

Approved

Village of Gurnee
Planning and Zoning Board Minutes
July 17, 2019

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, and Josh Pejsach

Planning and Zoning Members Absent: Tim Garrity, Edwin Paff, and Laura Reilly

Other Officials Present: David Ziegler, Community Development Director; Tracy Velkover, Planning Manager; Clara Gable, Associate Planner; and Bryan Winter, Village Attorney

2. Pledge of Allegiance

3. PZB Meeting Minutes approval

Mr. Sula asked if there were any questions, comments, or changes to the minutes, and—if not—a motion would be in order.

- a. Mr. Nordentoft motioned, seconded by Mr. Pejsach, to approve the May 15, 2019 Planning & Zoning Board Meeting Minutes.

Voice vote:

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

Motion carried: 4-0-0

Mr. Sula asked if there were any questions, comments, or changes to the minutes, and—if not—a motion would be in order.

- b. Mr. Nordentoft motioned, seconded by Mr. Pejsach, to approve the June 5, 2019 Planning & Zoning Board Meeting Minutes.

Voice vote:

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

Motion carried: 4-0-0

Approved

4. Public Hearing: GWR Illinois Property Owner, LLC is seeking a Major Modification to the Great Wolf Lodge Special Use Permit at 1700 Nations Drive

GWR Illinois Property Owner, LLC is seeking a Major Modification to the Great Wolf Lodge Special Use Permit to allow day pass sales for the existing water park. The subject property is zoned C-2 PUD, Community Commercial District as a Planned Unit Development, and is located at 1700 Nations Drive.

Ms. Gable introduced the item by explaining that GWR Illinois Property Owner, LLC is seeking a Major Modification to the Great Wolf Lodge Special Use Permit to allow day pass sales for the existing water park. The subject property is zoned C-2 PUD, Community Commercial District as a Planned Unit Development, and is located at 1700 Nations Drive. As with all Major Modification petitions, the Planning and Zoning Board will make a recommendation which will be forwarded to the Village Board for their determination. The petitioner is in attendance to present the request and answer and questions the Board may have.

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

Steve Jacobsen, Vice-President Domestic Development (U.S. and Canada) with Great Wolf Resorts, provided an overview of Great Wolf Resorts—detailing its expanding national/international footprint, declaring the company’s mission and describing the implementation of that mission, showcasing the accommodations and activities enjoyed by guests throughout the seasons, and listing the various forms of advertising and social media presence—before focusing on the Major Modification being requested by the company at this time.

Mr. Jacobsen described the testing of the day pass offering, stressing the importance of protecting guest experience through price and supply controls, noting their importance to the success of such offering. He noted that a pilot period from February through April was created to test and monitor the implementation. During the pilot, day pass supply was set at hotels based capacity (e.g. capacity made available by unsold rooms as previously defined). He also noted that during final phase, select properties supply was scaled beyond hotel based capacity to “stress test” capacity model. He stated that inventory was controlled through Opera (provider of information technology solutions for the hospitality and retail industries) and managed daily. Opera Item Inventory was used to establish separate allocations for full and half-day inventory. Different products and associated prices were linked to inventory. He stated that Web, Guest Services, and CCC will all pull from the same inventory. RM will actively manage price and inventory to protect room demand and guest experience. Both inventory and price will be leveraged to control sales

Continuing, Mr. Jacobsen noted that, as volume increases, capacity is monitored and that adjustments might need to be made. Constraints measured include:

- Parking Lot
- Front Desk Arrival Experience and Ticket Pickup
- Admissions at Waterpark Entrance
- Seating Challenges

Approved

- Waterpark Activities / Slide Throughput

These measures were not taxed or stressed during the testing period. He then provided an update on how things are operating since the Village Board provided temporary day pass ability. Since the approval, he noted:

- No issues with the operations of the lodge or a reduction in NPS scores (Net Promoter Score, which measures customer experience and predicts business growth)
- The on-line booking has been in sync with occupancy levels
- The day pass sales have driving more room sales
- Day Pass Portfolio average .08% to 2.7%
- Gurnee Average over the last 4 weeks 2.1%

Lastly, Mr. Jacobsen spelled out day pass request guidelines:

