



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, SEPTEMBER 16, 2015
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

The meeting was called to order by Chairman Hayden at 7:30 p.m. On roll call, members Esposito, Greenman, Jouron, Skluzacek, and Hayden were present. Members Batastini and Goss were absent.

James Richter II, Planning and Economic Development Manager, and Elizabeth Maxwell, Planner, were present from Staff.

Mr. Hayden asked those in attendance to rise to say the Pledge of Allegiance. He led those in attendance in the Pledge.

Mr. Hayden stated that this meeting was being televised now as well as recorded for future playback on the City's cable station.

APPROVE MINUTES OF THE SEPTEMBER 2, 2015 PLANNING AND ZONING COMMISSION MEETING

Mr. Jouron moved to approve the minutes from the September 2, 2015 Planning and Zoning Commission Meeting as presented. Mr. Esposito seconded the motion. On roll call, all members present voted aye. Motion passed.

2015-49 THINNES – 113 N. Crystal Beach Ave. – PUBLIC HEARING

The petitioner is requesting to be continued to the October 7, 2015 PZC meeting.

2015-43 OAK HOLLOW – S. Ken St., N. RR Tracks, W. Thomas – PUBLIC MEETING

The petitioner is requesting to be continued to the October 7, 2015 PZC meeting.

Mr. Jouron moved to continue 2015-49 Thinnes and 2015-43 Oak Hollow to the October 7, 2015 PZC meeting. Mr. Skluzacek seconded the motion. On roll call, all members voted aye. Motion passed.

2015-48 EXPRESS EMPLOYMENT - 580 E. Terra Cotta Ave – PUBLIC HEARING

Special Use Permit Amendment to allow changes to an Electronic Message Center (EMC) sign with variations from the approved criteria for Express Employment

Mr. Hayden stated that the sign had been posted. He said the surrounding property owners were notified and the Certificate of Publication was in the file. Mr. Hayden waived the reading of the legal notice without objection.

Terri Greeno, owner of Express Employment, was present to represent the petition. Ms. Greeno said that when the sign was designed and built there was no snow. During the winter, the bottom of the sign won't be seen. She said their request is to move the EMC portion of the sign to the middle of the sign. Ms. Greeno

said they also want to beautify the City, and inherited landscape issues with the property. They have planted trees and many perennial plantings and want to keep the property attractive. Mr. Hayden said he drove by the property earlier in the day and the petitioners have done a nice job with the landscaping.

There was no one in the public who wished to comment on this petition. The public portion was closed at this time.

Mr. Greenman asked about the condition that states that the previous ordinance that approved the sign would remain in effect and what that would entail. Ms. Maxwell said there are requirements in that ordinance regarding landscaping which have been completed. Mr. Greenman said he supports this request.

Mr. Jouron said he is ok with the request. Mr. Skluzacek agreed.

Mr. Esposito asked if the reason for moving the EMC portion of the sign was because of the landscaping. Ms. Greeno said it is mostly because of the snow pile. She showed the Commissioners a mocked-up photo of the sign with the proposed landscaping. Ms. Greeno said that in the winter the snow will block the bottom portion of the sign. Mr. Esposito said the mocked up photo was very helpful.

Mr. Greenman moved to approve the Special Use Permit Amendment to allow changes to an Electronic Message Center (EMC) sign with variations from the approved criteria for Express Employment at 580 E. Terra Cotta Avenue with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Greeno, received 07/31/15)
 - B. Sign Plans (Hughes Signs, received 08/10/15)
2. The conditions of Ordinance #7094 shall apply, unless modified by this request.
3. The petitioner shall address all of the review comments and requirements of the Community Development Department.

Mr. Skluzacek seconded the motion. On roll call, all members voted aye. Motion passed.

REPORT FROM PLANNING

- Sparta Brothers Oil – 90 Brink St. – Special Use Permit, Variations
- Farmer’s Insurance – 40 Brink St. – Sign Variation
- Martin Chevrolet – 5220 Northwest Highway – Site lighting

Mr. Richter reviewed the items for the next meeting on October 7, 2015.

COMMENTS FROM THE COMMISSION

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There were no comments from the Commissioners.

The meeting was adjourned at 7:50 p.m.