Approved

Village of Gurnee
Planning and Zoning Board Minutes
June 4, 2025

1. Call to Order and Roll Call

The meeting was called to order at 7:00 p.m.

Planning and Zoning Board Members Present: Chairman James Sula, R. Todd Campbell, Roneida Martin, David Nordentoft, Edwin Paff, and Liliana Ware

Planning and Zoning Members Absent: Dane Morgan

Other Officials Present: David Ziegler, Community Development Director

2. Pledge of Allegiance

3. Public Comment (Non-Public Hearing Agenda Items)

Mr. Sula opened the floor to the public. As there was no one present who wished to speak, he then closed the floor to the public.

4. Approval of the PZB's May 7, 2025 Meeting Minutes

Mr. Sula noted two references to "Mr. Dane" that should be to "Mr. Morgan,"as well as the omission of the word "King" while referring to "Burger King" restaurant. There was also some confusing language regarding the record of a petitioner's inquiry into whether or not his application would be considered "consent agenda" at the Village Board meeting, as well as in the record of a traffic study to be conducted.

Clarifications were made, and the minutes to be corrected.

Mr. Campbell, seconded by Mr. Paff, motioned to approve the minutes as amended.

Voice vote:

All "ayes," no "nays, and none abstaining

Motion carried: 6-0-0

5. Minor Sign Exception: The UPS Store – 1.72 Acres located at 5250 Grand Avenue, Suite 15

Approved

Dalia Villarreal, Project Manager for DeSign Group Signage Corporation, on behalf of The UPS Store, requests a Minor Sign Exception regarding Pembrook Corners' multi-panel freestanding sign for the relief of the Zoning Ordinance requirement that all lettering in the main business name must be a minimum of six inches in height on freestanding signs. The UPS Store is located in Pembrook Corners within the C-1, Neighborhood Commercial, PUD District, on property located at 5250 Grand Avenue. (File #25-0016)

Introducing the item, Mr. Ziegler stated that Dalia Villarreal, Project Manager for DeSign Group Signage Corporation, on behalf of The UPS Store, requests a Minor Sign Exception regarding Pembrook Corners' multi-panel freestanding sign for the relief of the Zoning Ordinance requirement that all lettering in the main business name be a minimum of six inches in height on freestanding signs, to accommodate the proposed sign's lettering of 4.4". The UPS Store is located in Pembrook Corners within the C-1, Neighborhood Commercial, PUD District, on property located at 5250 Grand Avenue.

Mr. Sula then turned the floor over to the applicant.

Ms. Julia Weschanik introduced herself, explaining that Ms. Villarreal is no longer with the company. She reiterated the request, explaining that it is being made to conform with UPS standards.

Mr. Sula clarified with her—and, Mr. Ziegler—that it's the size of the logo at issue.

Mr. Paff concurred, and expressed support for the request.

Mr. Nordentoft noted that such a request is not unusual, and has been granted before.

Reminding that the Board has final approval on this matter, Mr. Sula asked that a motion be made.

Ms. Ware, seconded by Mr. Nordentoft, motioned to approve the request for a Minor Sign Exception, regarding Pembrook Corners' multi-panel freestanding sign, for the relief of the Zoning Ordinance requirement that all lettering in the main business name must be a minimum of six inches in height on freestanding signs.

Roll call vote:

Ayes: Campbell, Martin, Nordentoft, Paff, Ware, and Sula
Nays: None
Abstain: None

Motion carried: 6-0-0

Mr. Sula then advised applicant that the next step is to follow through with the permit process.

Approved

6. Next Meeting Date: June 18, 2025

Mr. Ziegler stated that there are no Public Hearings scheduled, but there may be other items to be placed on the agenda.

7. Public Comment

Mr. Sula opened the floor to the public.

Mr. Jack Nastagha had a question regarding the definition of “resale shops.” Mr. Ziegler explained that such definition is under the municipal code, which isn’t something this Board handles, but that he will be in touch with him to get answers to his questions.

Mr. Sula then closed the floor to the public.

8. Adjournment

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

Voice vote:

All “ayes,” no “nays, and none abstaining

Motion carried: 6-0-0

The meeting was adjourned at 7:15 p.m.

Respectfully Submitted,

Joann Metzger
Recording Secretary