



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, JUNE 17, 2009
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

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

Michelle Rentzsch, Director of Planning and Economic Development, and Elizabeth Maxwell, Planner, were present from Staff.

Mr. Hayden asked the people in attendance to rise to say the Pledge of Allegiance. He led those in attendance in the Pledge.

Mr. Hayden 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 JUNE 3, 2009 PLANNING AND ZONING COMMISSION MEETING

Mr. Skluzacek requested a change to the minutes. On page 6 paragraph 3 it should read "Mr. Skluzacek asked about the outlot ownership." not Mr. McDonough.

Mr. Esposito moved to approve the minutes from the June 3, 2009 Planning and Zoning Commission meeting as amended. Mr. Skluzacek seconded the motion. On roll call, members Batastini, Esposito, Greenman, McDonough, Skluzacek, and Hayden voted aye. Mr. Jouron abstained. Motion passed.

2009-32 CRYSTAL LAKE PARK DISTRICT – 680 W. Terra Cotta Ave. – PUBLIC HEARING

The petitioner is requesting to be continued to the July 15, 2009 PZC meeting.

Mr. Skluzacek moved to continue 2009-32 Crystal Lake Park District to the July 15, 2009 PZC meeting. Mr. Jouron seconded the motion. On roll call, all members voted aye. Motion passed.

2009-28 VISIONWORKS – 5765 Northwest Highway – PUBLIC HEARING

Final PUD Amendment for bonus sign area and a second wall sign.

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

Bill Holly with Bright Signs and Jack with Visionworks were present to represent the petition. Mr. Holly said they are proposing to install the same raceway style sign on the side of the

building as they have in the front. This is a corner space which is along the frontage road leading to McDonald's. The sign they are requesting is approximately 1.5 square feet larger than allowed by the ordinance using the bonus sign area for longer business names. Mr. Holly said there is sign visibility from Route 14 and the pylon sign is in front of the store. The additional signage will increase their visibility. Jack stated that people see their sign on the front of the building and need to make quick maneuvers with their car to turn into the site. The addition of the sign should make that maneuver unnecessary.

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

Mr. McDonough asked how difficult it would be to reduce the size of the sign to meet the ordinance requirements. Mr. Holly said this is the closest stock sign available to fit the ordinance. He said they would need to create a custom sign to meet the square footage requirements.

Mr. Greenman said there is a bonus allowed for businesses with longer names. He agrees that a sign is needed but wants the sign to meet the square footage allowed by the ordinance.

Mr. Batastini said the sign proposed is more cost effective but asked what the next size smaller would be. Mr. Holly said they would be 18 inch letters. He said the sign in front of the building is the same size sign they are proposing for the side.

Mr. Hayden said he doesn't have a problem with the sign that was requested. He asked if there were other bonus sign areas that have been approved near this property. Ms. Maxwell said the bank and Buffalo Wild Wings have larger signs but they were approved with the PUD. At that time this user was not known and therefore additional bonus signage was not requested. She said this sign won't stand out. Mr. Hayden asked if this requested sign is consistent with what has been approved in the past. Ms. Maxwell said the Commission has approved signs on the sides of buildings in the past.

Mr. Esposito moved to approve the PUD Amendment to allow bonus sign area and a second wall sign for Visionworks at 5765 Northwest Highway with the following conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application (Bright Light Sign, received 05/19/09).
 - B. Sign Elevation exhibit (Allied Sign Company, dated 04/28/09, received 05/19/09)
2. Due to the length of the business name, the Visionworks business is permitted 76.4 square feet of wall signage in two signs. All other provisions shall meet the requirements of the Sign Code.

Mr. Skluzacek seconded the motion. On roll call, members Batastini, Esposito, Jouron, McDonough, Skluzacek, and Hayden voted aye. Mr. Greenman voted no. Motion passed.

Mr. Greenman said he agrees with the sign on the side of the building but the City has an ordinance with flexibility. He doesn't see anything compelling enough to grant the variation.

2009-33 MERCY HEALTH SYSTEM - 415 Congress Parkway – PUBLIC MEETING
Common Sign Plan Amendment for a wall sign.

Ms. Rentzsch stated that the petition was not present. Mr. Hayden asked to continue this petition to the next meeting which is July 15, 2009 so the petitioner may be present to answer questions about the request.

Mr. Batastini moved to continue 2009-33 Mercy Health Systems to the July 15, 2009 PZC meeting. Mr. McDonough seconded the motion. On roll call, all members voted aye. Motion passed.

UDO WORKSHOP – Conservation Design

Ms. Rentzsch stated that via the UDO, conservation developments are now required in the Northwest Area and are encouraged elsewhere. She explained the concept of transfer of development rights, which would be very useful in the Northwest Area given the prime natural resources and the future Ridgefield Metra station. Mr. McDonough said that would all have to happen at the same time in the same development not a promise in the future. Ms. Rentzsch said yes. She said this practice also adds to the property value. It is been found that currently developments that use this practice are the only properties which have increased in value. She said that conservation developments add value, are less costly to build and are less costly to maintain for the city.

