



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION  
WEDNESDAY, FEBRUARY 17, 2016  
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, Goss, Greenman, Jouron, Skluzacek, and Hayden were present. Mr. Batastini was absent.

Michelle Rentzsch, Director of Community Development, Katie Cowlin and Elizabeth Maxwell, both Planners, 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 FEBRUARY 3, 2016 PLANNING AND ZONING COMMISSION MEETING**

Mr. Jouron moved to approve the minutes from the February 3, 2016 Planning and Zoning Commission meeting as presented. Mr. Goss seconded the motion. On roll call, members Esposito, Goss, Jouron, Skluzacek, and Hayden voted aye. Mr. Greenman abstained. Motion passed.

**2016-02 BURGER KING – 855 E Terra Cotta Ave – PUBLIC HEARING**

A Special Use Permit Amendment to allow changes to the approved elevations, and a variation from Article 4-1000(F) to allow a total of 373.26 square feet of wall signage and to allow greater than 75 square feet of wall signage on a single façade.

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.

Jonathan Nuscher, architect, was present to represent the petition. He showed the existing elevations of the store and the proposed elevations and explained the changes to the exterior of building. There are also interior changes.

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

Mr. Jouron asked if the color shown on the roof is correct. Mr. Nuscher passed around the samples. Mr. Jouron likes the changes and the colors.

Mr. Greenman said part of request is for a variation for wall signage. The Commission needs to ensure the

Findings of Fact are met. He asked what the hardship is for the variation. Mr. Nuscher said the signs are standard corporate sizes and they need to comply with their standards. Mr. Greenman understands that there are corporate standards that are requested, but he doesn't believe that fulfills the hardship requirements. He suggested that the petitioner think about the hardship so when he goes before Council he will be able to share that with the Council members. Mr. Greenman said he doesn't feel the Findings of Fact have been met and can't support the request.

Mr. Esposito said he was also looking to see what the hardship would be. It could possibly be the way the building is situated on the lot. Mr. Nuscher said this is mostly to upgrade the look. The signs are not seen very well from the street.

Mr. Skluzacek like the upgrades to the building and feels it looks much better. He agrees with the previous comments made regarding the sign variation.

Mr. Goss said the petitioner's request is for a larger square footage than what staff is recommending. He doesn't have a problem with 132 square feet. He also believes the elevations presented may be mislabeled. Mr. Goss said he would add a condition that the light band not be installed. Mr. Nuscher said that is part of the request. Mr. Goss can't approve it.

Mr. Hayden said the light band counts as signage. If it is not illuminated, he can support the request. He added that the petitioner doesn't present a hardship. Mr. Esposito said a similar request was made by Chase Bank and it was not approved. Mr. Goss added that the petitioner can ask Council.

Mr. Hayden reviewed the petitioner's options. He can continue to a future meeting so he has time to speak with corporate about the possible changes or the PZC can vote on this request. Mr. Nuscher said he would like to be continued to a future meeting. Ms. Cowlin said the light band was approved in 1996 and it would still be valid the way the conditions presently read.

Mr. Goss moved to continue 2016-02 Burger King at 855 E. Terra Cotta Avenue to the March 2, 2016 PZC meeting. Mr. Greenman seconded the motion. On roll call, all members voted aye. Motion passed.

**2016-05 CRYSTAL LAKE FOOD PANTRY – 42 East Street – PUBLIC HEARING**

Alternative Use Permit to allow the Crystal Lake Food Pantry, a Community Food Service and a variation from Article 9-200 H b. Alternative Use criteria stating a three-year time limit for any Alternative Use.

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.