- Total available inventory on any given day of water park day passes available to guests who are not hotel guests or attending a private function or promotional event shall be equal to ((number of unoccupied hotel rooms x 4.4) + 40);
- The price of an individual water park day pass available to the public shall be no less than \$40.00; provided however, (a) the foregoing price minimum shall not apply to or restrict the operator from offering water park day passes at a lesser group rate or special promotional offering targeting specific guests, and (b) beginning on January 1, 2021, and each January 1 thereafter, the foregoing price minimum shall be increased by the percentage increase in the US Consumer Price Index from the prior January 1, if any;
- Water park day passes may only be purchased by someone 21 years or older;
- Any group of water park day pass users must include at least one person 21 years old or older and have a maximum adult to child ratio of 1:4;
- The property will maintain reasonable access controls at water park entrance;
- Water park day passes will be marketed as advance sales through online and customer contact center sales; and
- Maximum occupancy for the waterpark as established by the Fire Code must be observed at all times.

Concluding his presentation, Mr. Jacobsen availed himself to answer any questions.

Mr. Sula asked if there were any questions or comments from the Board.

Mr. Pejsach confirmed with Mr. Sula that the Board's focus in this matter is use, as well as public health and safety, welfare (which includes parking, traffic, etc.).

Mr. Pejsach and Mr. Sula, determined that—since the number of day passes available will be based on the number of vacant rooms—parking and traffic would, at most, only increase to a point at which the lodge is prepared to handle anyway. Mr. Sula elaborated that capacity is measured not only by the number of rooms, but how many guests could be accommodated in the various types of rooms. Mr. Pejsach then asked how far in advance the availability (number) of daily passes would be released.

Approved

Mr. Jacobsen answered that it would be about a week.

Mr. Sula also confirmed with Mr. Jacobsen that there is real-time monitoring within the water park to ensure compliance with fire code for occupancy limits.

Mr. Sula then opened the floor to the public, instructing that any questions or comments be directed to the Board. He explained that they would then be addressed by the Board in consultation with the petitioner and Village staff.

Terry Hall, 5815 Oxford Circle in Gurnee, expressed support for the project. She noted that several of her neighbors also support the petition and she provided a document containing the signatures of three neighboring property owners (including herself). She stated that she is the closest residential neighbor to the facility. She stressed that the current operator, Great Wolf Lodge, has been very responsive in addressing her concerns. She noted that the manager even made a personal visit to her home to discuss her concerns. She indicated how pleased she and her neighbors are regarding the current operator and noted that they are very timely in finding solutions to concerns/problems.

Mr. Sula then closed the floor to the public.

Mr. Sula asked if there any more comments or questions from the Board. If not a motion would be in order.

Mr. Nordentoft motioned, seconded by Mr. Pejsach, to forward a favorable recommendation to the Village Board on the petition of GWL Illinois Property Owner, LLC for a Major Amendment to a Special Use Permit to allow day pass sales for the existing water park, subject to the conditions listed in their application.

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

Roll Call Vote:

Ayes: Baugh, Nordentoft, Pejsach, and Sula

Nays: none

Abstain: none

Motion carried: 4-0-0

5. Public Hearing: Graham Enterprise Inc. is seeking the following for an approximately 1-acre parcel located at 3419 Grand Avenue:

Variances to allow:

- i. a reduction in the separation requirement for curb cuts, to less than 50' apart*
- ii. The encroachment into the 25-foot parking setback to the north; and*
- iii. The encroachment into the 8-foot parking setback to the east;*

Special Use Permits to allow:

- i. The development and operation of a car wash;*
- ii. A drive-through facility without a bail-out lane;*

Approved

- iii. Stacking bay that is less than 9' in width;*
- iv. Canopy lighting levels over 24.99 foot-candles but less than 50 foot-candles;*
- v. Ground sign that exceeds the allowable 10-foot height;*
- vi. Ground sign that is not a monument-style sign;*
- vii. Three 8' tall information board signs;*
- viii. Reduction in the east landscaping buffer requirement (number of plant material);
and*
- ix. Reduction in the pay lane stacking requirement.*

Ms. Gable introduced the item by stating that the subject property is zoned EGG, East Grand Gateway District. As with all Variance and Special Use Permit petitions, the Planning and Zoning Board will make a recommendation, based on the Variance and Special Use Permit standards, which will be forwarded to the Village Board for their determination. The petitioner is in attendance to present the request and answer any questions the Board may have.

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

Mr. Sula then asked the petitioner to present the request.

