

Approved

**Village of Gurnee  
Planning and Zoning Board Minutes  
March 15, 2017**

**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, Edwin Paff, and Josh Pejsach

Planning and Zoning Members Absent: Karyn Crawford & David Nordentoft

Other Officials Present: David Ziegler, Community Development Director; Clara Schopf, Associate Planner; and Bryan Winter, Village Attorney

**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. Approval of the March 1, 2017 PZB Meeting Minutes**

Mr. Sula asked if there were any questions or comments regarding the minutes. As there were no responses, he stated that a motion would be in order.

Mr. Paff motioned, seconded by Mr. Pejsach, to approve the March 1, 2017 meeting minutes.

Voice Vote:

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

Motion Carried: 5-0-0

**5. Minor PUD Amendment: GWR Illinois Property Owner LLC c/o Great Wolf Resorts, Inc. (1700 Nations Drive)**

*GWR Illinois Property Owner LLC c/o Great Wolf Resorts, Inc., contract purchaser of Key Lime Cove, which is located at 1700 Nations Drive, is requesting a Minor Amendment to the Planned Unit Development (PUD) regulating the hotel/water park. The requested amendment would allow the increase of the permitted maximum building height from 70 feet to 77 feet.*

Ms. Schopf stated that Great Wolf Resorts is the contract purchaser of Key Lime Cove, located at 1700 Nations Drive. As a part of the redevelopment and rebranding of the property, plans call for a minimum 20,000 square foot addition to the indoor water park and a new outdoor pool area. Great Wolf Resorts is requesting a Minor Amendment to the Planned Unit Development (PUD) regulating the hotel and water park. The requested amendment would allow the increase of the permitted maximum building height from 70 feet to 77 feet. Per the Zoning Ordinance, an

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increase in the building height of up to 10% can be processed via the minor PUD Amendment process. Please note that the Planning and Zoning Board has the final decision-making authority in this matter.

Mr. Bryson Heezen spoke on behalf of GWR Illinois Property Owner LLC c/o Great Wolf Resorts, Inc., adding that this request is part of the planned slide tower structure, which is integral to the park's expansion and critical to the overall expansion of the business.

Mr. Paff clarified with Ms. Schopf that, while the proposed plans are to increase the height of only a small part of the building, the amendment, if approved, would apply to the whole building.

Mr. McFarlane motioned, seconded by Mr. Pejsach, to approve a Minor Amendment allowing the increase of the permitted maximum building height from 70 feet to 77 feet.

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

Roll Call Vote:

Ayes: Baugh, McFarlane, Paff, Pejsach, and Sula

Nays: none

Abstain: none

Motion carried: 5-0-0

## **6. Village Church of Gurnee (1319 N. Hunt Club Road)**

**a. Petition for a Minor Sign Exception to allow additional sign height; and**

**b. Petition for a Special Use Permit to allow additional sign area**

*The Church is seeking a Minor Sign Exception to allow a sign up to 10'11" in height and a Special Use Permit to allow a sign up to 96 sq. ft. in area.*

Ms. Schopf stated that The Village Church of Gurnee has submitted the following petitions:

- 1) A minor sign exception to allow a new monument sign for the church to exceed eight feet in height; and
- 2) A Special Use Permit to allow a new monument sign size that is over 25% larger than allowed by right.

Since these petitions are related, staff has planned to address both together. However, she noted that there are separate standards for reviewing each request and that the Planning and Zoning Board has differing authorities. The Planning and Zoning Board has the decision-making authority for the minor sign exception, while serving in an advisory role on the Special Use Permit petition, via a recommendation that will be forwarded to the Village Board for their determination.

As hearings on Special Use Permits are public, Mr. Sula asked that anyone speaking on that matter be sworn in; Mr. Winter conducted that swearing-in.

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Mr. David Goles, attorney and member of the church, stated that the church wishes to replace the existing monument sign (which has been there since 2004) with a new one. Plans call for the new sign to be situated on the same base (brickwork) as the existing one. Instead of continuing the use of temporary banner signs (at the intersection of Dada and Hunt Club Roads) to post information about upcoming events and such, the church would like to install a smaller sign under the monument sign for this purpose. This smaller sign will house plexi-glass inserts that will be created for each event/item the church wishes to post about.

While most of the standards were addressed in the Petitioners' written materials (as submitted), Mr. Goles offered to go over them this evening. He also introduced the Senior Pastor and the Facilities Manager of the Church, as well as the representative from North Shore Signs, the firm that will be installing the signage.

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

Mr. McFarlane noted that this would be the second time this petitioner has been granted such a request (they also did so in 2004). He stated that this would more than double the normal sign size by allowing a 96 sq. ft. sign when the sign code only allows for a 40 sq. ft. sign. He also asked that the church's address (in conformance with Village standards, to be seven inches in height) be included on the sign. Mr. McFarlane also asked how the sign would be illuminated.

Mr. Goals, in consultation with the others, agreed that the address could be included on the signage. He deferred to the Facilities Manager and North Shore Signs for explanation on the sign's illumination.

Mr. Ken Fogel, of North Shore Signs, explained the background of the sign's metal cabinet will be opaque, so as to feature the copy and logo piece, while the upper portion of the sign will be routed out to accommodate the plexiglass inserts--illuminated from the sides—creating a sort of halo effect. The background behind the plexiglass inserts will always be lit.

Dan Null, Facilities Manager, clarified that there will always be some insert in the sign, so as not to leave a blank, lit space.

Mr. Paff confirmed with Mr. Ziegler that a digital type sign could have been requested to enable changes to be made in what is posted, but such type of sign is discouraged by the Village.

Mr. Sula then opened the floor to the public on the matter of Special Use. There were no public comments on this petition, so he then closed the floor to the public.

Mr. Paff motioned, seconded by Mr. Pejsach, to approve a minor sign exception allowing a new monument sign for the church to exceed eight feet in height (to 11 feet).

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

Roll Call Vote:

Ayes: Baugh, McFarlane, Paff, Pejsach, and Sula

Nays: none

Abstain: none

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Motion carried: 5-0-0

Mr. Pejsach motioned, seconded by Mr. Paff to forward a favorable recommendation to approve a Special Use Permit allowing a new monument sign size that is over 25% larger than allowed by right.

Mr. McFarlane that stated that he would like the motion to be amended requesting the address (street number) of the Church be added to the sign. Mr. Pejsach agreed to the amendment.

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

Roll Call Vote:

Ayes: Baugh, McFarlane, Paff, Pejsach, and Sula

Nays: none

Abstain: none

Motion carried: 5-0-0

## **7. Next Meeting Date: April 5, 2017**

Ms. Schopf stated that, at the time, there are no items scheduled for the April 5<sup>th</sup> meeting.

## **8. Adjournment**

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

Voice vote:

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

Motion carried: 5-0-0

The meeting was adjourned at 7:55 p.m.

Respectfully Submitted,

Joann Metzger  
Recording Secretary, Planning and Zoning Board