Bill Eich with Crystal Lake Food Pantry and Joe Billitteri, broker for the property, were present to represent the petition. Mr. Eich said they have been a big part of the community for the last 33 years. They have been in several locations over the years. Mr. Eich said they needed to acquire some off-site storage as well as a

satellite location. They have been looking for a new location and 42 East Street which is near the train station, has a bus route, etc. which makes the location ideal. He showed photos of the building. Mr. Eich said they also have been asked to help the Illinois Food Bank in providing service to other food pantries. The parking will be expanded and they are planning to have a drive-through which they currently have to help their clients. They will be adding a sidewalk and a side entrance. He showed the area to be paved for the garbage and recycle area. Mr. Eich showed the floor plan which includes freezers and they hope to provide space for other social services that some of their clients use in the office spaces. That would be a convenience for their clients.

Mr. Hayden asked if the petitioner had any concerns with the conditions listed in report. Mr. Eich said they have no problem with the conditions.

Jim Tomasello, 290 E. Crystal Lake Ave., said he had concerns with the food pantry and reached out to the representatives who answered his questions. Currently, there is a problem with homeless people living in the woods nearby. He is also concerned with the drive-through lane being parallel with East Street. Mr. Tomasello added that with the median on Crystal Lake Avenue, people use his driveway to do a u-turn. The proposed drive-through lane would line up with his driveway. He welcomes the food pantry, but has a big concern with people coming into his yard. This is different than if a manufacturing business is there and the employees can be educated. He added that his neighbors are also concerned with the increase in traffic. Mr. Tomasello feels the drive-through at the rear of the building would be better. He doesn't want any more signs – there is enough there as it is.

Mr. Eich said their current location is land locked with a pull-up area. Their volunteers currently direct clients as they are leaving their site and would continue to do that in the future. Mr. Billitteri said they have been in their current location for the past 9 years and it has worked.

Dale Nelson, 386 Poplar, said he is more than concerned with the traffic especially with the median making East Street at Crystal Lake Avenue a right in-right out only. He said there is a truck route that is designated and the drivers don't use it. They go down Poplar Street. There are a lot of young families moving into the area with small children. There is a sign at the street for no truck traffic, but that doesn't stop them and it is not enforced.

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

Mr. Hayden asked what type of uses would be allowed in this building without any variations and what type of traffic would they create. Ms. Maxwell said it would depend on the type of manufacturing use. Also, it could be an all office which would possibly have a larger traffic count. Mr. Hayden asked if what is proposed would be the lesser evil. Ms. Maxwell said the building could house a business with a few employees with many machines. Mr. Hayden said that is highly unlikely.

Mr. Goss asked if the parking will remain. Mr. Eich said yes. Mr. Goss suggested to possibly reverse the

flow of the drive-through and asked how many cars usually stack. Mr. Eich said there are typically 10 to 15 cars. Mr. Goss asked how they could enforce not using the driveways as a turn around. Mr. Billitteri said they have been good neighbors and their track record shows there have been no problems. Mr. Eich said their clients are from Crystal Lake. Mr. Goss said if that is the case, the bulk of clients would be turning right out of East Street onto Crystal Lake Avenue. He does not have a problem with the use and hopes they can find a way to protect the neighborhood.

Mr. Skluzacek doesn't have a problem with food pantry in this location. Instead of having the drive-through in front, why not have it on the side or even take the items to their cars in the parking lot. Mr. Eich said some of their clients need the help.

Mr. Esposito said signage could possible help. He said when he works at the food pantry there are usually two cars at one time in the drive-up area. There are possibly 40 cars in a 4 to 5 hour period. The volunteers will need to be shown how to get out of the site. He suggested the petitioner talk to the neighbors on a regular basis.

Mr. Greenman agreed with comments that have been made. This is an outstanding service that is badly needed. They all don't want to have people need the service, but thankful there is a place for them to go. He knows that they want to be a good neighbor and have in the past. The message to the neighbors is to continue to have conversations with Mr. Eich. They don't want to impact the neighbors and everyone needs to live in harmony. Mr. Greenman said they couldn't ask for a better neighbor than the food pantry. There needs to be communication.

