



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION  
WEDNESDAY, FEBRUARY 4, 2009  
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

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

Michelle Rentzsch, Director of Planning and Economic Development, and Latika Bhide, Planner, were present from Staff.

Mr. Greenman 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 JANUARY 21, 2009 PLANNING AND ZONING COMMISSION MEETING**

Mr. Esposito moved to approve the minutes from the January 21, 2009 Planning and Zoning Commission meeting as presented. Mr. Jouron seconded the motion. On roll call, all members present voted aye. Motion passed.

**2008-82 CRYSTAL LAKE PARK DISTRICT – VETERAN ACRES – 431 N. Walkup – PUBLIC HEARING**

Special Use Permit for a restroom building.

Mr. Greenman 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. Greenman waived the reading of the legal notice without objection.

Kirk Reimer, Park District Director, and Ann Viger, Park Planner, were present to represent the petition. Ms. Viger showed an aerial photo of Veteran Acres. She said the restroom that they want to remove is behind the Rotary building. The restroom building is over 40 years old and it will be rebuilt to the west of its current site. This will improve the visibility of the building from the parking lot. Ms. Viger continued by saying they will be abandoning the existing septic and replace it with a new septic field. That is why they are requesting a Special Use Permit as well as variations.

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

Mr. Batastini said he has no issues with the request and he asked about the requirement to hook up to City sewer. Ms. Rentzsch said the building is 400 feet from the property line as the crow flies. Mr. Reimer said that would mean they would need to take up the parking lot that was

recently done. Also with Walkup going to be widened, going south would not work either. Ms. Viger said they are hoping the septic field will be in front of the building. She said they are working with soil engineers to determine the location of the new septic.

Mr. Greenman said in the report he noted that there is a possibility of using solar energy for this building. Ms. Viger said there is a possibility, depending on the cost, to have 2 solar panel systems. One would heat the building and the other would heat the water. The materials they will use in the building will be “green” but they don’t know what the cost will be for the solar power and that will determine which way they will go. Mr. Greenman asked if they will need to use solar power. Ms. Rentzsch said the City won’t hold the Park District to the use of solar power since the decision has not been made. Ms. Viger said it all comes down to cost. They are committed to using green materials and know that using solar power would be the way to go but it comes down to cost.

Mr. Greenman asked if the petitioners had any concerns with the conditions listed in the staff report. Ms. Viger said no.

Mr. Batastini moved to approve the Special Use Permit to allow construction of a restroom building, and Variations from Sections 515-7 and 515-11 C & D of the City Code the requirements to tie into the municipal sanitary sewer line and extend the main to the far edge of the property for the Crystal Lake Park District at Veteran Acres with the following conditions:

1. Approved plan, to reflect staff and advisory board comments, as approved by the City Council:
  - A. Application (Crystal Lake Park District, received 12/30/08).
  - B. Site and Architectural Plans (Apex Project Management, dated 10/9/08, date issued for review 12/11/08, received 12/30/08).
2. The Special Use Permit will allow the construction of the 736 square foot restroom building.
3. The variations from Sections 515-7 and 515-11 C & D of the City Code the requirements to tie into the municipal sanitary sewer line and extend the main to the far edge of the property **are hereby granted.**
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. Jouron seconded the motion. On roll call, all members voted aye. Motion passed.

**2009-03 VULCAN LAKES/CITY OF CRYSTAL LAKE – 5117 Northwest Highway –**  
PUBLIC HEARING  
Special Use Permit for Commercial Recreation.

Mr. Greenman stated that the sign has been posted. He said the surrounding property owners have

been notified and the Certificate of Publication is in the file. Mr. Greenman waived the reading of the legal notice without objection.

Ms. Rentzsch was present to represent the City's petition. Ms. Rentzsch showed a Power Point presentation showing the overall site plan for the northern portion of the property. The property is zoned "M" Manufacturing which allows Commercial Recreation with a Special Use Permit. Entering the site from Route 14, one would travel down the entrance road which leads to the parking field, which will use rain gardens and best management practices. Ms. Rentzsch said the site will have a lake house, boathouse, beaches, islands that will be connected by bridges and boardwalks. There will also be area for kayaks and battery powered boats for rent and the northernmost lake will offer an area for families with small children. There was much discussion at City Council regarding a second access and they looked at several options. The plan shows a second emergency exit from Pingree Road at Three Oaks. It is a walking path but it will double as an emergency entrance.

