

Approved

Village of Gurnee
Planning and Zoning Board
Minutes

July 11, 2018

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, Tim Garrity, Josh Pejsach, and Edwin Paff

Planning and Zoning Members Absent: Richard McFarlane and David Nordentoft

Other Officials Present: David Ziegler, Director of Community Development and Clara Schopf, Associate Planner

2. Pledge of Allegiance

3. Approval of Meeting Minutes: May 16, 2018

Mr. Garrity motioned, seconded by Mr. Baugh, to approve the meeting minutes for May 16, 2018 as presented.

Voice vote:

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

Motion carried: 5-0-0

4. Minor Sign Exception: American Mattress (6300 Grand Avenue Unit A)

Ms. Schopf stated that American Mattress, a new business that recently opened in the multi-tenant building that replaced Pizza Hut at 6300 Grand Avenue, is requesting a Minor Sign Exception to allow lower case lettering on their Grand Avenue sign to be less than the 6" height required by code. The existing sign is being refaced and, based on the size constraints of the existing sign structure, can only accommodate 5" tall lower case lettering. She also noted that the Planning and Zoning Board has final say on this matter, as it is a Minor Sign Exception.

Mr. Sula asked if there was anyone present who would like to add anything more on behalf of the petitioner.

Mr. Paul Kenna, President of American Signs, LLC, explained that the business' tagline was removed from the sign in order to make more room, but—still, if the lettering is made any larger, it will start to pixelate, making is less readable.

Mr. Sula then asked if there were any more questions/comments, and reminded that the Board would be granting/denying final approval in this matter.

Mr. Paff motioned, seconded by Mr. Pejsach, to approve the Minor Sign Exception as presented.

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

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Roll Call Vote:

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

Nays: none

Abstain: none

Motion carried: 5-0—0

5. Minor PUD Amendment: Wicked Egg (1508 Nations Drive)

Ms. Schopf stated that Martha Tsitiridis, President of WE Assets, LLC, is seeking a Minor Modification to the Planned Unit Development (PUD) for the northwest corner of Grand Avenue and Dilley's Road. The petitioner is seeking approval to utilize the vacant former Krispy Kreme building for a breakfast/lunch restaurant. An amendment to the PUD in 2011, which allowed the expansion of the Chuck E Cheese building, was conditioned on the former Krispy Kreme building not being utilized for a restaurant use. She also noted that the Planning and Zoning Board has final say on this matter, as well.

Mr. Sula asked if anyone involved in the restaurant had anything they would like to add.

Mr. George Sarfatty, architect of the new restaurant, explained that—upon the recommendation from the Village—a parking study was completed to determine if there would be a conflict between the two uses (Wicked Egg and Chuck E Cheese). The results indicated that there would be enough parking to accommodate both restaurants, as their peaks are at different times/days. He noted that the parking study determined that, in fact, not even half of the parking spaces available were used during the peak hours of Chuck E. Cheese, nor during the expected peak hours of the Wicked Egg. He also noted that it was apparent that most customers visiting Chuck E. Cheese tend to park in the spaces aligning Grand Avenue, whereas the customers visiting the Wicked Egg will likely use the spaces east of the building.

Mr. Sula asked if there were any questions or comments from the Board, reminding the members that they have final determination on this request.

Mr. Pejsach asked why the expansion of Chuck E. Cheese had been conditioned on the former Krispy Kreme's building not being utilized as a restaurant, to begin with.

Mr. Ziegler explained that existing parking on the Chuck E Cheese site was used for the expansion of the Chuck E Cheese building. To accommodate their parking shortfall, they took over the former Krispy Kreme lease and petitioned and received approval to use parking from their site to meet their shortfall. That left the former Krispy Kreme site with too few parking spaces to accommodate a restaurant use and therefore, the condition was placed on the approval. The request before the PZB this evening is proposing to use the former Krispy Kreme building specifically as a breakfast/lunch restaurant only because they feel that their peak hours do not overlap and therefore, parking shouldn't be a problem.

Mr. Garrity asked if there were any complaints from Chuck E. Cheese in regards to the project.

Mr. Ziegler responded that there were not any complaints.

Mr. Sarfatty reminded him that Chuck E. Cheese holds the lease to the former Krispy Kreme property and is in support of the project.

Mr. Sula stated that he was on the Planning Commission when Chuck E. Cheese was expanded and the original PUD modification was approved and acknowledged that a restaurant with hours of operation such those as proposed for this project had not really been considered.

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Mr. Paff suggested that any restriction placed on the hours of operation for a restaurant on this site might want to allow for an earlier opening than 6:00 a.m., as this is to be a restaurant serving breakfast.

Mr. Pejsach questioned whether or not such restriction was even necessary, considering it is the neighboring restaurant, Chuck E. Cheese, which is holding the proposed restaurant's lease.

Mr. Sula cautioned that—not only should it be considered that support of this project may very well be based on the avoidance of conflict because of such restrictions, but—they should be in place also to avoid potential conflict in the future should a restaurant try to operate during times in which conflict may, in fact, be created.

Mr. Sula then asked if there were any more questions or comments, and suggested that—if not—a motion would be in order.

Mr. Pejsach motioned, seconded by Mr. Garrity, to approve a Minor PUD Amendment for the Wicked Egg as proposed, conditioned on the hours of operation being 5:00 a.m. to 2:30 pm.

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

Roll Call Vote:

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

Nays: none

Abstain: none

Motion carried: 5-0-0

Mr. Sula then welcomed the restaurant and wished its proprietors good luck.

6. Next Meeting Date: July 18, 2018

Ms. Schopf stated that, at this time, there are no items on the agenda.

7. 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.

In regards to the Comprehensive Land Use Plan, Mr. Ziegler announced that that the Village has separated with Houseal Lavigne Associates, and has contracted Camiros, Ltd, with which to move forward in this endeavor. He noted Camiros' prior work with the Village in updating the Zoning Ordinance, and stated that a kickoff meeting to continue with the Plan was held earlier this week.

8. Adjournment

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

Voice vote:

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

Motion carried: 5-0-0

Approved

The meeting was adjourned at 7:46 p.m.

Respectfully Submitted,
Joann Metzger
Recording Secretary, Planning and Zoning Board