Mr. Jouron said his only comment is there should be a weight limit added to the truck sign. Mr. Greenman suggested possibly "no through traffic." Mr. Hayden feels this is the best of what could go there. This will have the lowest impact of what can go there.

Mr. Esposito moved to approve the Alternative Use Permit to allow the Crystal Lake Food Pantry, a Community Food Service and a variation from Article 9-200 H b. Alternative Use criteria stating a three-year time limit for any Alternative Use for the Crystal Lake Food Pantry at 42 East Street with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application (Food Pantry, received 02/01/16)
  - B. ALTA Survey (Luco Construction, received 02/01/16)
  - C. Site Plan (Food Pantry, received 02/01/16)
  - D. Floor Plan (Food Pantry, received 08/03/15)
2. The Alternative Use Permit is approved for the Crystal Lake Food Pantry only and only as illustrated on the attached plans. Any expansion of the use would require review and amendment of this Alternative Use Permit.

3. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue, Police, and Public Works Departments.

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

**2016-06 KINCAID (SALON-DAY SPA) – 77 E Woodstock St – PUBLIC HEARING**

Special Use Permit for a massage therapeutic establishment and a variation from Article 4-200 from the required minimum parking of 33 spaces to allow 0 spaces.

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.

Kevin Kincaid, petitioner, Christina Murar and Cindy Hutzeman, with Blush Salon, were present to represent the petition. Mr. Kincaid said they are requesting a Special Use Permit for a massage therapeutic business and a variation for parking. The building is currently vacant and they are looking to have the salon in one area and possibly a coffee shop in another portion of the building. Ms. Hutzeman said they are currently at 53 Brink Street and it's a small space. They have more stylists than what they have space for. The 4,000 square foot space would allow them to go from 7 to 12 stylist stations, spa rooms, nail stations, and be a more full service salon. She said they have a lot of clients who want other things done, but currently they don't have the room for them. Ms. Hutzeman said they don't have a parking issue now and this new location would be only about a minute walk from their current location. Also, with the parking available across Woodstock, it would be an improvement for their clients since Starbucks clients are always filling the parking lot.

Mr. Hayden asked if the petitioners had any concern with the conditions in report. Ms. Hutzeman said they currently have Z-lot parking spaces and Mr. Kincaid has been in contact with the City about water line.

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

Mr. Goss does not have a problem with request and feels the Findings of Fact have been met. Mr. Skluzacek also supports the request. Mr. Esposito asked about their business hours. Ms. Hutzeman said they are closed on Sunday and Monday and the other days are mostly daytime hours. Mr. Esposito said the hours for this business are not same hours for Georgio's so the parking should not be an issue.

Mr. Greenman supports the request and asked about the parking variation. Ms. Maxwell explained that the variation includes the possibility of a coffee shop. The salon is considered one use and the second use is the coffee shop.

Mr. Jouron said he is ok with the uses. He congratulated the owners of the salon for a growing business.

Mr. Hayden asked if there would be an inside entrance so clients can get coffee when they are having services rendered. Mr. Kincaid said as the code stands now and the cost of those improvements it would not be done at this time, but possibly in the future. He added that there will be vacant square footage in the building even after both uses take what they want. Mr. Hayden asked if the code requirements be the same if there is just a window pass the coffee through. Mr. Kincaid said he wasn't sure. He has worked in many communities and found Crystal Lake's staff to be very helpful and the best he has worked with.

Mr. Jouron moved to approve the Special Use Permit for a massage therapeutic establishment and a variation from Article 4-200 from the required minimum parking of 33 spaces to allow 0 spaces at 77 E. Woodstock Street with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application (Kincaid, received 01/28/16)
  - B. Coffee Shop floor plan (Kincaid, received 02/09/16)
  - C. Salon floor plan (Blush Salon, received 02/12/16)
2. The petitioner must comply with the State requirements and provide the City with a copy of every licensed masseuse at the location.
3. The operator of the Blush Salon shall comply with the SUP criteria for massage therapeutic establishments.
4. The parking variation is granted for these two uses, if the uses intensify or a new more intense use locates here, the request will need to be amended to review the parking in the future.
5. All employees for these two businesses must acquire and maintain Z-lot passes.
6. A sprinkler system and water service line upgrade may be necessary depending on use and occupancy.
7. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works, and Fire Rescue Departments.