Ms. Rentzsch said the main entrance on Route 14 will have a right-in, right-out, left-in capacity with the left turns exiting on the roadway south of the bank to take advantage of the traffic signal on Route 14.

Ms. Rentzsch showed color renderings of the proposed lake house. It will be made of natural materials and you will be able to see through it to capture views of the lake. There was much discussion at Council regarding the placement of the buildings as well as options for possible future expansion. Ms. Rentzsch showed a "fly-through" of the project showing all of the amenities. She said a lot of study has been done about slope stabilization on this site and it was found that the slope on the north side of the north lake needed immediate attention for stabilization.

Robert Switzer, part owner of the property at southwest corner of Route 14 and Pingree Road, gave the background of his business. He is concerned with the berm at the rear of his property. The trees are overgrown and rubbing his building. Mr. Switzer also asked what will be the benefit for his property of this use.

Sylvester Kurwin, real estate broker from Chicago representing Cassidy Tires, asked how the entrance/exit of this request was going to impact their property which is adjacent.

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

Ms. Rentzsch said there will be no impact on the property to the east of the existing entrance. The changes that are planned will be within the existing right of way. There is no signal proposed for this location since there is one to the west as well as one planned for the intersection of Federal and Route 14 which is just east of this entrance. She said the berm behind the properties along Route 14 does need immediate attention. It has been determined that the weight of the berm is causing the slope to destabilize. There are plans in place to remove the existing

berm and stabilize the slope. This will allow the lakes to be seen from the properties along Route 14.

Mr. Greenman asked what the PZC's involvement is. Ms. Rentzsch said the entire project and funding has been resolved by the City Council. What is before the PZC is the request for Commercial Recreation for this site. She also stated that any input for this site can be made at this time and forwarded to the Council.

Mr. Jouron asked if the slopes will change. Ms. Rentzsch said the north slope will possibly change because of the stabilization efforts. Mr. Jouron asked if the area will be used in winter. Ms. Rentzsch said it could possibly be used for skating and hiking. Mr. Jouron asked about the road leading west. Ms. Rentzsch said that leads to Main Street. It was anticipated to be one of the main entrances to the site but there could be significant costs with building this roadway. This roadway extension will be shown as one of the options in the bid documents so the City can weigh the costs of this option.

Mr. Jouron said this is very different than what was originally discussed many years ago when the City first acquired the property.

Mr. Esposito said this has been a long time coming. This is a very nice project. He likes the buildings and that we will use BMPs on the site. Mr. Esposito asked about the exit on Pingree Road since the project will be gated. Ms. Rentzsch said this will be for emergency vehicles to enter and exit the site if necessary.

Mrs. Schofield asked about maintenance of the area after it is built. She asked if there is a plan. This is a beautiful project but there will be a lot to maintain it. Ms. Rentzsch said they visited a similar site in Libertyville and they are self sufficient. Many lessons about what not to do and what to do were learned from that visit. She said the operations and maintenance plan is being developed and reviewed right now. Mrs. Schofield said it is not clear what involvement the PZC has. If this request were not coming from the City there would be more questions asked. There are other aspects of this development that should be looked at and there are many questions to ask. She said maintenance is important part of this plan. Who and how it will be maintained? Mrs. Schofield said she would like to see more information as to the financial plans for this site. Ms. Rentzsch said she doesn't know the details of the economic feasibility of this project. She said the City put together the very best plan for this property and they are looking for zoning approval of their Special Use Permit request. She said the PZC doesn't typically request the financial plans from petitioners before them.

Mr. Jouron asked if Crystal Lake Fest will be held here instead of Main Beach. Ms. Rentzsch said that has not come up.

Mr. Batastini asked about the size of the large beach shown on the plan. Ms. Rentzsch said it is about the same size as Main Beach. The finer beach sand was put there by the prior owner. Mr. Batastini asked about parking. Ms. Rentzsch said there are 300 spaces here and there are 200 at

Main Beach. Mr. Batastini said they are only seeing the northern portion of the property. He asked if the trails will go completely around the site. Ms. Rentzsch said that could be in a future phase of the project. The Council wanted to get the most bang for their buck initially so they decided to go with the buildings, parking, etc. first.