Carissa Wendt, 152 S. Hale in Palatine, identified herself as from WT Group, architects of the project for Graham Enterprises, Inc. She stated that she did not have anything to add, but offered a presentation of the proposed project, to explain why the specific requests are being made. She began her presentation by sharing that the subject site is owned by the Grahams, and that it is currently improved with a fuel station, convenience store, and car wash. She noted that there are three entranceways to the property; one large one off of Grand (which is really 3 individual cuts) and two off of Lawrence. The reason for the remodel is that the existing design is somewhat defunct. The site unable to accommodate all the services it currently offers up to the standards sought by customers today. So, the owners have decided to retain the car wash services only, and update them while doing away with the fuel station and convenience store. The proposed car wash will be much more functional and aesthetically pleasing, with a modern and interesting (tunnel) design built with high-quality materials and offering free use of vacuums. The plan is to close off the entranceway from Grand, dedicating property along Grand Avenue to IDOT, and retaining the two entranceways off of Lawrence.

Ms. Wendt then asked if she should go over all the requests being made. Mr. Sula suggested that she add to whatever Ms. Gable had introduced.

Ms. Velkover suggested she go over each request for the benefit of the public.

Following the agenda, Ms. Wendt continued on with her presentation, first explaining the requests for Variances:

Approved

The proposed plan will reduce the number of curb cuts from 5 to 2. The reduction in the separation requirement for curb cuts, to less than 50' apart, is being requested to create a single exit point out of the car wash building that is separate from the main entrance (which also contains an exit). When asked, she clarified with Mr. Sula that the third curb cut onto Lawrence is an alley, a public right-of-way that could be used by customers wishing to bypass the car wash.

The encroachment into the 25-foot parking setback to the north (Grand Avenue property line) and the encroachment into the 8-foot parking setback to the east (Lawrence Avenue property line) are both being made to accommodate the vacuum stalls on a site that is very narrow as well as to allow for better landscaping, as no landscaping currently exists.

Moving on the requests for Special Use, Ms. Wendt proceeded:

The request for to develop and operate a car wash is to simply maintain their existing car wash business, but as the principal business instead of ancillary to a fuel station.

The request to allow a drive-through facility without a bail-out lane is being made, because this will be an operator-maintained wash; attendants will be on the premise at all times of operation, and will have the ability to lead customers out the lane dedicated to the use of speed passes (which will utilized less) should they wish to leave the line. There is also an electronic gate that can be opened by the attendant, allowing customers to leave the car wash line via the alley.

The request for a stacking bay that is less than 9' in width is being made to slow down traffic by funneling customers to the kiosks while also allowing closer proximity to the kiosks as they choose and pay for services. The lane is 9' wide except at the pay point, where it is 8' wide.

Canopy lighting levels over 24.99 foot-candles but less than 50 foot-candles are being requested to brighten the area under the canopy so as to allow customers the ability to see better when they are at the kiosks choosing their car wash options and paying for the service.

As for signage-- a request to allow a ground sign that exceeds the allowable 10-foot height is made in order to ensure that the view of the sign by passing motorists will not be blocked by customers' vehicles that are parked and using the vacuums. The sign is also not a monument sign, as required by Village code, because the applicant thought it was too bulky given the additional height requested. Finally, a request for three 8-foot tall information board signs is also being made to accommodate communication between the business and the customers in their cars. These signs will be non-illuminated and located interior to the site (near the car wash entrance) so they will be visible only to customers already on the site.

Approved

A request is being made for a reduction in the east landscaping buffer requirement (number of plant material) simply because the area cannot accommodate what is required by code.

Lastly, a reduction in the pay lane stacking requirement is requested. Code requires five stacking spaces per bay, with each stacking space being 20 feet in length. As one of the three pay lanes will accommodate only speed passes with little stacking, the stacking required for this lane was added to the other lanes. There will be room for at least 15 cars to stack.

This concluded Ms. Wendt's presentation.

Mr. Sula then asked if there were any questions or comments from members of the Board.

Mr. Pejsach asked if this property had been discussed once before by the PZB at either a meeting or an informal review.

Ms. Velkover stated she thought a plan for this site may have come before the PZB on an informal basis for discussion. However, she noted that she could not remember for certain whether the PZB had seen a plan for this site or not.

Mr. Baugh expressed concern over the size of the curb cuts and flow of traffic.

Ms. Wendt explained that the intent is to accommodate customers who may wish to use the vacuums without getting a car wash.

Mr. Nordentoft expressed concern over the requested sign (height and style), because he feels the request is being made because of the design of the site, rather than something unique to the property (i.e., topography).

Ms. Wendt responded that she feels they have a disadvantage in using a shorter sign.

