


MEMORANDUM

February 2, 2016

TO: Lake County Planning, Building and Zoning Committee

FR: Patrick S. Tierney, Principal Planner

Lake County Department of Planning, Building and Development

RE: **Gurnee Truck Stop, Inc. – Warren Township**
Request for Rezoning and a Conditional Use Permit for a PUD Preliminary Plan
Signage Amendment

Background

On December 14, 2015 the Lake County Zoning Board of Appeals (ZBA) held a public hearing to consider an application by Gurnee Truck Stop, Inc. – Thomas Chummar and Mary Thomas, record owners, involving the rezoning of PIN 07-10-200-009 from the Agricultural Zoning District (AG) to the General Commercial (GC) Zoning District and a Conditional Use Permit (CUP) for a Planned Unit Development (PUD) and a PUD Preliminary Plan approval. The use of the property consists of a multi-tenant commercial business containing a gasoline service station, convenience store, restaurant, truck stop, truck trailer parking, truck rest area, automotive repair and a car wash. As part of the application, the applicant is proposing to implement site enhancements to improve site circulation, customer service and marketability. At the conclusion of the public hearing, the Zoning Board of Appeals acted to approve the applicant's request subject to a series of conditions concentrating on aesthetics, parking and signage (Exhibit "A" in resolution). The conditions set a figure for the maximum permitted signage at 500 square feet.

Amendment for Total Signage

At the time of the ZBA hearing, the Board imposed a limit of 500 square feet on signage based on an initial sign inventory provided by the applicant as part of the application. The inventory included window, building, pole and freestanding ground signs; both existing and proposed. At the hearing, the ZBA was informed that a modification may be necessary upon re-calculation of the existing and proposed signage due to some uncertainty at the time of the hearing. Based on a re-calculation of the signage (both current, and proposed), a new inventory was furnished subsequent to the hearing reflecting a total sign area of 600 square feet.

In accordance with the provisions for a Conditional Use Permit for a Planned Unit Development, all dimensional and bulk standards (i.e. sign area totals) *shall be established at the time of PUD approval*. Staff supports the proposed increase. The Committee may amend the conditions established by the ZBA to increase the signage initially recommended for approval by the ZBA. The revised conditions are reflected as Exhibit "B" in the County Board resolution.

Recommendation:

Staff has evaluated the sign total for the property and has determined an increase in square footage is warranted, and we are recommending approval of the increase for the following reasons:

1. The property contains six independent uses all of which require signage to market their services.
2. The clustered arrangement of the various uses encourages additional signage for way finding purposes by the user.
3. The posted speed limit along Route 41 and the absence of off-site advertising along the highway in the vicinity of the subject property impairs the subject property's ability to effectively market its services in the absence of additional signage area on-site.