



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, AUGUST 3, 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.

Kathryn Cowlin, Planner, and Heather Maieritsch, Economic Development Manager, 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 JULY 20, 2016 PLANNING AND ZONING COMMISSION MEETING

Mr. Jouron moved to approve the minutes from the July 20, 2016 Planning and Zoning Commission meeting as presented. Mr. Skluzacek seconded the motion. On roll call, all members present voted aye. Motion passed.

2012-78 U-HAUL STORAGE – 4504 Northwest Hwy. – PUBLIC HEARING

Rezoning upon annexation to M- Manufacturing Planned Unit Development; and Special Use Permits for:

- A. Bulk inside storage and B. Outdoor storage of vehicles.

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.

Ivy Shaw was present to represent the petition. Mr. Hayden asked if the petitioner was seeking annexation into the City and to allow their business to continue as it is currently. Ms. Shaw said that is correct.

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

Mr. Goss asked if IDOT owns the property between U-Haul and Route 14 and the property to the northwest.

Ms. Shaw said yes. Mr. Goss said this request meets the Findings of Fact and believes that some are not applicable.

Both Mr. Skluzacek and Mr. Esposito are ok with the request.

Mr. Greenman stated that vehicles may only park on approved surfaces and not on grassy areas. Ms. Shaw agreed.

Mr. Greenman moved to approve the Rezoning upon annexation to M- Manufacturing Planned Unit Development; and Special Use Permits for: A. Bulk inside storage and B. Outdoor storage of vehicles for U-Haul Storage at 4504 Northwest Highway with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Petition to Annex (U-Haul, received 07/13/16)
2. The outdoor storage should only be on an approved surface, the parking of vehicles on the grass is prohibited.
3. The petitioner shall comply with the requirements of the Community Development Department.

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

2012-84 COPLEY – 4709 Route 176 – PUBLIC HEARING

Rezoning upon annexation to M- Manufacturing Planned Unit Development; and Special Use Permits for:
A. Recycling collection center, and B. Outdoor storage of materials, equipment and vehicles.

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.

Joe Gottemoller, attorney, and Charles Copley, owner, were present to represent the petition. Mr. Gottemoller said they are requesting annexation of the property and said there is only one condition they have a disagreement with. He said the petitioner wants to keep the billboard that is currently on the property and the City wants them to take it down. They want to continue the use of the property as it currently stands. Mr. Gottemoller added that they also recycle roofing shingles at this site.

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

Mr. Goss and Mr. Skluzacek are ok with the request. Mr. Hayden asked about the billboard question. Mr. Goss said he doesn't have a problem with it and City Council has the final decision. Mr. Jouron said parking on grass is not permitted. Mr. Copley said they won't park on the grass. Mr. Gottemoller said there isn't much grass left on the site to park on.

Mr. Hayden called for a motion from the Commissioners. A member of the audience who had just arrived

asked if there was any public comment for this request. Mr. Hayden said they had just closed the public comment portion of the meeting. He reopened the public comment.

Brian Mulville, 781 Silk Oak Lane, asked what the request is. Mr. Hayden explained that the property is currently under County jurisdiction and they are requesting to annex into the City and continue their business as it is now. Mr. Mulville said he is not sure what is going on there. He said there is a lot of machinery and grinding during the day. He asked if there is recycling there. The noise is really loud and annoying. He added that his daughter is a nurse and sleeps during the day. Mr. Mulville stated that this is not an environment for being next to a residential area. Mr. Copley said they are trying to clean up the property and it could be a skidster and added that they do grind mulch occasionally. Mr. Mulville stated that it is very loud and is concerned it will increase. He added that this will hurt the property values.

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

Mr. Goss said the use will not change with the annexation. If the neighbors feel it is too loud then they can contact the City instead of County. Mr. Mulville said the grinding started in the last year. Mr. Copley again said they are trying to clean up the property and believes that has something to do with the noise. There shouldn't be a problem after it's completed. He wants to bring something positive into the City.

Mr. Greenman appreciates the comments that were made and he is confident that Mr. Copley will take care of things. There are a number of responsibilities that he will have as being a part of the City. He recommends talking to Mr. Copley and if there are any additional issues those can be brought to the City. Mr. Greenman added that the neighbors are in a better position with the property being in the City which has better control than the property being in the County. He added that there is another opportunity to bring their comments and that is to attend the City Council meeting. Mr. Esposito said if this annexation is not approved, it will remain under County jurisdiction and under their rules. Mr. Greenman agrees that this request meets the Findings of Fact and Special Use Permit criteria.

Mr. Goss moved to approve the Rezoning upon annexation to M- Manufacturing Planned Unit Development; and Special Use Permits for: A. Recycling collection center; and B. Outdoor storage of materials, equipment and vehicles for Copley at 4709 Route 176 with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Petition to Annex (Gottemoller, received 07/12/16)
2. The outdoor storage of vehicles should only be on an approved surface, the parking of vehicles on the grass is prohibited.
3. The petitioner shall comply with the requirements of the Community Development Department.

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

2012-89 HUGHES SIGNS – 652 W. Terra Cotta Ave. – PUBLIC HEARING

Rezoning upon annexation to W- Watershed; and Special Use Permits for: A. Outdoor storage of material and equipment, and B. Two wireless communications towers.

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.