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

**2016-07 PLANET FITNESS – PARTY CITY (BOHL FARM) - 5320 & 5360 Northwest Hwy. – PUBLIC HEARING**

Final PUD Amendment to allow 189.64 square feet of wall signage for Party City, 140 square feet of wall signage for Planet Fitness, and a change to the approved exterior elevation for the Planet Fitness space.

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.

Mark Lee with Berengaria Development and Kara Giummo with Party City were present to represent the petition. Mr. Lee said the site was formerly Dominick's and was purchased for the purpose of redevelopment. Fresh Thyme recently moved into a portion of the area and has been very successful. They are requesting the sign variations because they are set back several hundred feet from Route 14 and there are outlot buildings blocking the view of this building. He added that the Party City space is only 72 feet wide. The UDO doesn't provide relief for this width of tenant space. The signage is completely in keeping with other anchor spaces in this shopping center. Ms. Giummo said the hardship is the distance from Route 14. It is hard to see the rear tenants with the outbuildings blocking the signage.

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

Mr. Jouron said his problem with the request is the change in the architecture. This center received an award for the design. He also is not sure he likes the yellow sign on the building and feels it takes away from the quality look of the center. Mr. Jouron realizes the building is set back from the street. Mr. Hayden said it does compliment the colors in the Fresh Thyme sign. Mr. Lee said Planet Fitness has agreed to match the yellow used in the Fresh Thyme sign. Mr. Jouron said it doesn't have to match. Mr. Lee said there will be paint on the EIFS to frame the sign. It is important to Planet Fitness use both the yellow and purple colors.

Mr. Greenman asked how the square footage was determined. Mr. Lee said they want the text to bisect the top and bottom over the entrance and also keeping in mind the distance between the building and Route 14. The tag line needs to be a certain size to be readable from the road. Mr. Greenman said they are also asking for a building elevation change. He understands that Fresh Thyme has changed their portion of the elevation. Mr. Lee said the only change to elevation is to remove the arch above the doorway. The arches worked well for Dominick's, but don't work well for multi tenants. Mr. Greenman asked how they came up with the size of the Party City sign. Ms. Giummo said the tag line needs to be large to fit in that space without making a custom sign and be readable from the road. Mr. Greenman asked if they ever thought of leaving the arch element in. Ms. Giummo said they want to keep in line with the Planet Fitness. Mr. Greenman asked how large is the tag line portion of the sign. Ms. Giummo said around 30 square feet. Mr. Greenman doesn't feel anyone will see that and the size of the sign is excessive. They are requesting significantly more signage than Planet Fitness. He can't support 189 square feet. Mr. Greenman said he appreciates their honesty about the size selection and asked that they rethink the size.

Mr. Esposito said they flattened the wall. He liked the arches and removing them takes away the style. These are more "cartoony" signs. They did give Dominick's a larger sign because of setback and they know the businesses need to get people in the door. He said the anchor stores will help get people into these stores. This signage is a little excessive and it's also because of what they are doing to the building which is

why he can't support the request.

Mr. Skluzacek said he doesn't mind what they are doing there. Mr. Lee said they will match the yellow in Fresh Thyme's sign. Mr. Skluzacek said it will be better to have it the same color.

Mr. Goss said he has a problem with the Party City sign. He feels Party City's sign should be smaller, centered, and eliminate the tag line. Ms. Giummo agreed to remove the tag line and center the Party City like others. Mr. Lee said they could remove the tag line, reduce the letters to 48 inches, and center it. There would be more distance between the signs and architectural feature.