Mr. Sula agreed that the site is narrow, and added that, logistically, there are many issues with the design of the site and the practicalities of accommodating the potential amount of activity upon it.

Ms. Wendt assured that, if necessary, attending employees will be able to direct and control traffic with the use of cones, etc.

Mr. Sula suggested that the use of the three signs near the car wash entrance may only serve as a distraction.

Ms. Wendt responded that she felt they will be far enough away so as not to distract customers at the kiosks.

Approved

Mr. Pejsach offered that he understands the desire to update and improve one's business, and—as a customer himself, can appreciate the intent to provide more to customers. However, he feels the sheer amount of requests being made to accommodate this project is, perhaps, reason enough to question the suitability of this site for what is being planned.

Mr. Sula then opened the floor to the public.

Russ Schneider, 642 Lawrence Avenue in Gurnee, expressed concern over the amount of requests being made in regards to this project. He also stated that there are wetlands on site that he has not heard any discussion about. He noted that he checked the property owner's developments in other communities and they seem to always need relief from multiple ordinances to accomplish their plans.

Terry Hall, 5815 Oxford Circle in Gurnee, expressed concern that traffic would be sent around the corner to Lawrence, which is more residential in nature. She questioned why access isn't from the commercial roadway, Grand Avenue. She also expressed concern about the requested 18-foot tall sign.

Mr. Sula then closed the floor to the project, and asked Village staff about expressed concerns.

Mr. Ziegler acknowledged the isolated wetland on the site, and assured that its protection and hydrology of the site would be handled by the Engineering Department during the permitting/construction process. He noted that this issue is not a matter of zoning. As for traffic and access, he explained that entrance/exits directed away from heavier-traveled roads is actually safer. He noted that a goal for the Village's East Grand area is reduction in the number of curb cuts onto Grand Avenue and the provision of cross access between parcels.

Mr. Sula added that, due to the design of the project, entrance from Grand Avenue cannot really be utilized, which is but one of the reasons he—along with Nordentoft and Pejsach—are concerned that the size of the proposed development cannot be accommodated on this particular site.

Mr. Pejsach agreed and added that the high number of relief requested suggests as much. Among the biggest concerns was the prospect of cars backing up onto Grand Avenue to enter the business due to the lack of appropriate on-site stacking.

Mr. Winter reminded that there are "rules of the road" to be followed, and that if prospective customers did, in fact, create standing traffic—waiting to gain entrance or otherwise—they would be breaking the law. He noted it would be up to the law enforcement to handle.

Approved

With this in mind, Mr. Sula asked if the chance of creating a situation that could involve law enforcement is a responsibility of the Board in regards to public health and safety.

Mr. Winter suggested that it could be considered, but that whether or not someone violates traffic laws is really a concern of law enforcement.

After a discussion with Mr. Nordentoft and Mr. Winter over whether to approach requests in groups or individually, Mr. Sula suggested it best to address each request individually. He began by introducing the requests for Variances

In regards to the request for a reduction in the separation requirement for curb cuts, to less than 50' apart, Mr. Sula noted that this request is in regards to Lawrence Avenue. Mr. Sula asked if there were any questions, and—if not, a motion would be in order.

Mr. Nordentoft motioned, seconded by Mr. Pejsach, to forward a favorable recommendation to the Village Board on the petition of Graham Enterprise Inc. for a variance to allow a reduction in the separation requirement for curb cuts, to less than 50' apart.

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

Roll Call Vote:

Ayes: Baugh, Nordentoft, Pejsach, and Sula

Nays: none

Abstain: none

Motion carried: 4-0-0

In regards to the request for encroachment into the 25-foot parking setback to the north (Grand Avenue setback), Mr. Sula clarified with Ms. Gable that this is in regards to the area in which the vacuum stations would be located. He also clarified with Ms. Velkover that setback would be measured from the back of the right-of-way.

Mr. Nordentoft motioned, seconded by Mr. Pejsach, to forward a favorable recommendation to the Village Board on the petition of Graham Enterprise Inc. for a variance to allow encroachment into the 25-foot parking setback to the north, as proposed on the submitted plans.

Roll Call Vote:

Ayes: Baugh, Nordentoft, and Pejsach

Nays: Sula

Abstain: none

Approved

Motion carried: 3-1-0

In regards to the request for encroachment into the 8-foot parking setback to the east, Mr. Sula clarified with Ms. Velkover the exact location of the requested encroachment, which is actually the small area between the two curb cuts along Lawrence.

