



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, SEPTEMBER 7, 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.

Kathryn 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 AUGUST 17, 2016 PLANNING AND ZONING COMMISSION MEETING

Mr. Jouron moved to approve the minutes from the August 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.

2012-75 SPACE MANAGEMENT – 6905 COG Circle – PUBLIC HEARING

Rezoning upon annexation to M-L PUD Manufacturing Limited Planned Unit Development; Special Use Permits for: A. mini warehouse self storage; B. two wireless communication towers; C. outdoor storage of materials, equipment and vehicles; and Variations from: A. Article 3-200 M-L zoning district bulk standards for the maximum impervious surface coverage to allow 95%; B. Article 4-700 to allow an 8-foot tall chain link fence with a barbwire crown.

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.

Pat and Dale Dunn were present to represent their petition. Ms. Dunn said they are co-owners with Paul and Selma Stany and they represent nine other business owners and 180+ leases for mini storage that are located on the property. They are requesting to continue the business as it is currently.

Mr. Hayden asked if there were any concerns with conditions listed in staff report. Ms. Dunn said they are ok with the conditions as they relate to the zoning and Special Use Permits. Mr. Hayden said the Annexation Agreement will cover the other items. Ms. Dunn asked to comment about the signs on the property since this record is forwarded to City Council. She said the signs have not been addressed to their satisfaction. The current billboard they have on their property will be required to be removed at the end of

the lease. They want the option of having the sign lease renewed. Ms. Dunn said the billboard faces Route 31 and their property is on the edge of town and not near the city's center. This is an appropriate place for the bill board. She added that at the City Council meeting the night previous, Copley was granted their billboard past their currently lease. Ms. Dunn said they want the ability to extend the lease. Mr. Greenman asked when the lease was up. Ms. Dunn said 2046. Mr. Dunn said they are looking at this for possible future owners of the property. Mr. Hayden said that is up to City Council to decide.

Ms. Dunn said they have a free-standing sign. Their property is hard to get to since you can see it from Route 31, but need to enter off of Route 14. If they were to have a monument sign it would not be seen because they are so low. Also the speed limit on Route 31 is 55 mph which makes it hard for people to see their sign. She added that when you enter the site you can't see the buildings until you are through the gate. There are plans for a hotel next to this property and then they would be behind a 3-story building. This is a very difficult property. Ms. Dunn said the Annexation Agreement states that the existing sign is a non-conforming structure. If more than 50% of the sign is damaged, they would not be able to replace it as it is. Mr. Goss asked how tall the poles are. Mr. Dunn said they are 14 feet tall and it is a very simple wood sign. It is not a neon sign. Ms. Dunn said they are not expanding any signage. They want to keep the site the way it is. Mr. Hayden said they want to repair the sign if the need arises. Ms. Dunn said yes.

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

Mr. Hayden asked about the proposed hotel on the adjacent property. Ms. Cowlin said the approval for the hotel has been extended and the owner could pull permits for the hotel.

Mr. Goss asked if the petitioners want an additional variation for the sign they currently have. Ms. Dunn said yes. Mr. Goss said he has no issues with the sign. His only question is does each cell tower have a separate building and surround. Ms. Dunn said yes. Mr. Goss asked how long have the towers been on the property. Mr. Dunn said he was not sure, but they are set back into an utility area. Mr. Goss said he has no issues with the request and it meets the Findings of Fact. He would also like a variation added for the sign.

Mr. Skluzacek said he is ok with the request. He said there are several businesses in the building on the far south portion of the property. He asked if there are bathroom facilities in each unit or one for all of the units. Ms. Dunn said there is one facility that they all share in another building. Mr. Skluzacek said he doesn't have any issues with the request.

Mr. Esposito asked if the additional variation was published for. Ms. Cowlin said it was. Mr. Hayden agreed.

Mr. Greenman asked if the bill board lease approval go with the property or the owners. Ms. Cowlin explained the situation. Mr. Greenman said if the property is sold in 20 years the annexation agreement would go with property. Ms. Cowlin said yes. Mr. Greenman asked why the petitioners were annexing their property. Ms. Dunn said the City has approached them to annex and they would prefer to annex instead of

being forced annexed. She added that staff has been wonderful and this property is complicated due to the number of uses on it. Mr. Greenman said if this property were already in the City he could not support the request but there are unusual circumstances. He can support the request.

Mr. Jouron said he noticed stored vehicles parking on the grass. Mr. Dunn said that area was the only place they could store that large of a trailer. Ms. Cowlin said it is on a milled surface. Mr. Jouron asked if the car repair businesses will need anything special such as a catch basin for the fluids. Mr. Dunn said the business owners are very good about collecting their fluids. Ms. Dunn said they do not do major auto repair. Mr. Jouron asked what is the height of the billboard. Mr. Dunn was not sure. He added that there are trees that are blocking it out. Mr. Jouron said this property has the best hardship of any business they have seen for a sign variation.

Mr. Batastini said he can support the request. He is very familiar with the property and passes by it many times. They can't see what's going to happen in 30 years with property and would like to see the billboard go at the end of the lease. He added that the City approached owners which puts a different spin on this for the variations.

Mr. Hayden said these comments will be sent to the City Council. He said he doesn't have anything else to add. He asked if this property is anywhere near a City well. Ms. Cowlin said no.

Mr. Goss asked what the legal notice said regarding the sign variation. Mr. Hayden read the legal notice which stated "any variations as necessary to continue the business."

Mr. Goss moved to approve the Rezoning upon annexation to M-L PUD Manufacturing Limited Planned Unit Development; Special Use Permits for: A. mini warehouse self storage; B. two wireless communication towers; C. outdoor storage of materials, equipment and vehicles; and Variations from: A. Article 3-200 M-L zoning district bulk standards for the maximum impervious surface coverage to allow 95%; B. Article 4-700 to allow an 8-foot tall chain link fence with a barbwire crown; **and C. to allow the 14 foot tall pole sign to remain** for Space Management at 6905 COG Circle with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Petition to Annex (Dunn and Stany, 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.

Mr. Goss stated that the Commission had discussed the billboard sign lease.

REPORT FROM PLANNING

- Overly – 390LT E Terra Cotta Ave – Involuntary Annexation
- Harms – 845LT E Terra Cotta Ave. – Involuntary Annexation
- Copley – 835 E Terra Cotta Ave (4709 Rt. 176) – Annexation
- Hughes Signs – 315 Dearborn Ct (652 W Terra Cotta Ave) – Annexation
- Plaza Foot Massage – 16 Crystal Lake Plaza W – Special Use Permit
- Geske & Sons (Home St Bk) – 400 E Terra Cotta Ave – Annexation
- ASR Property – 605 E Terra Cotta Ave (5219 E Terra Cotta Ave) – Annexation
- Athletico – 6500 Northwest Hwy Unit F – PUD Amendment

Ms. Cowlin reviewed the items to be discussed at the next meeting on September 21, 2016.

COMMENTS FROM THE COMMISSION

No comments from the Commission.

The meeting was adjourned at 8:05 p.m.