Mr. Hayden said they are losing the symmetry of the shopping center and Mr. Goss' comments are bringing back the symmetry. He asked if there will be awnings below the Party City sign. Mr. Lee said yes. Mr. Hayden said there are no awnings for Planet Fitness and either they both should have them or neither depending on the agreement with the proposed tenants.

Mr. Jouron said this was an award winning design. The area was changed by Dominick's and it wasn't the best change. With this change it is turning into a plain strip center. Mr. Esposito said the elevation is just a plain flat surface. Mr. Hayden said if the signs would fit in the arches it would be ideal. Mr. Goss said Party City's sign won't fit in the arch. Mr. Esposito this cheapens the center more. Mr. Lee said if all of the businesses had the arch features he would understand.

Ms. Giummo agreed that the Party City sign be lowered to match the height of Planet Fitness.

Mr. Greenman said this went from a single tenant to three tenants and he doesn't get a sense that it flows very well. Fresh Thyme has a unique façade and he gets that. He doesn't believe it is an enhancement to what was there and takes away from both businesses. This looks cheap and doesn't do much for him. Mr. Greenman said he understands using the same yellow, but it won't look the same because the backgrounds are different. He's not sure that it should match or that they would want it to match. The more he looks at this, the more he is underwhelmed with the signage and can't support it. He added that he appreciates making the Party City sign smaller.

Mr. Lee suggested the signs be more symmetrical and Party City's sign use 48 inch tall letters and remove the tag. Also they will center the signs from top to bottom.

Mr. Goss moved to approve the Final PUD Amendment to allow ~~189.64 square feet of~~ **48-inch tall letters and remove the tag line from the** wall signage for Party City, 140 square feet of wall signage for Planet Fitness, and a change to the approved exterior elevation for the Planet Fitness space at 5320 & 5360 Northwest Highway with the following conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
  - A. Application (Berengaria, dated 01/28/16, received 01/29/16)
  - B. Exterior Elevations (Perspective Design, Inc., dated 02/12/16, received 02/12/16)



C. Site Plan (Berengaria, dated 8/19/15, received 01/29/16)

D. Survey (Blackledge Land Surveying, Inc., dated 06/21/14, received 01/29/16)

2. The total approved wall signage for Party City is ~~70 square feet~~ **using 48-inch tall letters, remove the tag line and to align the sign vertically with Planet Fitness,** as permitted by the UDO.
3. The wall signage for Party City must be vertically centered on the façade.
4. The shade of yellow paint on the EIFS behind the Planet Fitness sign must match the yellow on the Fresh Thyme wall sign.
5. The background of the tenant copy area on the freestanding sign will be beige and comply with the standards from ordinance 5044 & 5303.
6. The petitioner shall comply with all of the requirements of the Community Development Department.

**7. The awnings over the entrance to the two units shall either both be installed or both removed.**

Mr. Skluzacek seconded the motion. On roll call, members Goss, Skluzacek, and Hayden voted aye. Members Esposito, Greenman, and Jouron voted no. Motion did not pass.

Mr. Esposito said the architecture is going away. Mr. Greenman said he is not sure that the arches should stay but believes this request is taking away from what is there. He would like to see something other than what is there. Mr. Jouron said it looks cheap. Mr. Hayden asked the petitioner if they would like to be reconsidered and come back to another meeting after talking with the businesses. Mr. Goss said this is no recommendation going to the Council. Ms. Rentzsch said the City Council receives the minutes from this meeting and will know why the decision was made. The petition can move forward if they would like. Mr. Greenman understands what they are trying to accomplish and could present a revision to City Council. Mr. Lee said they will talk with tenants and see what can be done. They are trying to make as few changes as possible to the existing facade. Mr. Goss asked if the petitioner was comfortable going forward to Council or would they prefer to come back to PZC. Mr. Lee said they are ok with moving forward to Council. Mr. Greenman said they want the uses in the City. It's the signs and not the businesses.

