



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION  
WEDNESDAY, MARCH 2, 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 Batastini, Esposito, Goss, Greenman, Jouron, Skluzacek, and Hayden were present.

Katie Cowlin, Planner, was 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 17, 2016 PLANNING AND ZONING COMMISSION MEETING**

Mr. Jouron moved to approve the minutes from the February 17, 2016 Planning and Zoning Commission meeting as presented. Mr. Goss seconded the motion. On roll call, members Esposito, Goss, Greenman, Jouron, Skluzacek, and Hayden voted aye. Mr. Batastini abstained. Motion passed.

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

This petition was continued from the February 17, 2016 PZC meeting.

A Special Use Permit Amendment to allow changes to the approved elevations, and a variation from Article 4-1000(F) 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. He added that the petitioner was sworn in at the previous meeting and that is still in effect.

Jonathan Nuscher, architect, was present to represent the petition. Mr. Nuscher said he spoke with both corporate and the franchisee and they both agreed to eliminate the illuminated red light band and replace it with a red metal band. That would bring their signage to under 150 square feet.

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

Mr. Goss thanked the petitioner for making the change. He said with that change, this request meets the Findings of Fact. Mr. Skluzacek said he does not have a problem with the revised request. Mr. Greenman added his support of the request. Mr. Batastini said he was not at the last meeting and lives around the corner. The changes look nice and he is ok with the request.

Mr. Hayden appreciates the petitioner's willingness to go back to corporate and the franchisee with possible

changes. He asked that the petitioner thank them as well.

Mr. Goss moved to approve a Special Use Permit Amendment to allow changes to the approved elevations, and a variation from Article 4-1000(F) to allow 84.3 square feet of wall signage on a single façade which is greater than the permitted 75 square feet for Burger King at 855 E. Terra Cotta Avenue with the following conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
  - A. Application (Massey, dated 01/04/16, received 01/07/16)
  - B. Elevations (Interplan LLC, dated 12/23/15, received 01/07/16)
  - C. Plan Set (Interplan LLC, dated 12/23/15, received 01/07/16)
  - D. Sign Package (Interplan LLC, dated 12/26/15, received 01/28/16)
  - E. Email regarding Light Band (Interplan LLC, received 2/25/16)
2. Any cosmetic change to the freestanding sign should be complementary to the principal structure.
3. The light band will be disabled; the red metal band will be allowed to remain non-illuminated.
4. The conditions of approval from previous ordinances for the subject property are still valid.
5. Any future changes to the façade may be approved administratively if the design standards in Article 4-900 are met.
6. The petitioner shall comply with all of the requirements of the Community Development, Public Works, Police, and Fire Rescue Departments.

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

### **REPORT FROM PLANNING**

- Crystal Lake Food Pantry – 42 East Street
- Kincaid (Salon-Day Spa) – 77 E Woodstock St
- Planet Fitness – Party City (Bohl Farm) - 5320 & 5360 Northwest Hwy.
- UDO Amendments – Part 1 - various
- Heartland Cabinets (Gary Reece) – 5002 Rickert Rd – Annexation

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

### **COMMENTS FROM THE COMMISSION**

There were no comments from the Commissioners.

The meeting was adjourned at 7:40 p.m.