Mr. Batastini asked about the liability issues and how to keep people from coming in along Pingree Road. Ms. Rentzsch said that is the Council's decision on how to control the site. Mr. Batastini asked about Rakow Road expansion. Ms. Rentzsch said there is sufficient right of way for the expansion and there won't be any land taking. Also, the County has plans to put up a guardrail.

Mr. Batastini asked about the previous plan they had seen, which showed development within the site. Ms. Rentzsch said there was no interest in that portion of the project at that time. The City wanted to move forward with opening the recreation area. Mr. Batastini said this will make the property on Pingree Road lakefront property. He wondered if the City considered vacating Pingree Road to gain more lakefront property. There are a lot of opportunities in this area. He also asked how the City covers the costs. There is a lot of area that is natural and won't need to be maintained. We need to budget beyond the construction.

Mrs. Schofield asked about the traffic study. Ms. Rentzsch said Civiltech looked at the traffic generation numbers at peak times and determined the Route 14 entrance would be fine.

Mr. Batastini asked if this project could be self-sustaining. Ms. Rentzsch said the project they visited in Libertyville is.

Mr. Greenman asked about scuba diving. Ms. Rentzsch said the City has been contacted by several companies in the area and she is not sure if that will be allowed.

Mr. Greenman said he supports the Commercial Recreation use of this property. He understands the City is doing Phase 1 but would like to see more information. Site control is a huge issue for this site. Mr. Greenman said this is a new service for the City and wants a better understanding of how this will be supported. He would believe that it took the Libertyville facility some time to become self-sustaining.

Mr. Esposito moved to approve the Special Use Permit for Commercial Recreation for Vulcan Lakes located at 5117 Northwest Highway with the following conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
  - A. Application (COCL, dated 1/19/09) including the associated recreational plans.
2. The petitioner shall comply with all of the requirements of the City's codes.

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

## **DRAFT UNIFIED DEVELOPMENT ORDINANCE (UDO) PRESENTATION**

Ms. Rentzsch said this has been a large-scale undertaking that was started in 2006. This document combines all of our current ordinances (Zoning, Subdivision, Tree Preservation, etc.) into one comprehensive, updated document. The document has been organized and many graphics have been inserted to help the end user better locate what information they are seeking.

Ms. Bhide said they will be highlighting the changes that were made to the ordinances. She said there are currently 25 zoning districts and they will be consolidated into 14 districts with the addition of 3 overlay districts (Conservation, Neighborhood, and Virginia Street Corridor). Mr. Batastini said it is a good idea to combine some of the current districts but what bulk requirements will be used. Ms. Rentzsch said they looked at what was existing and went with the requirements that created the non-conformities.

Ms. Bhide said the land use table has been brought back. In addition to the Permitted and Special Uses they also added Limited Use. If all of the criteria listed in the UDO are met, these limited uses can be approved administratively, which cuts down on time and money spent. She gave the example of a drive-through. If a drive-through is proposed next to residential they must go through a public hearing, but if they need all of the criteria they can be approved administratively. The land use table will also include NAICS codes to help the Zoning Administrator make determinations on similarity of land uses.

Mr. Greenman asked if the Limited Use is similar to a Special Use. Ms. Bhide said yes except it is approved administratively if the criteria are met.

Ms. Bhide said residents can find the ordinances hard to navigate so graphics were added which will help them understand what is required. Also added is the maximum impervious surface coverage. Ms. Rentzsch said some people are paving over their lot for parking or multiple driveways and this limits that coverage.

Ms. Rentzsch explained the overlay districts. The Virginia Street Corridor brings most of the "B-4" criteria to this area. That would be for setbacks, parking, etc. She said the Neighborhood overlay would be voluntary. It is a way of addressing the "tear down" phenomenon that is currently happening in other communities. Mr. Batastini asked how this would help the larger homes and larger lots that exist in neighborhoods with smaller homes and lots. Ms. Rentzsch said it was the Council's direction to have this overlay as voluntary.