Mr. Nordentoft motioned, seconded by Mr. Pejsach, to forward a favorable recommendation to the Village Board on the petition of Graham Enterprise Inc. for a variance to allow encroachment into the 8-foot parking setback to the east.

Roll Call Vote:

Ayes: Baugh, Nordentoft, Pejsach, and Sula

Nays: none

Abstain: none

Motion carried: 4-0-0

Next, Mr. Sula began with the requests for Special Use.

In regards to the request for the development and operation of a car wash, Mr. Sula noted that there is a car wash there already.

Mr. Nordentoft motioned, seconded by Mr. Baugh, to forward a favorable recommendation to the Village Board on the petition of Graham Enterprise Inc. for a Special Use Permit to allow the establishment and operation of a car wash on the subject site.

Roll Call Vote:

Ayes: Baugh, Nordentoft, Pejsach, and Sula

Nays: none

Abstain: none

Motion carried: 4-0-0

In regards to the request for a drive-through facility without a bail-out lane, Mr. Sula noted the proposed "fix" for that would be an electronic gate with attendants who would monitor customers and assist in helping someone exit should they decide not to proceed with a wash.

Mr. Nordentoft motioned, seconded by Mr. Baugh, to forward a favorable recommendation to the Village Board on the petition of Graham Enterprise Inc. for a Special Use Permit to allow the establishment and operation of a drive-through without a bail-out lane.

Approved

Roll Call Vote:

Ayes: Baugh, Nordentoft, Pejsach, and Sula

Nays: none

Abstain: none

Motion carried: 4-0-0

In regards the request for a stacking bay that is less than 9' in width only in the area where the pay stations exist, Mr. Nordentoft motioned, seconded by Mr. Baugh, to forward a favorable recommendation to the Village Board on the petition of Graham Enterprise Inc. for a Special Use Permit to allow stacking bays that are less than 9 feet in width in the pay station area.

Roll Call Vote:

Ayes: Baugh, Nordentoft, Pejsach, and Sula

Nays: none

Abstain: none

Motion carried: 4-0-0

Regarding the request for canopy lighting levels over 24.99 foot-candles but less than 50 foot-candles underneath the canopy in the pay station area, Mr. Nordentoft motioned, seconded by Mr. Baugh, to forward a favorable recommendation to the Village Board on the petition of Graham Enterprise Inc. for a Special Use Permit to allow canopy lighting levels over 24.99 foot-candles but less than 50 foot-candles.

Roll Call Vote:

Ayes: Baugh, Nordentoft, Pejsach, and Sula

Nays: none

Abstain: none

Motion carried: 4-0-0

In regards to the request for the ground sign that exceeds the allowable 10-foot height, Mr. Sula clarified with Ms. Gable that this would be the main sign in the corner of the lot. The additional height is needed in order for the sign to not be blocked by cars in the vacuum stations, which is due to the vacuum stations not meeting the 25 foot front parking setback.

Mr. Nordentoft motioned, seconded by Mr. Pejsach, to forward a favorable recommendation to the Village Board on the petition of Graham Enterprise Inc. for a Special Use Permit to allow a ground sign that exceeds the allowable 10 foot height by 8 feet.

Approved

Roll Call Vote:

Ayes: none

Nays: Baugh, Nordentoft, Pejsach, and Sula

Abstain: none

Motion failed: 0-4-0

In regards the request for a ground sign that is not a monument-style sign, the reason provided, to reduce the bulk of the sign due to the increased height, is a result of not meeting the 25 foot front parking setback.

Mr. Nordentoft motioned, seconded by Mr. Pejsach, to forward a favorable recommendation to the Village Board on the petition of Graham Enterprise Inc. for a Special Use Permit to allow a ground sign that is not a monument-style sign.

Roll Call Vote:

Ayes: Baugh

Nays: Nordentoft, Pejsach, and Sula

Abstain: none

Motion failed: 1-3-0

In regards to the request for three 8' tall information board signs near the car wash entrance, Mr. Nordentoft motioned, seconded by Mr. Baugh, to forward a favorable recommendation to the Village Board on the petition of Graham Enterprise Inc. for a Special Use Permit to allow three 8-foot tall information board signs on site.

Roll Call Vote:

Ayes: Baugh and Pejsach

Nays: Nordentoft and Sula

Abstain: none

No recommendation: 2-2-0

In regards to the request for a reduction in the east landscaping buffer requirement, Mr. Sula clarified that this is in regards to the number of plant materials. Mr. Nordentoft clarified with Ms. Gable and Ms. Velkover that the reduction in plant material is two ornamental trees and 12 shrubs.

