

Approved

**Village of Gurnee
Planning and Zoning Board Minutes
September 2, 2020**

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, David Nordentoft, Edwin Paff, Josh Pejsach (remotely), and Laura Reilly (remotely)

Planning and Zoning Members Absent: Tim Garrity

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

2. Pledge of Allegiance

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 and the petitioner will be participating remotely and that will be reflected in the minutes. He also announced that all matters will be voted on via roll call and not voice vote, in accordance with the Governor's Executive Order.

3. Public Hearing: Sherwin Williams Special Use Permit for a second wall sign (6300 Route 132 Suite C)

Brad Werkman, with Van Bruggen Signs, Inc., is representing Sherwin Williams on a petition for a Special Use Permit to allow the installation of a second wall sign. The store is located at 6300 Route 132, Suite C, on property zoned C-2, Community Commercial. The sign code allows this store one wall sign.

Ms. Gable stated that Mr. Brad Werkman, with Van Bruggen Signs, Inc., is representing Sherwin Williams's request for a Special Use Permit to allow the installation of a second wall sign on the north wall of the building at 6300 Route 132, Suite C. The proposed sign on the north wall is identical to the existing 48 sq. ft. sign on the south wall and meets the sign code requirements, except the sign code allows only one wall sign for this store. 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 remotely.

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

Mr. Werkman thanked the PZB for allowing him to attend this hearing remotely. He noted that Sherwin Williams is requesting a Special Use permit to allow a second wall sign for the north wall of the building located at 6300 Grand Avenue. He referred the PZB to a photo of the back of the building and indicated that this is what greets patrons as they enter the parking lot. He noted that aside from a multi-tenant sign along the ring road (behind the store), this is the view that a customer would drive in to. He noted without the wall sign it is a little confusing as to where the store is located. Sherwin Williams sees value in a sign on this wall and he stated that he believes that customers will also see the value in a sign on this wall. He noted that the sign proposed for the north wall is identical to that located on the south wall.

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Mr. Sula asked the PZB members if they had any questions or comments for the petitioner or staff.

Ms. Reilly stated that she had none.

Mr. Nordentoft stated that it is his understanding that the owner of the site/building knew prior to construction that the design of the building, without a public entrance or windows on the north side, would result in a reduction to the allowed number of all signs. He asked if this case the case that that the owner opted not to do the things needed to insure wall signs could be accommodated by code on the north wall.

Ms. Velkover stated that is the case. She double-checked the review comments that went out to the building owner at the time the building was in for permit.

Mr. Paff stated that he has to agree with Mr. Nordentoft. He noted that although there is already a sign on the back of the building for Aspen Dental and it doesn't look out of place, he doesn't see any exceptional issues with this building that would require a sign on this wall. He noted that the PZB did allow signs on the back of the Helzberg Diamond's building but the positions of these buildings are different. The Helzberg Diamond building does not have a monument sign at the site's entrance from Hunt Club Road, which is at the back of the building.

Mr. Pejsach asked Mr. Sula to summarize Mr. Nordentoft's statements, as they were hard to hear.

Mr. Sula stated that Mr. Nordentoft was saying that the building owner was aware, prior to the building's construction, that there were things that could be done (i.e., install windows or public entrances on the north wall) that would allow more wall signs and the owner chose not to incorporate these items.

Mr. Pejsach stated that he really didn't have any questions. He just noted that the PZB has seen these requests come before them in the past and the additional wall signs, when not allowed by code, becomes an eyesore. He said that he's been pretty consistent on his review of these requests and noted that the owner of the building could have incorporated the elements to allow signs on the north wall by right and chose not to. He noted the standards for issuance of a SUP for signs.

Mr. Sula stated that he concurs with some of the concerns voiced and noted. He also pointed out that there is a monument sign right at the entrance into the site from the ring road.

Mr. Sula asked the petitioner if he would like to speak to the concerns voiced by the PZB.

Mr. Werkman stated that he understands the points the PZB has made and noted that he wasn't aware the property owner was informed at construction of the building that design choices he was making would negatively impact future wall signs. He noted that although there is a monument sign at the entrance off of the ring road, a wall sign on the back wall would just add further confirmation that their customers are entering the correct area.

Mr. Sula asked if the sign on the door is a permitted sign.

Ms. Velkover stated that she hasn't been able to confirm the size, and meant to prior to the meeting. However, she believes that it is probably an allowed sign per the sign code.

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Mr. Sula stated that, from his perspective, if this sign is allowed then given its size and short distance from the ring road, it serves as notice that customers are entering the site with the Sherwin Williams store.

Mr. Sula asked if there is anyone from the public in attendance via the Zoom call.

Ms. Velkover stated that there is not.

Mr. Sula noted that there is no one from the public in attendance in person. Therefore, he opened and closed the floor to the public. He stated that a motion may be in order.

Mr. Nordentoft motioned, seconded by Mr. Paff, to forward a favorable recommendation to the Village Board on the petition of Brad Werkman, on behalf of Sherwin Williams, for a Special Use Permit to allow an additional wall sign for the north wall of the Sherwin Williams' store located at 6300 Route 132 Suite C.

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

Roll Call Vote:

Ayes: Baugh

Nays: Paff, Pejsach, Nordentoft, Reilly, and Sula

Abstain: none

Motion Failed: 5-1-0

5. Next Meeting Date: September 16, 2020

Mr. Sula announced that there is a public hearing scheduled for that night.

6. Public Comment

There were no public comments made at this meeting.

7. Adjournment

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

Roll Call:

Roll Call Vote:

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

Nays: none

Abstain: none

Motion Approved: 6-0-0

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

Respectfully Submitted,

Joann Metzger,
Recording Secretary, Planning and Zoning Board