



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, JANUARY 7, 2009
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

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

Elizabeth Maxwell, Planner, was present from Staff.

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

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

APPROVE MINUTES OF THE DECEMBER 10, 2008 PLANNING AND ZONING COMMISSION MEETING

Mr. McDonough said he would like the 2nd paragraph from the bottom of page 5 revised to say "Mr. McDonough asked if this will improve the flooding issues in the area."

Mr. Skluzacek moved to approve the minutes from the December 10, 2008 Planning and Zoning Commission meeting as amended. Mr. Batastini seconded the motion. On roll call, all members present voted aye. Motion passed.

**2008-68 T-MOBILE/CL PARK DISTRICT – KEN BIRD PARK – 1800 Thomasville Lane
– PUBLIC HEARING**

At the request of the petitioner, this petition is being continued to the February 4, 2009 PZC meeting.

Mr. Esposito moved to continue 2008-68 T-Mobile/CL Park District – Ken Bird Park request to the February 4, 2009 PZC meeting. Mr. McDonough seconded the motion. On roll call, all members voted aye. Motion passed.

Mr. Batastini asked why the petition was being continued again. Ms. Maxwell said the petitioner had some things to work out.

Mr. Hayden stated that there were a few people in the audience for this petition. He said the Commission could not discuss the matter because the petitioner was not present.

Ron Eberle, 1803 Thomasville Lane, said he was here with some of his neighbors. They want to

play by the rules but it seems that things are stacked against them. Mr. Eberle said the neighbors want to be present at the meeting for this request and they don't find out until the Friday before the meeting if the petition is being continued or will be heard. He asked that the rules be changed so the petitioner is required to notify the surrounding property owners of any continuations and the date the meeting will be held on.

Mr. Hayden said that request will be entered into the record. He said that request is something that would need to go through the City Council and suggested that since the City is currently going through a major revision of the ordinances that Mr. Eberle send a letter to the Council with his request for a change.

2008-79 CURVES – 338 Memorial Drive – PUBLIC HEARING
Special Use Permit to allow Commercial Recreation.

Mr. Hayden stated that the fees have been paid, and the sign has been posted. He said the surrounding property owners have been notified and the Certificate of Publication is in the file. Mr. Hayden waived the reading of the legal notice without objection.

Amy Boucek was present to represent her petition. Ms. Boucek asked if there were any questions from the Commission. Mr. Hayden said the request is for a Special Use Permit for a Commercial Recreation use. Ms. Boucek said they have been in business for several years and are moving locations.

Mr. Hayden asked if there were any concerns with the conditions recommended by Staff in the report. Ms. Boucek said she had spoken with the Building Department earlier in the day and has been informed that since this is a women only facility that only 1 washroom would be required. Also they currently have 14 machines but Curves usually adds a machine every year or so and they will probably have another machine soon. She did not want to have to come back to amend her Special Use. Mr. Hayden said the number of machines allowed was based on the parking but there is plenty of parking at that location. Ms. Maxwell said they would be agreeable to an additional 2 machines making the maximum 16.

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

Mr. McDonough asked if KRW Insurance was the only other use in that building. Ms. Maxwell said yes.

Mr. Skluzacek asked if they would change the condition to a maximum of 16 machines. Ms. Boucek said yes. Mr. Skluzacek said he didn't want to leave it open to any number of machines.

Mr. Skluzacek moved to approve the Special Use Permit for Commercial Recreation for Curves at 338 Memorial Drive with the following conditions:

1. Approved plan, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application (Boucek, received 12/1/08).
 - B. Architectural building floor plan (Mark Elmore Associates Architects, dated 6/12/96, received 12/1/08).
 - C. Floor Plan (Boucek, received 12/1/08).
2. The Special Use Permit applies only to Curves which shall have not more than ~~14~~ **16** training machines.
3. The tenants shall ensure that all customers are parked in on-site parking stalls. No parking in drive-aisles or on Memorial Drive is permitted.
4. The petitioner shall address all of the review comments of Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

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

2008-80 CRYSTAL LAKE BRAKE & AUTO - 6200 Berkshire – PUBLIC HEARING

Special Use Permit for outside storage of vehicles; and Zoning Variation from the required 6-foot solid screen of fence, earth berm or dense evergreen growth.

Mr. Hayden said the petitioner has requested to be continued to the next PZC meeting on January 21, 2009.

Mr. Esposito moved to continue 2008-80 Crystal Lake Brake and Auto to the January 21, 2009 PZC meeting. Mr. Batastini seconded the motion. On roll call, all members voted aye. Motion passed.

REPORT FROM PLANNING

- 2008-70 Terra Cotta Tech – 620 Dakota St. (lot behind) – Annexation, Rezone
- 2008-75 Crystal Lake Business Center Lot 2 Unit 1 – 285 Memorial Dr. – Final Plat of Resubdivision
- 2008-76 Monkey Joe's B-day Parties – 6250 Northwest Hwy. Unit B - Special Use Permit
- 2008-77 M'Lady Nissan – 5656 Northwest Hwy. – Special Use Permit Amendment
- 2008-78 Riggsby-Hahn Project – 116 N. Virginia St. – Final PUD

Ms. Maxwell reviewed the items that will be discussed at the next meeting. She said they will also be adding a training session which could possibly be on traffic or the TIF districts.

Mr. McDonough said there are three members of the PZC who are members of the Zoning Commission for the UDO. He asked if it would be possible to have the UDO discussed at the

workshop so the members who will be using it have an opportunity to review it and comment on it to Council. Mr. Hayden said the condensed presentation given to Council would work. Mr. McDonough said they would point out the sections they struggled the most with. Ms. Maxwell said it would be good to have more input and get used to the new document before we start using it.

Mr. McDonough said Joe Gottemoller, attorney, took the time to read the entire document and made some very constructive comments.

COMMENTS FROM THE COMMISSION

Mr. Batastini said he had attended a wake the previous evening at the Davenport Funeral Home on Route 176 and it is grossly under-parked. There also is no cross access so if people wanted to park in the adjacent strip center they had to make a left turn out of the funeral home and it was bad weather. This is a safety issue and asked if they could revisit the cross access between the two sites. Mr. Batastini said he would also like to check what the parking requirement is for funeral homes in the new UDO. Mr. McDonough said Staff used the national standards. Ms. Maxwell said Staff also checked other communities. Mr. Hayden said it really depends on who passed away with the number of people who attend the wake.

Mr. Batastini said the new Taco Bell looks good.

The meeting was adjourned at 8:00 p.m.