Joe Gottemoller, attorney, Penny Hughes, Vickie Hughes, and Howard Hughes were present to represent the request. Mr. Gottemoller said they have been working on this for some time. There were color aerial photos of the site provided which shows that there are two lots. One is owned by the partnership and the other is a Home State Bank Trust. One of the lots is a flag lot which has two cell towers located on it. He said staff is asking that there be no more towers on the property and added that there is no more room. They are requesting for Watershed zoning but also requesting that manufacturing use be added. This is similar to the Parrish property to the south which was annexed at the City Council meeting the night previous. Mr. Hayden asked if both parcels are accounted for in the legal notice. Ms. Cowlin said they were and there will be two annexation agreements – one for each lot. Mr. Gottemoller added that they won't put up billboards on these properties.

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

Mr. Goss asked if there is liability insurance for the two towers. Ms. P. Hughes said definitely. Mr. Goss said this meets the Findings of Fact.

Mr. Skluzacek asked if all of the vehicles on the property are in running order. Ms. P. Hughes said there may be vehicles there for a few days for repair. Mr. Skluzacek said he is concerned with leaking fluids. Ms. P. Hughes said the vehicles are running and that should not be a problem.

Mr. Esposito said he is ok with the request.

Mr. Greenman asked staff if the property is sold would the Special Use for the cell towers go with the property or with the petitioner. Ms. Cowlin said it is with the property.

Mr. Hayden said there is a number of items to be met for the towers. Ms. P. Hughes said they received permits from both the County and FCC. Mr. Hayden asked if staff is ok with the Findings of Fact since some are not applicable. Ms. Cowlin said staff is ok with accepting the property "as-is." Mr. Hayden said he was hesitant to say this meets the Findings of Fact because there are things that aren't up to City standards.

Mr. Gottemoller said they are also asking to allow the manufacturing use in the Watershed. He would like

that added so it is clear for future interpretation. Mr. Hayden agreed.

Mr. Goss moved to approve the Rezoning upon annexation to W- Watershed **with manufacturing uses**; and Special Use Permits for: A. Outdoor storage of material and equipment, and B. Two wireless communications towers **noting the requirements for the cell tower noted on page 6 of the staff report are accepted as built and not allowing the expansion of any additional towers** for Hughes Signs at 652 W. Terra Cotta Avenue with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Gottmoller, received 07/12/16)
 - B. Petition to Annex (Gottmoller, received 07/12/16)
 - C. Petition to Zone (Gottmoller, received 07/12/16)
2. The outdoor storage of vehicles should only be on an approved surface, the parking of vehicles on the grass is prohibited.
3. The petitioner shall comply with all the watershed requirements and would need to take precautions to ensure any outdoor storage would not contaminate the surface and ground water that flows to the lake, including, but not limited to, using mats under any leaking vehicles and not storing any hazardous materials on site.
4. The petitioner shall comply with the requirements of the Community Development Department.

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

2016-31 GESKE & SONS (HOME ST BANK) – 400 E. Terra Cotta Ave.– PUBLIC HEARING
Rezoning upon annexation to M- Manufacturing Planned Unit Development, and a Special Use Permit for outdoor storage of materials, equipment and vehicles.

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.

Joe Gottmoller, attorney, and Laurie Geske were present to represent the petition. Mr. Gottmoller said this is another example of owners being invited to annex their property into the City. They would like to continue using the property as it has been used for many years. He said this is where Geske & Sons store and maintain trucks and their head quarters is also here. There will be manufacturing-type uses on this property. This property is not in the Watershed. Mr. Gottmoller added that they will not park their vehicles on the grass.

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

this time.

Mr. Goss asked if the property is in the well head protection area. Ms. Cowlin said she believes that area is not in the area but would have to check. Mr. Goss said this request meets the Findings of Fact and has no problem with request.

Mr. Skluzacek said he is ok with the request. He asked about the parking area. Ms. Geske said there is some grass coming through the gravel due to the load of the trucks. Mr. Skluzacek said he would like to see the gravel be brought to City standards within a reasonable time.

Mr. Esposito and Mr. Greenman are ok with the request.

Mr. Jouron said there is a driveway that is not paved next to this property and asked if they use it. Ms. Geske said that property is owned by their family and they sometimes use it to turn the trucks around.

Mr. Greenman moved to approve Rezoning upon annexation to M- Manufacturing Planned Unit Development, and a Special Use Permit for outdoor storage of materials, equipment and vehicles for Geske & Sons at 400 E. Terra Cotta Avenue with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Petition to Annex (Gottmoller, received 07/13/16)
2. The outdoor storage of vehicles should only be on an approved surface, the parking of vehicles on grass is prohibited.
3. The petitioner shall comply with the requirements of the Community Development Department

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

REPORT FROM PLANNING

- Pocketed Annexations
- Parrish/Home State Bank – 301 Dearborn Ct (650 ½ W. Terra Cotta Ave). – Annexation
- UDO Amendments – Part 2 - various
- Car Care (Forward Capital) – 4410 Northwest Hwy – Preliminary/Final Plat, Variations
- Frey – 1083 North Shore Drive – Variations
- Gardner Senior Housing - 295 Pathway Ct – SUP
- Arising Church – 211 N. Virginia St – Rezone, Special Use Permit
- Matt’s Express Car Wash – 1145 S IL Rt 31 – Preliminary PUD
- New Direction Sober Living - 131 Ellsworth St – Special Use Permit
- Medtronic – 815 Tek Dr – Sign Variation

Mr. Hayden asked if they are now a 7 member Commission. Ms. Cowlin said it was approved at the City Council meeting the night previous. Mr. Hayden said it will be easier to have a quorum.

Ms. Cowlin reviewed the items to be discussed at the next meeting on August 17, 2016.

Ms. Cowlin introduced Heather Maieritsch, Economic Development Manager.

COMMENTS FROM THE COMMISSION

There were no comments from the Commission.

The meeting was adjourned at 8:15 p.m.