Mr. Nordentoft motioned, seconded by Mr. Baugh, to forward a favorable recommendation to the Village Board on the petition of Graham Enterprise Inc. for a Special Use Permit to allow the reduction in the east landscaping buffer (2 ornamental trees and 12 large shrubs).

Approved

Roll Call Vote:

Ayes: Baugh, Nordentoft, Pejsach, and Sula

Nays: none

Abstain: none

Motion carried: 4-0-0

In regards to the request for a reduction in the pay lane stacking requirement, Mr. Sula clarified with Ms. Gable and Ms. Velkover that room for at least five stacking cars is usually required per lane. In this case, the drive aisle in back of the vacuum stations is serving a dual purpose of stacking for the car wash lanes. Mr. Nordentoft noted the congestion between the stacking lanes and the vacuum stations, and noted that there is even a conflict all the way out to the main entrance to the site.

Mr. Nordentoft motioned, seconded by Mr. Pejsach, to forward a favorable recommendation to the Village Board on the petition of Graham Enterprise Inc. for a Special Use Permit to allow the reduction in the pay lane stacking requirement.

Roll Call Vote:

Ayes: Baugh

Nays: Nordentoft, Pejsach, and Sula

Abstain: none

Motion failed: 1-3-0

6. Minor Sign Exceptions: Graham Enterprise Inc. is seeking Minor Sign Exceptions to allow the following at 3419 Grand Avenue:

- A. Increase in the allowed area of a ground sign by up to 25%,***
- B. Reduction in the ground sign setbacks to less than 10 feet; and***
- C. Increase in the allowed secondary menu board sign height (5.6%).***

Ms. Gable introduced the item by explaining that the subject property is zoned EGG, East Grand Gateway District. The Planning and Zoning Board has final decision-making authority on Minor Sign Exception requests.

Mr. Sula asked for further discussion regarding the request for increase in the allowed areas of a ground sign by up to 25%, and clarified with Ms. Gable and Ms. Velkover that the request is for an increase in sign area from 50 square feet to 62 square feet.

Mr. Winter clarified the dimension various elements of the signage.

Approved

Mr. Nordentoft felt that if the height of the sign was an issue, area would likely be, as well.

Mr. Sula asked if there were anymore questions, and—if not, a motion would be in order.

Mr. Nordentoft motioned, seconded by Mr. Baugh, to approve a Minor Sign Amendment to allow an increase in the allowable ground sign area from 50 sq. ft. to 62 sq. ft. (less than 25%)

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

Roll Call Vote:

Ayes: none

Nays: Baugh, Nordentoft, Pejsach, and Sula

Abstain: none

Motion failed: 0-4-0

Mr. Sula clarified with Ms. Velkover that the request for reduction in the ground sign setbacks to less than 10 feet was regarding the same ground sign, and that the setbacks would be measured from the right-of-ways of both Grand and Lawrence Avenues. He noted that the proposed setback would be 6'5" from the Grand Avenue property line and 3'2" from the Lawrence Avenue property line (an encroachment of about four feet into the Grand Avenue setback and seven feet into the Lawrence Avenue setback).

Mr. Nordentoft motioned, seconded by Mr. Baugh, to approve a Minor Sign Amendment to allow a reduction in the ground sign setbacks to less than 10 feet.

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

Roll Call Vote:

Ayes: none

Nays: Baugh, Nordentoft, Pejsach, and Sula

Abstain: none

Motion failed: 0-4-0

Mr. Sula clarified with Ms. Gable that the request for increase in the allowed secondary menu board sign height (5.6%) does not refer to the main menu board, but an allowed secondary menu board.

Approved

Mr. Nordentoft motioned, seconded by Mr. Baugh, to approve a Minor Sign Amendment to allow an increase in the allowed height for a secondary menu board (5.6%).

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

Roll Call Vote:

Ayes: Baugh, Nordentoft, Pejsach, and Sula

Nays: none

Abstain: none

Motion carried: 4-0-0

7. Next Meeting Date: August 7, 2019

Ms. Gable stated that there are no Public Hearings on the agenda at this time.

8. Public Comment

There were no public comments.

9. Adjournment

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

Voice vote:

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

Motion carried: 4-0-0

The meeting was adjourned at 9:15 p.m.

Respectfully Submitted,

Joann Metzger,
Recording Secretary, Planning and Zoning Board