**2015-19 CRYSTAL LAKE SENIOR RESIDENCES– 295 Pathway Court** – PUBLIC MEETING  
Conceptual review for the Crystal Lake Senior Residences.

Mr. Hayden stated that this is a conceptual review only.

Mark Saladin, attorney, Tom Brantley with Gardner Development, Alli Gentles with Harley Ellis, Bradley McCauley with Site-D, and Jessica Hotaling with Housing Opportunity Development Corporation, a non-profit agency, were present to represent the conceptual plan. Mr. Saladin said they are requesting comments on a senior housing development for a portion of the property owned by Immanuel Lutheran Church just

west of Main Street.

Mr. Brantley said they are requesting the Commissioners comments on an 80-unit independent senior housing development for persons 55 years old or older. Mr. Brantley reviewed the properties developed by HODC including one in Woodstock and Fox River Grove. They manage 226 units. He reviewed Gardner Capital which operates in 12 states. They don't sell any developments. They manage and rent units in 55 communities. Mr. Brantley reviewed the market area demographics, as well as the rent range for regular apartment units in the area. There are similar developments in the area and they are fully occupied and have waiting lists. Currently, there are no affordable senior housing developments being planned. This is a development that is needed in this community.

Ms. Gentles presented developments they had done previously in the area as well as showing the proposed site development. They researched the area to determine the materials, colors and style of the housing facility. The design of the building includes an entry which has a clear view straight through it to the courtyard. She showed the concept elevation and described the materials to be used. The first floor plan including a great room, fitness and wellness centers, offices and the wings are where the units will be. The second and third floors are all residential units. Each unit will have a full kitchen and a laundry.

Mr. McCauley showed samples of projects that their firm has done including a college, senior apartments, and single family/townhomes. He showed the site plan which includes a promenade entry to the site. They propose the building to be set more on the south end of the lot to allow a larger buffer to the existing homes to the north and fire trucks can access the building from Pathway Court. There will be several walking paths provided for the tenants' use. Mr. McCauley said there will be community gardens available.

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

Mr. Jouron said this is a very nice project and the rooms are well laid out. He asked about an area for children visiting their grandparents. Mr. Brantley said there is space in the courtyard and plenty to do outside, but his experience is that the seniors usually go to visit their families and not have the families come to them. The average tenant age is 70+ since people are living healthier lives. There is plenty of room for the kids to play and the high school is directly to the west. Mr. Jouron asked how this development will connect to the shopping centers. Mr. Brantley said there are sidewalks available so people can easily walk to the store. Mr. Jouron asked if there will be balconies in the units. Mr. Brantley said no. Mr. Jouron asked where the tenants can go to grill since there are no balconies. Mr. Brantley said there will be a grilling facility available in the courtyard. Mr. Jouron asked if there will be a custodian on site. Mr. Brantley said yes.

Mr. Greenman thanked the developer for coming before them with a conceptual review. That opens up the dialog. He asked if all of the units will be rentals. Mr. Brantley said yes. Mr. Greenman asked if there will be any food offerings in this facility. Mr. Brantley said no since this is an independent senior housing development. Food availability is offered in the next two tiers of senior care – assisted living and nursing

home. Mr. Greenman asked if the rent will include everything. Mr. Brantley said it will include everything except electricity and cable. Mr. Greenman asked if Fire Rescue had any comments regarding the building location and only one access point. Ms. Maxwell said she has not received full staff comments yet. Mr. Greenman said having one access point seems a bit risky. Mr. Brantley said there is a large school and church farther down the cul de sac. Mr. Saladin said there is another road stub to the north which could be gated for emergency access only.

