less than 1,000 feet of frontage;*
- 2. Sign that is less than 50% taller than allowed by right; and*
- 3. Sign that is less than 25% larger than allowed by right*

Ms. Schopf stated that Muller Honda, which is located at 7000 Grand Avenue and zoned C2, is seeking a minor sign exception to allow the following:

- 1) A second monument sign on a site with more than 500 feet of frontage and less than 1,000 feet of frontage;
- 2) A sign that is less than 50% taller than allowed by right; and
- 3) A sign that is less than 25% larger than allowed by right

The Planning and Zoning Board is authorized to approve minor sign exceptions if the members find that the number, size, design, and placement of the sign is consistent with the stated purpose of the sign regulations. The purpose statement from the sign regulations is included in the PZB's information packet. The applicant's sign contractor

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was invited to this meeting to provide additional information or answer any questions the Board may have.

Mr. Bill Holly, with Bright Light Sign Company, stated that Muller Honda is looking to replace an existing Honda brand non-conforming ground sign with one that is conforming to Honda's brand. The sign would be smaller and shorter than the existing sign that is currently on the site. The sign would be located exactly where the existing sign is currently.

Mr. McFarlane stated that the PZB worked for two years on regulations to reduce the size and height of signs and that he believes that this sign should be reduced to a maximum height of 12 feet. He asked Mr. Holly if a 12-foot tall sign would be possible.

Mr. Holly responded that this is the smallest standard sign that Honda has. Anything shorter would have to be custom made and the face of the sign would be reduced in size proportionally. He also stated that Honda would have to approve such a sign and he didn't know whether they would.

Mr. McFarlane then stated that he believes that if the petitioner went to Honda and said that this is the maximum height that the community would allow, they would adjust the sign to accommodate and not respond otherwise.

Mr. Sula stated that this is a somewhat unique situation because a second sign already exists for this dealership at a size and height that is larger and taller than what is proposed, due to a commitment in an annexation agreement. The annexation agreement has expired and the existing sign is therefore no longer in conformance with the Village's sign ordinance. He also stated that he believes that Grand Avenue may be 6 lanes wide with a speed of approximately 45 MPH in front of this dealership. For these reasons he believes that the proposed sign is appropriate.

Mr. McFarlane clarified that Grand Avenue has four through-lanes in front of this dealership and approximately six lanes when including turn lanes.

Mr. Paff stated that the existing sign, which is larger and taller, has been there for 20 years and that he doesn't object with its replacement with a slightly shorter and smaller sign.

Mr. Nordentoft motioned, seconded by Mr. Paff, to grant a Minor Sign Exception to Muller Honda to allow a second ground sign and for that ground sign to be 16.97 feet in height and 64 sq. ft. in size (per side), as proposed in the drawings provided with the application.

Mr. Sula asked if there was any discussion on the motion

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Roll Call Vote:

Ayes: Baugh, Nordentoft, Paff, and Sula

Nays: McFarlane

Abstain: none

Motion carried: 4-1-0

5. Next Meeting Date: December 21, 2016

Mr. Sula requested that, approximately once a month, staff provide an update to the PZB on the Village Board's actions on matters that have been before the PZB.

Mr. Sula confirmed that there is a public hearing scheduled for the December 21st agenda.

6. Adjournment

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

Voice vote:

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

Motion carried: 5-0-0

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

Respectfully Submitted,

Joann Metzger
Recording Secretary, Planning and Zoning Board