Ms. Rentzsch said there will be a published meeting for the Commissioners, petitioners, neighbors and staff to walk the site. That is essential to understand the site and how it should be developed. Mr. Greenman asked if they would be receiving preliminary information for the site walks. Ms. Rentzsch said yes. She stated with this concept you need to develop the site differently than they have been done before. You start with identifying the primary conservation areas, and then identify the secondary conservation areas. After that is accomplished, the home sites are located and finally the streets, trails and lot lines are determined. Ms. Rentzsch said not everything can be saved in every project. That is why a site walk is so important. A tree survey tells you where the trees are located that could be saved but it helps to see them to determine if they truly should be saved or if there is another area that would be better. Ms. Rentzsch said they will also take into account Environmental Corridors which goes beyond the site in question. Those areas also need to be looked at since they don't stop at lot lines.

Ms. Rentzsch showed a traditional suburban design. In the past, an estate development seemed to be better but it uses up the land faster and it is more expensive for the City to maintain – plowing, resurfacing, utilities, etc. She showed examples of current suburban views and cluster

developments. Ms. Rentzsch said large pieces of land to be saved may also be taken over by an agency such as McHenry County Conservation District instead of a homeowners association.

Mr. Hayden asked how impact fees would be assessed for this type of development. Ms. Rentzsch said they would pay the same as other developments. Mr. Hayden asked how the park donation would work. Ms. Rentzsch said the Park District has a formula they use to determine the developer donations to be paid by each development with open space. Mr. Hayden said if the open space is not available to all residents of the Park District the development should not be given "credit" for it. There should be at least a bike path to tie the areas together.

Mr. Batastini said he recalls Barton Stream had a higher density. Ms. Rentzsch said their lots were slightly larger than the typical "R-1" district.

Ms. Rentzsch said clustering provides more open space. She showed the Wedgewood subdivision that was build many years ago using conservation design. That allowed them to retain the wetland areas. Ms. Rentzsch said the area along the Kishwaukee River is a beautiful hilly area, a prime candidate for conservation development.

Ms. Rentzsch said when they walk the site they need to ask how would you enter the site and what qualities of the site would you want to save. She showed a concept sketch of the Barton Stream property. She said with the original plan presented for that development, it did use some conservation practices and clustering but only the homeowners that backed up to that area benefited from it. The beauty of conservation development is you can still get the same number of units in the proeprty but you are able to save valuable open space that everyone can enjoy.

Mr. Batastini understands that commercial development will be changing and won't be as we have known it in the past but how could you get any commercial development within a residential development. Ms. Rentzsch said they could possibly face Route 14 and not be completely surrounded by the residential development. The reason for the commercial there is to allow people to walk or ride bikes to the commercial portion instead of driving a greater distance.

Mr. McDonough asked about the concept plan that was sketched by staff. He asked why the commercial was not at Lucas and Route 14 which could be used by the students of MCC across the street. Ms. Rentzsch said the way it is shown it would create a village green. Mr. Hayden asked about the size of the homes. Ms. Rentzsch said the lot size is affected but not the size of the homes. She said the trend is for smaller not larger homes. The square footage today is more in the 2,500 square foot range versus 3,500 a few years ago.

Mr. Batastini feels that this will put the developer in a "let's make a deal" position. Ms. Rentzsch said Conservation Design is required under the UDO for the Northwest Area and encourage elsewhere.

Mr. Hayden suggested that the City may need to look into creating boundary agreements with municipalities to help with the Enironmental Corridors.

Mr. Jouron said there should be no fences allowed in that area to keep the area open. Ms. Rentzsch said that is very common and a good idea.

REPORT FROM PLANNING

- 2009-21 Schafer Subdivision – S. Rt. 176; W. Lippold Pk; E. Briarwood – Prelim Plat & PUD
- 2009-23 Foss Car Sales – 4803 Rt. 176 – Final PUD Amendment
- 2009-24 Morgan – 53 Gates St. – Variation
- 2009-29 Anderson Motors – 360 N. Route 31 – Common Sign Plan
- 2009-31 Buffalo Wings & Rings – 1520 Carlemont Dr. Units A-C – Bonus Sign Area

Ms. Rentzsch said there were other items of interest on the Council agenda. She said Mrs. Schofield suggested a joint workshop for signs and architecture to be held in the fall and the Council agreed. Ms. Rentzsch said it doesn't need to be limited to just those topics. Also Dave Goss has been appointed to the PZC to fill one of the vacancies. He will be at the next meeting on July 15.

Ms. Rentzsch stated the meeting on July 1 will be cancelled.

COMMENTS FROM THE COMMISSION

Mr. Hayden asked what is happening at Route 14 and McHenry Ave. Ms. Rentzsch said there have been several contracts on that property that have fallen through. The owner of the property feels that if the current building were taken down, they would have a better chance of action being taken on the property.

Mr. McDonough believes Mr. Greenman's vote on the sign earlier this evening was the correct vote. He said it was a hard call.

The meeting was adjourned at 8:35 p.m.