Mr. Batastini said every community that has Route 14 running through it seems to be challenged by it because of the amount of traffic and speed. Mr. Rentzsch said that based on the feedback of the stakeholders, the VSC TIF district was established to: (1) beautify the area and then (2) address parking issues.

Ms. Rentzsch said there is an addition to the street standards of a \$5,000 cul-de-sac fee to

discourage them. Also off-street parking has changed: parking is now calculated based on gross floor area and there will be a maximum number of parking spaces allowed per site. She said buffering and screening guidelines have been added.

Ms. Bhide said there are size requirements for PUDs. Mr. Batastini asked if we want to give up control over redevelopment.

Ms. Bhide said exterior lighting standards have also been established. Ms. Rentzsch said these are design standards we have wanted for years, as a way to communicate early on what the community's minimum standards are for development. Mrs. Schofield asked if "standard" means required. Ms. Rentzsch said yes.

There was a discussion regarding architectural standards. Mr. Greenman suggested that they define masonry as using full size bricks not the thin bricks that are placed over other materials.

Ms. Rentzsch said the sign portion of the UDO looks very different but is basically the same. They needed to change the ordinance to be content neutral. There was a lot of discussion about signs but since the sunset clause from the last ordinance change took 7 years, they felt the sign ordinance portion should be left alone. Mr. Greenman asked if there are criteria for businesses who ask for larger signs due to their proximity to the road. Ms. Rentzsch said this has been included.

Ms. Bhide said there was a change to allow 3 types of subdivision to address the difference between a lot line shift and a 100 lot subdivision. One which can be done administratively if no variations are created, and no lots created – just a small lot line shift. That reduces the cost for the residents as well as the time.

Ms. Rentzsch said the County is checking into redrafting their Conservation Subdivision. Most of the comments they received were about language and the tone of the original ordinance.

Ms. Bhide stated another novel concept introduced is the Inclusionary Zoning. Mr. Batastini asked what the incentives are. Ms. Bhide said there are criteria that are established and there is a maximum number of units and maximum bonus that is built in. Mr. Greenman said he can see a developer wanting other incentives such as less landscaping, lesser materials used. He said this is a great concept but a little risky. He doesn't want to wheel and deal at the PZC meetings. Mr. Batastini said he doesn't want the City to be painted as not wanting affordable housing but need to have specific standards.

Ms. Bhide said the remaining portions of the UDO are the same as the existing ordinances.

Mr. Greenman said this is excellent. He would suggest a workshop for the PZC members with the City Attorney to review hypothetical situations.

Ms. Rentzsch said it is being proposed that the UDO be reviewed at 6 months and then at 1 year

to see what needs to be tweaked or what is not working. That gives us an opportunity to amend the document. Mr. Greenman said it will be good to see how developers react to this. Mr. Jouron said it is better to have stronger standards because it will simplify things. Mr. Batastini said he asked staff to revisit the parking for funeral homes.

Mr. Batastini asked about the floating zoning in the Watershed. Ms. Rentzsch said there were concerns raised about what uses could go where in the Watershed district. Ms. Bhide said there were two alternatives proposed – treating “W” as a mixed use district and alternate two the floating zoning district. Ms. Rentzsch said the Council was also confused with the floating zoning. Staff has met with Mr. Gottemoller and others regarding their concerns about this change. Ms. Bhide said the way a floating zone was structured was that a rezone could be applied only in conjunction with a PUD plan.

Mrs. Schofield agreed that training needs to be held with the City Attorney present so we know what is set in stone. She said Staff did a great job on this document.

Mr. Greenman asked what the time line is. Ms. Rentzsch said it has been introduced to Council. They are preparing written comments and then a public meeting will be held with the Council along with the Zoning Commission to hopefully adopt the document in the near future.

### **REPORT FROM PLANNING**

- 2009-02 Bouncing Bonkers – 580 E. Terra Cotta Ave. - Special Use Permit

Ms. Rentzsch reviewed the petitions for the next meeting. She said that Staff had received a few items from Crystal Lake Brake & Auto which were requested at the previous meeting but they have not received everything. Mr. Greenman reminded staff that the Commissioners were very definite about what they needed to provide and when to be heard at the next meeting.

### **COMMENTS FROM THE COMMISSION**

There were no comments from the Commissioners.

The meeting was adjourned at 9:45 p.m.