Mr. Greenman likes the architecture presented, as well as the elements and materials. He asked that when the developer returns that they have an elevation showing the sides of the building, as well as into the courtyard. He feels this is the right property for this development. He couldn't think of a better place for this. There is a lot of open space on this property and there won't be a need for a lot of variations. Mr. Brantley said there may be a slight height and parking variations. Mr. Greenman suggested land banking some parking spaces so they have them noted on the plan in case they need them. He likes what has been presented.

Mr. Esposito said there will be people moving in and out. He asked if there is a back door with a service elevator for moving. Mr. Brantley showed the other entrances and elevator locations. He said the average turn-over in a regular rental unit is probably 30-50%, but for affordable senior housing it is 10%. Mr. Esposito suggested slightly wider parking stalls to make it easier for people to park. He asked about the possibility of a few garage units somewhere on the property. Mr. Brantley said there are problems with buildings being run into and not everyone would get a garage. Mr. Esposito asked where the garbage could be located. Mr. Brantley showed possible locations and said there will be garbage shoots for the tenants to take their garbage to. Mr. Greenman said you don't want it close to the courtyard.

Mr. Skluzacek likes the design but is concerned with safety aspects of the building from second and third floor if there is a fire. Ms. Gentles said they could add more stairwells.

Mr. Goss said he likes the plan, the architecture, and there is about 50% open space. He said the number of parking spaces is good. He asked how people will access the building after hours. Mr. Brantley said the tenants will have key cards that allow them into the entrances and their own unit. Mr. Goss asked if there will be overnight staffing. Mr. Brantley said they will be there during business hours until 7 p.m. and weekends. Mr. Goss likes the project and this is a perfect location for it.

Mr. Hayden asked how police and fire would enter at night. Mr. Brantley said they will have a master key card. Mr. Hayden asked if the building is sprinklered. Mr. Brantley said yes. Mr. Hayden asked if there will be a fire suppression system in the garbage shoots. Mr. Brantley said yes. Mr. Hayden asked if smoking will be permitted. Mr. Brantley said no, not on the property at all. Mr. Hayden asked if there will be a party room to rent. Mr. Brantley said the great room and another smaller room on the side would be available. Mr. Hayden asked how long could grandchildren stay. Mr. Brantley said overnight or a weekend.

If it is longer the management needs to be told. Mr. Hayden asked if the residents have kids that are 18 to 20 years old that still live with them would they be allowed to live there. Mr. Brantley said they need to abide by the fair housing act. Mr. Hayden asked if there criminal background checks are conducted. Mr.

Brantley said yes. They reserve the right to deny residency to anyone they don't like. Mr. Hayden asked if there are exceptions for disabled vets. Mr. Brantley said of course. Mr. Saladin said the local veterans groups pair up with projects like this. Mr. Brantley said they could set aside a specific number of units for vets only.

Mr. Brantley welcomed any specific recommendations. He said they will be fine tuning the plan and if the Commissioners had any other thoughts or ideas to please let them know.

Mr. Hayden asked if this conceptual plan will be going before Council. Mr. Brantley said he wasn't sure. Mr. Hayden said they may want to be certain the Council feels this is a good location for this use before they spend time on the plans.

Mr. Greenman asked about the timing of this project. Mr. Brantley said they will be submitting for funding shortly and they could break ground in the Spring 2017 with leasing later that year.

Mr. Brantley thanked the Commissioners for their time and comments.

**REPORT FROM PLANNING**

- Casey's Gas Station – SW Route 176 & Terra Cotta - SUP
- Achieve Footwear (former New Balance) – 1AW Crystal Lake Plaza – Final PUD Amendment

Ms. Cowlin reviewed the items on the agenda for the March 2, 2016 PZC meeting.

**COMMENTS FROM THE COMMISSION**

Mr. Hayden said Mr. Skluzacek and his wife have been married for 50 years. Mr. Skluzacek thanked everyone.

There were no other comments from the Commissioners.

The meeting was adjourned at 10:45 p.m.